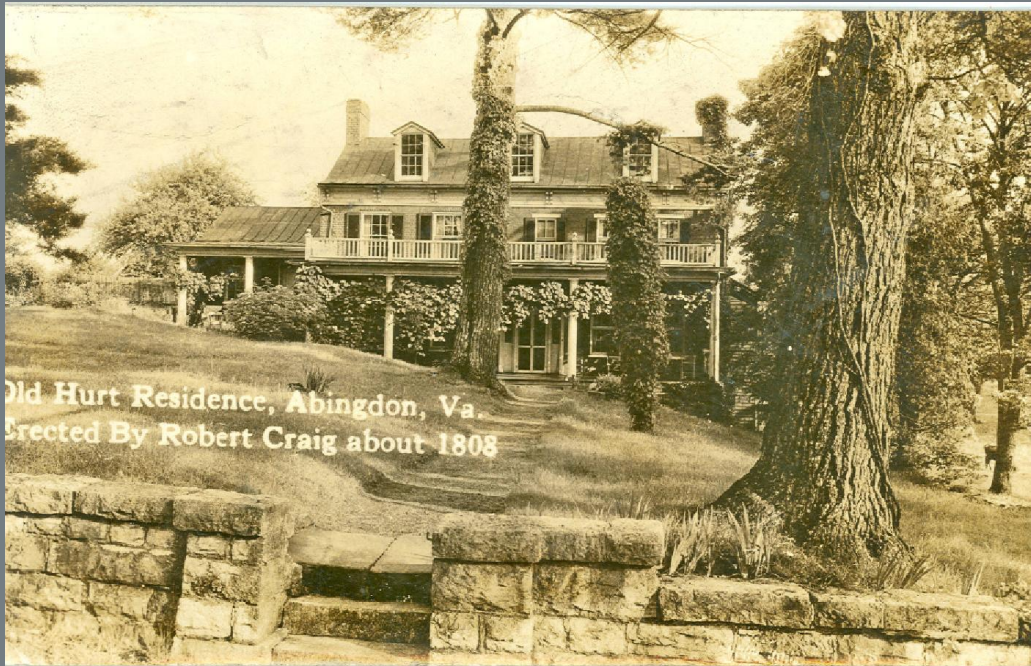


DRAFT
HISTORIC STRUCTURES REPORT FOR
RETIREMENT
TOWN OF ABINGDON, VIRGINIA



25 July 2014

SUBMITTED BY:

DAVIS BUCKLEY ARCHITECTS AND PLANNERS

1612 K Street NW, Suite 900

Washington, DC 20006

Tel: (202) 223-1234 Fax: (202) 223-1212

Prosim • Lawrence Perry & Associates, Inc.

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Introduction

Associated with the earliest period of Abingdon's history and located on the site of the Revolutionary War Muster Grounds, the Town of Abingdon commissioned Davis Buckley Architects and Planners to prepare a Historic Structures Report for Retirement to inform its planned rehabilitation. Rather than approaching the project as the restoration of the building to a particular period, the rehabilitation project at Retirement will respect historic changes, while altering the structure to provide exhibit space and facilities to support events, preserving Retirement for future generations. *Unless otherwise noted, all photos by Davis Buckley Architects & Planners.*

Part I: Developmental History

A. Historical Background and Context of Retirement

1. The Eighteenth Century in Western Virginia

Located in southwestern Virginia, the land upon which Abingdon now stands was first recognized by colonial authorities in 1750, when King George II awarded over 6,000 acres of the region to Dr. Thomas Walker, the Loyal Land Company's agent for exploration.¹ Following the end of the French and Indian War in 1763, however, the British closed the area to settlement to avoid exacerbating international tensions.² In 1770, the British signed the Treaty of Lochaber, in which the Cherokee surrendered claim to the lands of western Virginia, consequently reopening the area to settlement.³ Bloody conflicts with native tribes, common throughout the early history of white settlement in the region, continued in spite of the Treaty.

Abingdon, known early as Wolf Hills, lies along the Wilderness Trail, a portion of the

¹ Dr. Thomas Walker, born in King and Queen County in 1715, studied medicine at William and Mary College. A prominent landowner in Albemarle County, in 1749 Walker was a founding member of the Loyal Land Company, and led the group's first expedition in 1750, which in a few months, surveyed what would become western Virginia, Tennessee, and Kentucky. He led the first known English expedition through the Cumberland Gap, and christened the feature and the river, after the Duke of Cumberland. The knowledge Walker gained from the expedition made him a leader in westward expansion. He represented Virginia in many treaties and negotiations with Native Americans. Friend of Peter Jefferson, another member of the Loyal Company, Walker served as guardian and advisor to Thomas Jefferson following Peter's death. He retired to Castle Hill, his plantation in Albemarle County, and died in 1794. Information from Abingdon WPA Guide, provided by Sean Taylor.

² James William Hagy, *History of Washington County Virginia to 1865* (Pictorial Histories Publishing Company, Inc, 2013), 33. James H. O'Donnell, *Southern Indians in the American Revolution* (Knoxville TN: University of Tennessee Press, 1973), 6, 15.

³ Dr. Thomas Walker represented the Virginia legislature in the negotiations.

sweeping Great Philadelphia Wagon Road.⁴ Following an earlier east-west Native American trail, traders, hunters, surveyors and settlers of European descent followed the Great Wagon Road from the East Coast into the frontier throughout the late 18th and early 19th century.

Beginning in Philadelphia, the Road crossed the Susquehanna at Lancaster, taking a left turn to cross the Potomac River at Harpers

Ferry and entered Virginia's Shenandoah Valley. Passing over the Blue Ridge Mountains at the Roanoke River Gap, the Carolina Road went south, while the Wilderness Trail led west, through Abingdon, along what is now Lee Highway and Colonial Road, climbing the Appalachian Mountains at the Cumberland Gap and then passing into Tennessee and the interior of the continent (Figure A1).

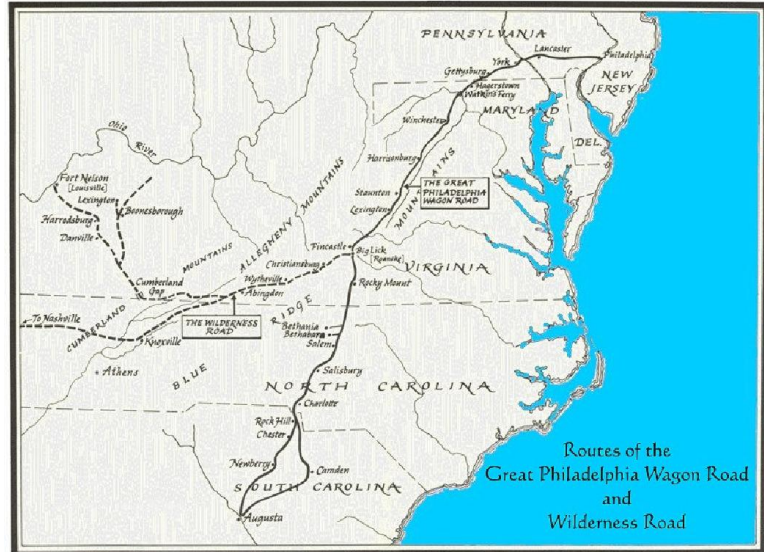


Figure A1: Route of the Great Philadelphia Wagon Road and Wilderness Trail.

Located hundreds of miles and two ranges west of the activities of the Revolutionary War, some local men served in the conflicts, but threats from native tribes impacted the few residents of Wolf Hills more directly than the war with the British. In the spring of 1776, the Cherokee War forced settlers from Eastern Tennessee to abandon their homesteads and flee east along the Wilderness Road, with native peoples actively pursuing. In July of that year, just as the Declaration of Independence was being signed in Philadelphia, Joseph Black began constructing a fortification on land he had acquired from Dr. Walker, in the area named Wolf Hills. Black's Fort served as a hasty stronghold for refugees from Tennessee, as well as local residence seeking shelter from the oncoming Cherokee. Eventually, it also became the organizing center for the Town of Abingdon and Washington County.⁵

⁴ Popular history claims that Daniel Boone named the area Wolf Hills, but the first Wolf Hills reference preceded Boone's first visit to the area.

⁵ Hagy, 42.

Previously part of Fincastle County, in 1776 the new Virginia legislature approved the division of that large county into three new counties, Montgomery, Washington and Kentucky.⁶ The act mandated that the new Washington County Court would convene in one of the buildings within Black's Fort, providing a secure location for the County's first institution, and establishing the growing village as the seat of the new county. Upon its first meeting, in January, 1777, the court pressed an adjacent cabin into use as the jail (Figure A2).⁷ The first civic institution of the new county, the court remained in Black's Fort until 1779, when a purpose-built jail and courthouse opened on Court House Hill.



Figure A2: Illustration of Black's Fort, as represented on a monument in Sinking Spring Cemetery. *Source: Hagy, 41.*

Joseph Black and two other local landowners donated 120 acres to the county seat, and in April, 1777, just three months after the court first convened, the court appointed seven men to lay out the town, which was officially incorporated by the Virginia General Assembly in 1778. Located along the Great Philadelphia Wagon Road at Eighteen Mile Creek, Abingdon soon thrived as a crucial trade stop on the road (Figure A3).

2. The Muster Grounds (1780)

Although removed from the fighting, Washington County's earliest history is contemporaneous to, and cast against the background of the Revolutionary War. In 1779, a stalemate with Washington's forces in the north led the British to move their efforts to the southern seaboard, where close trade relations with the British had fostered greater Loyalist support.

After taking Savannah in 1778, and capturing Charleston in May 1780, the success of the British army in Georgia and South Carolina encouraged the British to move into the backcountry. In the late summer of 1780, Captain Patrick Ferguson, leading both British and Loyalist troops, took up residence in Gilbert Town, North Carolina, and on September 10, Ferguson sent a message west that all should join him, or face fire and

⁶ Hagy, 64.

⁷ Hagy, 66- 70.

sword.⁸ A September 12 skirmish in Bedford Hill, North Carolina proved the seriousness of Ferguson's intent, and incited Abingdon's leaders to quickly raise a force to repel the British advance.⁹ On September 22, 1780, men from the Washington County militia, led by Colonel William Campbell, gathered at the junction of the Wilderness Trail and Wolf Creek, now known as the Muster Grounds, and near the future site of Retirement.¹⁰ Marching south to Sycamore Shoals, several Tennessee and North Carolina militias joined them, and eventually the group numbered 1,400. On October 4 the group reached Gilbert Town, but found that Ferguson had moved on. Following his route to Cowpens, an advance force of 900 fast and strong riders rode through the night, and caught up with Ferguson at Kings Mountain, North Carolina on October 7. Campbell's force surrounded Ferguson's on three sides before their opening shot. Caught on the unprotected high ground, and attacked on all sides by colonials experienced in frontier fighting conditions, Ferguson was killed in the battle and the British army and their Loyalist allies surrendered within an hour. William Campbell led the full force, and with four hundred fighters and sixteen casualties from Abingdon, the Battle of Kings Mountain was the town's most significant contribution to the fight for independence. The battle, in turn, halted the tide of British victories, exposed Cornwallis' flank, stalled British advancement, and contributed to their weakness at the decisive Battle of Yorktown.¹¹

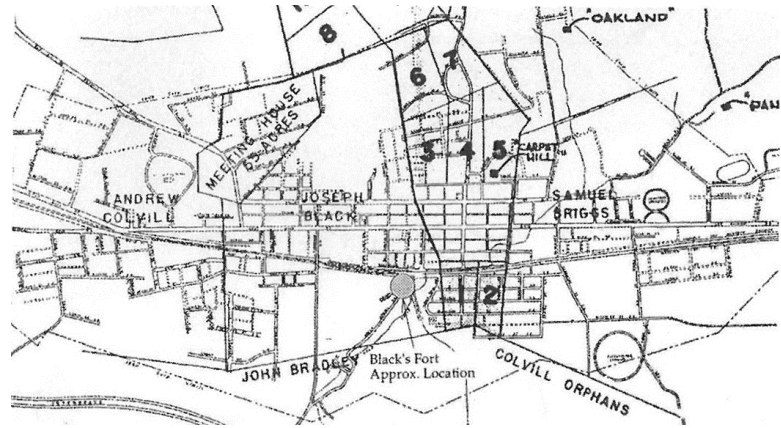


Figure A3: Map of Abingdon indicating early land ownership and approximate location of Black's Fort. Source: Hagy, 40, *Historical Society of Washington County*.

⁸ Mark Mayo Boatner, *Encyclopedia of the American Revolution* (New York: D. McKay Co., 1966), 576-577.

⁹ Lyman Copeland Draper, *King's Mountain and Its Heroes: History of the Battle of King's Mountain, October 7, 1780 and the events which led to it* (Cincinnati: P.G. Thompson, 1881).

¹⁰ William Campbell fought the Shawnee and Mingo at the Battle of Point Pleasant (1774) and previously served under brother-in-law Patrick Henry in the Revolutionary War. After Kings Mountain, he fought at Guilford Courthouse and was promoted to Brigadier General. At the siege of Yorktown, Campbell caught a fever and died on August 22, 1781.

¹¹ Summers, 307. As evidence of the personal significance of the battle to Abingdon's citizens, the veterans subsequently recreated the battle on a piece of land in town that resembled the King's Mountain site.

3. The Colvill Family (1774-1807)

In 1774, four years after the Lockhaber Treaty, and two years before the construction of Black's Fort, Andrew Colvill purchased 324 acres of frontier land from Dr. Walker, an area that included the intersection of the Wilderness Trail and Wolf's Creek. Twenty-three years later, Colvill passed away and his daughter Jennie inherited the portion of his land south of the Wilderness Trail, including the Muster Grounds and the eventual site of Retirement. By 1797, twenty years after the founding of Abingdon, tradesmen and others in need of property began purchasing lots from the Colvill tract, gradually incorporating this section into town. Frances Greenlee, Jonathan Eppler and George Baker owned land in the area.¹²

4. Robert Craig and Retirement I (1807-1857)

Born in 1744, Captain Robert Craig was amongst the founding fathers of Washington County and Abingdon. A trustee of the town in 1778, and county tax commissioner in 1779, he served under William Campbell in the Battle of Kings Mountain. In 1802 he was a member of the Virginia General Assembly, and also acted as coroner, road surveyor and trustee of the Abingdon Academy at various times in his life. In 1807 he acquired one acre of the western Colvill section, purchasing it from Francis Greenlee and George Baker, and in 1813 he purchased an adjacent eight acres. The construction date of Retirement is subject to some debate amongst sources, but most agree the house was built by Craig. Construction may have begun as early as his first land acquisition in 1807, and tax rolls confirm the house was completed by 1815.¹³ A brick, two-story house built on a stone basement exposed to the south, the hall and parlor plan provided two rooms on each floor. Aged seventy-one in 1815, Craig built this small but substantial house at a distance from the center of Abingdon, declaring his "retirement" from public life.¹⁴

When Captain Craig died in 1834, at age ninety, his widowed son-in-law William Smith inherited the house, and he conveyed it to Craig's daughter Sarah Hamilton, who had cared for Craig in his final years. In 1847, Robert Carmichel of Augusta, Georgia purchased the house, and ten years later Samuel Vance Fulkerson acquired the property.

¹² Andrew Colvill Information, provided by Sean Taylor.

¹³ WPA Guide, Landrum booklet.

¹⁴ Some historians have doubted that Craig would have constructed such a substantial house on less than an acre of land, suggesting that it is most likely that construction of house began upon the 1813 acquisition of the additional 8 acres.

5. Samuel Vance Fulkerson and Retirement II (1857-1862)

Born in Abingdon in 1822, at the age of thirteen Samuel Vance Fulkerson and his family moved to Tennessee (Figure A4). He studied law, and in 1846 he returned to his hometown to open a practice, although he soon relocated to nearby Estillville (Gate City). In 1847 Fulkerson volunteered to serve in the Mexican War, and was eventually sent to Mexico, but the war ended before he saw serious battle. He returned to Estillville in June of 1848, and began rising to a position of prominence in his profession, serving on the convention to alter the state constitution in 1850. A few years later Fulkerson returned to Abingdon and opened a practice. In 1857 he purchased Retirement, the same year he was elected a circuit court judge.¹⁵ Fulkerson, his parents and his sister Catherine moved into the hall and parlor house Craig had built, and soon decided they needed to make some changes to the house, which was originally constructed for a widower and his staff, and was some four decades old at that point. On February 7, 1858, local builder William Fields signed an agreement to construct an addition on the east side of Retirement, and the letter proves crucially helpful in understanding both the Retirement constructed by Craig, and the building the Fulkersons adapted to meet their own needs (see Appendix A for a copy of the original letter, partial transcription below, illegible/questionable words in parentheses).

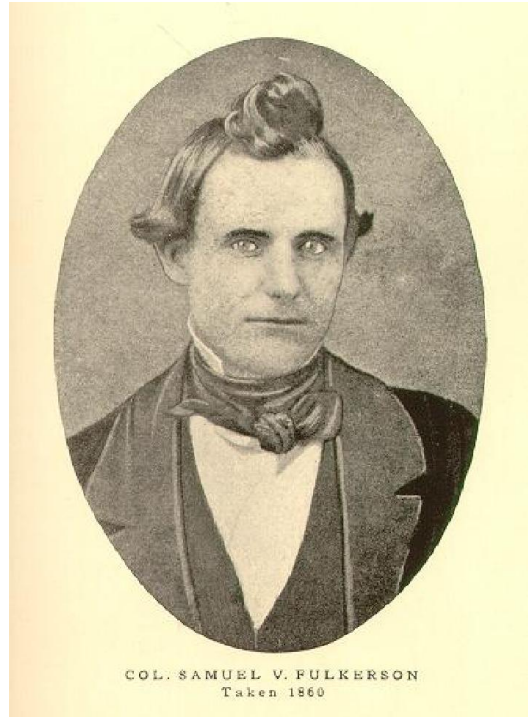


Figure A4: Colonel Samuel Vance Fulkerson. Source: James H. Wood, *The War: Stonewall Jackson, His Campaigns, and Battles, the Regiment as I Saw Them* (Cumberland MD: Eddy Press Corp, 1910).

William Fields agrees to build for Saml. V. Fulkerson a brick house at the east end of and adjoining to the house on which said Fulkerson now lives. Said house is to be twenty feet long and as wide and high as the old house with a room below and one above. Shingle roof, two doors (framed?) with hinges, locks etc (?) complete. Eight windows, sash glass, with venetian blinds. Said windows to be of a larger size and larger glass than the windows of the old house. Good and neat cornice on both sides of the house. Chimney

¹⁵ Mary F. Landrum, "Tales Told by Walls of House – "Retirement"" *The Historical Society of Washington County, Virginia Bulletin II*, n. 41 (2004): 1-8.

with fire place in both rooms. Both rooms... (unreadable) ...wash boards etc.¹⁶ Said Fields is also to do the excavation necessary to place the new house on a level with the first floor of the old house. Said Fields is also to build for said Fulkerson an office of brick sixteen feet square in the clear and proper height for one story to be set at the east end of and adjoining the said new house. Said office to be covered with shingles, two doors with locks, hinges etc. complete, two windows of the size of the windows in the old house with venetian blinds. The office to be plastered, to have a fireplace, mantle and wash boards. Said Fields is also to make the necessary excavation to give the office a good foundation.

Said Fields is also to put a good and neat frame door, with lock etc. complete and with side lights, where the eastern front window of the old house now is, and he is to remove the said window and place it where the front door of the old house now is, so as to make it correspond with the other windows of the old house in the same room.

Said Fields is also to open the passage (now the little room on the first floor of the old house) and is to construct a flight of stairs from said passage to second floor. Said stairs to be properly bannistered. Said Fields is also to take down the chimney at the east end of the old house and to repair the plastering which had fallen off in the two (upper?) rooms... (unreadable portion) ...done in a workmanlike manner, and to be completed in this ensuing spring or as early in the following summer as practicable.

For all of which work said Fulkerson is to pay said Fields the sum of \$980. But if said Fulkerson should choose to have... (unreadable) ...in the new buildings, any of the old doors and casing or mantles, he is to be at liberty to do so, and said Fields is to deduct from said sum \$9 for old door and casing so used and \$4 for each mantle so used.

Given under our hands this 7th day of February, 1858.

William Fields

¹⁶ Washboards would be called baseboards today. Gunston Hall Room Use Study (http://www.gunstonhall.org/mansion/room_use_study/public.html, accessed 12 February 12, 2014).



Figure A5: Earliest known photo of Retirement, taken in the 1880's. *Source: Historical Society of Washington County Archives, photo 02134.*

Just over three years after Field began the expansion of the Fulkerson's home, the Civil War drew Samuel away from his new home (Figure A5). As a prominent local judge, with the rank of First Lieutenant, in April of 1861, Virginia Governor John Letcher promoted Fulkerson to Colonel, and asked him to raise and train a local regiment. After several weeks of drilling, conveniently at the adjacent Muster Grounds, at the end of May, Colonel Fulkerson and the 37th Virginia Volunteer Infantry Regiment took the train east to Richmond. They spent much of the summer and fall of 1861 training in the Shenandoah Valley. In October, the 37th joined Stonewall Jackson's Brigade of Lee's Army of Northern Virginia, and fought in the Shenandoah Valley Campaign in the spring of 1862. They saw their first real battle at First Kernstown. The Battles of Winchester and Port Republic followed soon after. On June 27, the third day of the Battle of Seven Days, Fulkerson was killed at Gaines' Mill, and Titus V. Williams took over command of the 37th. The regiment Fulkerson raised and trained continued to fight in Lee's army, serving at the Battles of Second Manassass (Second Battle of Bull Run),

Chancellorsville, Gettysburg and Spotsylvania, and they attended the surrender at Appomattox Court House in April, 1865.¹⁷

6. The Fulkersons and the Hurts (1862-1955)

On December 14, 1864, as the Civil War continued to rage, Catherine was set to marry widower Floyd B. Hurt. Oral history from Aunt Lou

provides a detailed picture of that eventful day at Retirement. Despite the scarcity imposed by the war, on the afternoon of the 14th, the family was preparing a wedding feast, when the groom rode up to warn that Union troops, led by General Stephen G. Burbridge were advancing east from Bristol. Hurt, a war bonds salesman, fled to avoid capture. The Fulkersons buried their silver and attempted to hide the most valuable menu items, but Union troops, travelling along the Wilderness Trail, approached the house and raided the banquet. General Burbridge and another officer spent the night at Retirement, and consumed the remainder of the dinner. Burbridge moved on to take Saltville on December 20 and Catherine and Hurt finally married on Christmas day.¹⁸

Floyd and Catherine Hurt raised four children at Retirement, and lived out their days in the house. Upon Catherine's death in 1903, daughter Kate Lamar Hurt inherited the house, and she and her brother Samuel Fulkerson Hurt lived at Retirement for most of their adult lives. A competent finish carpenter, Kate Lamar Hurt also sold antiques (Figure A6). Kate passed away in 1949 and left the house to her niece Catherine Wharton Gray, daughter of Kate's sister Floy. Gray did not reside in Abingdon, and six years after acquiring the family home, she sold it to Paul and Rose Dunn. In the ninety-one years the Hurt family occupied Retirement, the addition of the front porch was their only significant change to the main, masonry portion of the house. In the rear, however, the



Figure A6: The caption for this photo states it is a mantel at Retirement carved by Kate Lamar Hurt. As it no longer exists in the house, and all existing mantels date from Retirement I or Retirement II, it may have been located in the much-altered rear addition. Source: *Historical Society of Washington County Archives*, photo 02136.

¹⁷ Dustin T. Aldridge, *Samuel V. Fulkerson and his 37th Virginia Infantry* (paper dated 4/6/11).

¹⁸ Mary F. Landrum. "Unique Wedding Feast Took Place in Abingdon" *Bristol Herald Courier* 10 January 1965.

family added a wood framed addition at the basement and main first floors, accommodating many modern amenities (Figure A7).



Figure A7: View of the rear, south façade of Retirement from 1937.
Source: Victoria Alice Gillam, WPA Virginia Historical Inventory, 4 March 1937.

7. Paul and Rose Dunn (1955-2007)

The Dunns resided at Retirement for fifty-two years, and owned the home as its historic character became widely appreciated. They made a few changes to the masonry portion of the house, adding a bathroom on the second floor and installing closets in the upper bedrooms. They also significantly altered the Hurt's rear, frame addition, installing a new kitchen and bathroom, widening the rear addition and converting the lower floor to a garage -- alterations to accommodate modern living. In 1980, the National Park Service recognized the Revolutionary War route to Kings Mountain as the Overmountain Victory Historic Trail.

8. The Town of Abingdon (2007-present)

In 2007, the town of Abingdon purchased the house and acreage from the Dunn's daughter, Paula Hoskins, with the intent of preserving the historic house and expanding the interpretation of the Overmountain Victory Historic Trail. In 2007 the Muster Grounds were recognized as the trailhead, and in 2012, the W. Blair Keller Jr. Interpretive Center opened, in the Dunn's free-standing garage at the rear of Retirement. The center houses exhibits, and provides a locus for education on and activities associated with the march and battle.¹⁹

B. Construction History

1. Retirement I (1807-1815)

¹⁹ Museum and Visitor's Center Opens at Abingdon's Muster Grounds. *Bristol Herald Courier* 23 September 2012.

a. Site

The first portion of Retirement was a two-story brick structure on a stone basement, twenty-eight feet by twenty-four feet in plan, banked into a rocky hill. The gable roof was finished with wood shingles. Located at the hill's crest, the new house overlooked the well-trodden Wilderness Trail below, to the north, and the shallow Wolf Creek valley to the west. Bare rock protrudes above the grass, northeast of the house, with another rocky outcropping exposed in the basement. These geologic formations likely directed the placement of the building, and the depth of its foundations, as they would have made any excavation difficult. Wolf Creek, the site of the 1780 Muster, takes wide lazy bends through the low-lying pasture on the west.



Figure A8: Pivot for propping windows open.

b. Exterior

i. North Façade

The two-story, three-bay main, north façade at Retirement had a door at the center, flanked by a single window on each side, with three windows on the second floor above. The red brick façade is laid in Flemish bond, alternating headers and stretchers along the façade. On the first floor, stone lintels support the top of the window and door openings, with cut stone sills at the bottom of each window. It is unknown what the original entry door may have looked like, but it was of a similar width as the adjacent windows. The wood windows are six over six, about three feet wide and five feet high. Each have an upper and lower sash set into a wood frame. The lower sash are not hung by weights, but were raised and held open by pivoting props attached to the interior face of the sash, which fit into grooves cut into the interior frame (Figure A8). Upper sash are fixed in place.

On the second floor, less expensive brick jack arches span the window openings and lower sills are made of large timbers, doveled into place. The windows are about two and a half feet wide, with two over two window sash, with

the same propped opening system found below. The largest windows and more expensive stone lintels and sills are reserved for the first floor, the most formal and most observable portion of the building. With round dowels, rather than square pegs, the paired wood shutters currently at the first and second floors may be replacements, but they are operable, and the window frames show no sign of earlier hinging mounting, suggesting that the shutter hinges are the initial ones installed on the building. The hinges on the first floor are more decorative than those on the second. In this earliest iteration, Retirement likely had some type of wood cornice, spanning between the brick wall and roof eaves, but there is no visible evidence of what that cornice looked like.²⁰

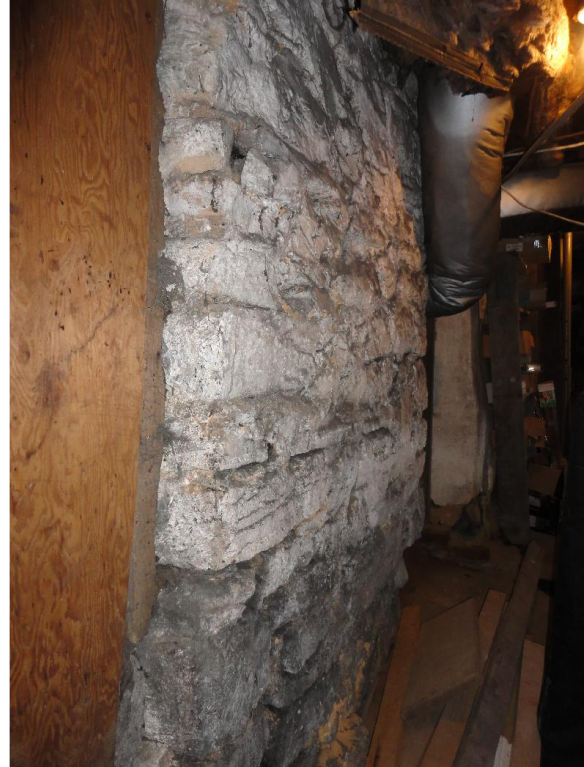


Figure A9: Original parged stone basement wall.

ii. East Façade

The 1858 addition at Retirement subsumed the original east façade. Set on the high side of the slope, there would not have been a visible basement level, but the visitor would have seen two brick floors, with the center chimney rising to the gable end, and perhaps two small casements at the attic level matching those on the west façade. Fulkerson's contract with William Fields suggests that an exterior stair on this façade once lead from the ground up to an exterior door on the second floor, likely located north of the chimney.²¹

²⁰ It is unlikely that there was a porch on this main façade, as the 1858 letter directing the addition does not mention one, and it would have required alteration to maintain symmetry on the north façade. The brackets at the cornice were added, but the inset-panel wood cornice below could be the original, or may have replaced the original.

²¹ Oral history and some documentary evidence suggests that there was no internal stair between the first and second floors, and the second floor was accessed from the exterior stair on the east façade only. The Retirement II alterations make it impossible to confirm this arrangement, but it would have been unusual. In addition, scars in the wall and floor of the closet below the existing main stair suggest a stair once rose between the basement and first floor, and likely extended up to the second floor.

iii. South Façade

Built into the hill at the rear south façade, the two brick upper stories of the house sit upon a high basement. The basement level is of rough laid stone and brick, parged to create a smoother finish and improve the water resistance of the mortar joints of the foundations (Figure A9). Subsequent wood framed additions have subsumed this elevation at the basement and first floor levels, but much of the original fabric remains within the basement of Retirement. At the basement level, set into the foundation wall, a door opening stood roughly below the westernmost window, providing access to the basement from the rear work



Figure A10: West Façade.

yard. To the east, two slit-like window openings lined up with the windows above. All three of these openings remain. The door was likely of simple board and batten construction, and the windows may have been simple unglazed frames with casement-type panels, similar to the windows at the attic level.²² Above, the historic window openings on the first floor do not exist today, but were most likely six over six sash, matching those on the front facade.²³ Less observable than the first floor windows on the north façade, these window openings may have had brick jack arch lintels and heavy timber sills, more cost effective than the stone lintels and sills seen at the first floor of the north facade. At the second floor, all three windows were likely two over two sash, with brick jack arches and heavy timber sills, matching those on the second floor of the north façade.²⁴ There

²² The 1858 letter describes them as casements. Given the primitive nature of the first floor windows, it seems likely that those below would be correspondingly less finished.

²³ Given that these windows faced away from the road, they could have been the smaller two over two sash seen on the second floor, but it would have been awkward to have the windows in the formal first floor hall and parlor differ between north and south walls, so it would seem most likely that they would have been the larger six over six seen at the first floor north façade.

²⁴ A six over six window, set at a different sill height from the unaltered window openings to the west, the eastern window was likely set higher to accommodate the stair that once rose in this location.

are currently no shutters on these windows, but pintle hinges still attached to the original second floor window openings indicate that they previously had shutters.

iv. West Facade

Set on land sloping to the south, the basement level of the west facade at Retirement I was rubble stone, perhaps parged (Figure A10). Later modifications and ivy growth on this side make it difficult to determine original conditions, but interior evidence suggests there were once windows or doors that stood to either side of the center chimney. Two full brick stories laid in common bond rise above the basement, but there are no windows at these elevations, and no stringcourses to define the floors. At the attic level, small unglazed wood casement windows stand on either side of the central chimney, which rises above the roof and culminates in a simple cap, with two courses of brick set proud of the main shaft of the chimney. A wood vergeboard likely covered the joint between the brick wall and the roof, although what currently exists is unlikely original.



Figure A11: Western basement room, looking toward the eastern room.

c. The Interior at Retirement I

i. Basement

In plan, the original basement is broken into two rooms, with a wider room to the west, and a narrower room to the east. One entered the basement through the exterior door at the west side of the south façade, leading into the westernmost room, with two windows or doors along the west wall, on either side of the hearth. A window on the south wall, east of the door brought more light and air into the space. As at the exterior, parging covered the rough walls, with a swept dirt and stone floor. The floor joists for the first floor are exposed at the ceiling.

A door in the parged brick and rubble interior wall is set south of center, and leads to the narrower basement room, which had a single, slit-like window on the south wall, parged walls, an exposed wood timber ceiling, and a sloping dirt floor.

The floor in this room is about one foot above the floor in the larger basement room, but the ceiling height is consistent, so it is a shorter space (Figure A11). The wall between these two rooms has parged rubble to the north of the doorway, while the short wall to the south of the door is wood framed, finished in wood lath and plaster. Currently, brick lines the lower portion of

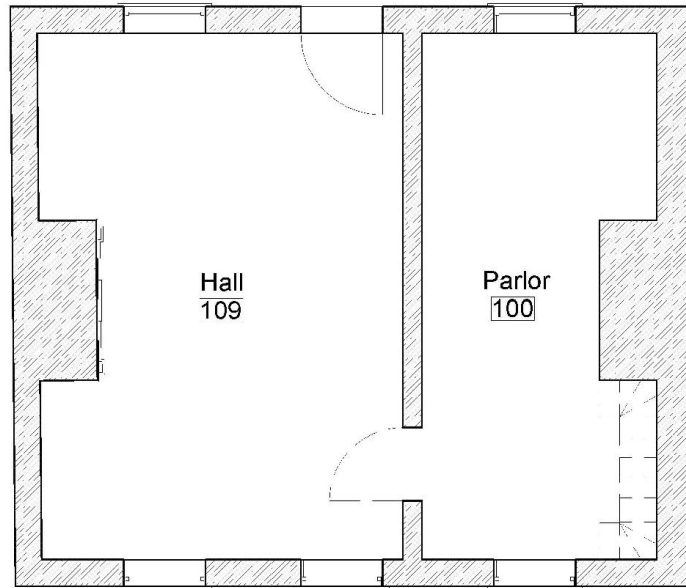


Figure A12: Reconstruction of the Retirement I plan.

the demising wall, but the brick may be of a later date. A description of Retirement I as having “five rooms with the dining room on the ground floor and the parlor above” suggests that the two basement rooms may have functioned as a dining room and winter kitchen. While the fenestration at the west and south walls of this space would have brought in plenty of light, and the parged walls would have been clean and pleasant, the irregular dirt and stone floor, sloping to the north, would have made this a difficult space in which to entertain formally, but perhaps acceptable for Captain Craig and his small household.

ii. First Floor

Retirement I had a traditional, single-pile, hall and parlor plan on the first floor. A vernacular house type, originating in England, and developing out of the medieval single-room hall, in its most basic form, the hall and parlor plan functioned so that the daily activities of all residents occurred in the hall, with a partition wall defining a smaller adjacent parlor, privileged and securable space for the head of the household. The most basic hall and parlor houses featured a sleeping loft, with a ladder or small stair connecting the loft to the hall. More substantial hall and parlor structures had a small stair leading to a full, separate second floor. Stairs were most frequently tucked into corners created by the fireplace/chimney rising at the center of a short wall. The head of household may have slept in the parlor, but the larger number of residents would have slept in the hall and loft. Entry from the exterior occurred into the Hall, and with eating, sleeping, working, and storage occurring in that space, it would have been drafty

and busy at all times of the day with people performing the daily chores. The Parlor would have provided secure space for valuable objects and luxuriant peace and privacy for those admitted.

One entered Retirement I through the central door on the north façade, opening into the Hall (Figure



Figure A13: Original First Floor Hall, Living Room 109.

A12). The Hall had the exterior door and a window on the main, north façade, and a pair of windows on the south, with a hearth at the center of the short, unfenestrated west wall. It was just under fifteen feet wide, and twenty-one and one half feet deep. Tight-grained, old growth wood boards finish the floor. A baseboard (washboard), wainscot and dentilated chair rail cover the lower portions of the walls in the Hall. The mantle surrounding the fireplace is in an attenuated classical style, a restrained Federalist expression that possesses the taut flatness, but not the lush detailing of the Adamesque (Figure A13).²⁵ The narrow Parlor had a single window on the north and south walls, and its own fireplace at the center of the east wall. The room was just under ten feet wide, and again, twenty-one and one half feet deep. Both rooms were finished with wood floors, plastered and white washed walls and ceilings, with no cornice molding.

iii. Second Floor

Oral history states that the second floor at Retirement I was accessed from an exterior stair at the northeast corner of the building. That arrangement is highly unusual in the history of the hall and parlor plan, and physical evidence indicates there was, at least, an interior stair connecting the first floor with the ground floor at the southeast corner of the building, making a stair to the upper floor highly likely.²⁶ The plan of the second floor is not known for certain, but there were likely two rooms, divided by a partition wall, in a similar location to the wall

²⁵ There are cabinets set into either side of the hearth. Their date is not clear.

²⁶ A review of National Register Listed houses in Washington, Russell, Scott, Smythe and Grayson Counties did not reveal any similar arrangements.

below. The larger, western bedroom had two windows on the north and south sides, tight-grained wood floors, plaster walls and ceilings, and a fireplace on the western wall.

The mantle surrounding the fireplace is simpler than the one seen in the first floor parlor, with articulated trim forming a frame

around the hearth, with narrow pilasters rising to support the stepped-out cornice (Figure 14). The extant baseboards and chair rail are twentieth century, so this space may have not had those features.



Figure A14: Larger Second Floor Bedroom.

The narrower, eastern bedroom had one window on each of the north and south walls, and a fireplace on the eastern wall. The exterior entry and the door to the western bedroom would have opened into this space, making it less private than the larger western room.

iv. Attic

A steep stair just east of the demising wall on the second floor, against the north façade, once led to the unfinished attic space. Wooden roof trusses with a collar tie form the structure of the roof, with skip sheathing and roofing above. Boards span between the exposed joists on the floor, to allow storage and access. The gable ends are exposed brick, and the two unglazed casement windows on the west façade were likely matched by two on the east façade (Figure A15). The Retirement I attic is contiguous with the Retirement II attic, distinguished only by framing details.

d. Precedents and Typologies at Retirement I

The full-height second floor at Retirement I provided separate space for sleeping for most occupants, freeing the Hall from the need to accommodate that use. With the basement and detached kitchen accommodating dining, cooking and other chores, the first floor Hall would have been principally a space for business, leisure and

entertaining. As Captain Craig turned 71 years of age in 1815, he may have made the parlor his principal sleeping space, leaving the upper stories to his fifteen children and their progeny who may have come to stay, or to the slaves and others that operated the property.²⁷ The noisy, messy, necessary chores of the property would occur in the basement. If



Figure A15: Attic view, looking west toward original gable end.

there was, in fact, an exterior stair to the second floor, the other inhabitants could access their sleeping quarters without passing through Craig’s personal space. At a moment when interior space and privacy were costly, this would have been a luxury at the edge of the frontier, truly a “retirement” for a man who had lived a long, active and prosperous life.

After building Retirement, Craig constructed another house on the north side of the Wilderness Trail, just across the road from Retirement, for his daughter Amanda and her son. Amanda’s husband died serving with Andrew Jackson in the First Seminole War in 1821.²⁸ Although owning a house with at least three viable sleeping rooms, Craig chose to build a separate house for his widowed daughter, evidencing his wealth, and perhaps reinforcing the notion that he desired solitude in his final years, and built Retirement to facilitate that goal.

²⁷ There was a free-standing slave cabin on the site, but typically slaves, particularly those who served in the main house, often resided with the house.

²⁸ Landrum.

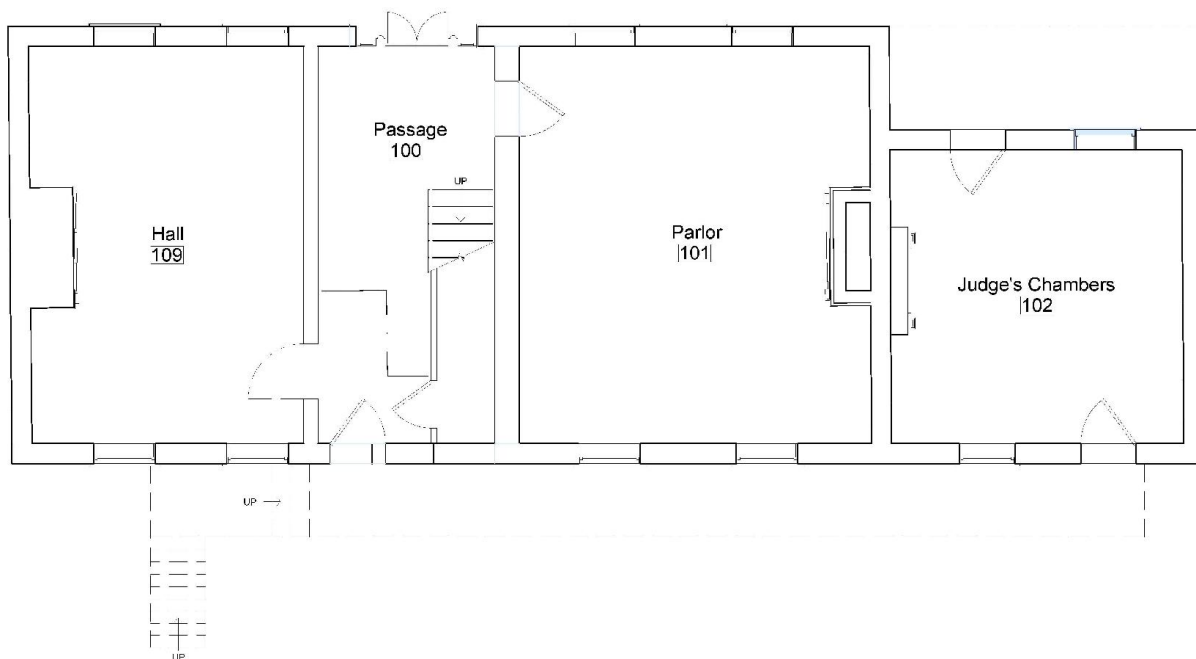


Figure A16: First Floor Plan, Retirement II.

As Craig's machinations illustrate, the hall and parlor plan provided greater privacy and control than the single room hall plan, but the arrangement was not ideal. In eastern Virginia, a region of greater wealth and stability at the time of construction, the hall and parlor plan was losing favor to the center hall, or I-house plan, wherein a passage through the center of the building provided greater privacy and control for two separate rooms, was more clearly stackable, and provided space for a well-built, highly-visible stair as a symbol of wealth. In western Virginia and Tennessee, however, the simpler hall and parlor plan was common in house design for another quarter century.²⁹

2. Retirement II (1858)

The February 7, 1858 letter between Fields and Fulkerson, transcribed in its entirety above, defines the bulk of the changes that occurred at Retirement in 1858. The direction to reuse windows and salvage brick illustrates the value of manufactured materials in the pre-industrial age, but also seems to have set a precedent at the house.

Retirement I's hall and parlor plan was typical for its locale and time period, but within the decade following its construction, the central passage plan replaced the hall and parlor plan as the more fashionable and functional building plan. With a central passageway, flanked by rooms on either side, the central passage plan provided interior circulation space, and improved privacy and control. Rather than fitting narrow stairs into

²⁹ Ellis, Tennessee Encyclopedia of History and Culture, Early Vernacular Plan Houses.

the corner by the chimney, the central passage provided ample, axial space for a grand central stair. One or two rooms deep, the central passage plan was easily stacked and allowed for the achievement of Georgian symmetry in both plan and elevation.

At Retirement, Fields' eastern addition repurposed the parlor as central passage and added a chamber to the east, transforming the passé hall and parlor building into a more current central passage home (Figure A16).

a. Exterior

i. North Façade

As described in the letter between Fulkerson and Fields, a twenty-foot wide, two-story, double-wythe brick addition was added to the east side of Retirement. The eastern window of the extant house was removed, salvaged and installed in place of the center door, and a more decorative, wider entry was installed in place of the window. The paired, two-paneled doors have two lite sidelites and a five lite transom (Figure A17). The mullions between these elements have a rather robust half-round profile. The eastern exterior wall of the house was transformed into an interior wall, and the eastern chimney was dismantled and the brick were salvaged and likely reused in the new construction. It is also possible that the original entry door was reinstalled elsewhere in the house.



Figure A17: North Façade Entry Door.

The new portion of the north façade is built in Flemish bond, to match the older part. Two new windows were installed at the first floor, with two stacked above on the second. On the first floor, the windows are wider than those in the original section of the house, but they are six over six lite as well. At the second floor, the windows are smaller than below, but are still larger than the second floor windows on the original section of the house. In addition, they are six over six lite, rather than two over two. On both levels, the lower sash are operated with the same pivoting props seen in the original portion of the house and the upper sash are fixed in place. Over the length of the new façade, the windows are not evenly spaced, and in particular the center window on the second floor is not

centered over the new, wider door, an effort that would have required the relocation of the window. Fields' new east wall includes a chimney matching the one to the west, terminating in a chimney cap with several courses of outset brick. He replicated the existing cornice and installed a new wood shingle roof, matching the original.



Figure A18: North façade of Office. *Source: LPA.*

To the east of the new addition, Fields built a one-story, one-room masonry office for the newly-elected Judge Fulkerson (Figure A18). Attached to the eastern wall of the house, the office is a gable-roofed structure, with a floor level set nearly six feet above the first floor of the main house, to accommodate the rising and rocky topography. A narrower structure, the north façade of the office is set more than five and a half feet behind the façade of the main house, creating a deep front porch. A four paneled door topped by a three lite transom provides entry on the west, with a six over six prop window on the east side of the facade. Rafter pockets indicate that a wood porch once stood along this façade, now replaced by a concrete slab.

ii. East Façade

Retirement I's east wall was assumed into Retirement II, but the new addition replicated its appearance, twenty feet east, with no fenestration on the two main floors, and unglazed casements on either side of the chimney at the attic level (Figure A19). Similarly, the new office addition has no fenestration on the east façade, a simple one-story end gable façade, with a wood attic space vent and vergeboards at the upper portion of the facade. Both masonry façades are constructed in common bond, with five stretcher courses between each header course.



Figure A19: East façade. *Source: LPA.*



Figure A20: Sill of Retirement I window visible in closet below stairs.

iii. South Façade

As at the front, the south addition features two new windows on the first and second floors, and the office addition includes a single window on the west and a four paneled door on the east side. On the first floor, the lintels and sills are stone or cast stone. Second floor windows are topped by a jack arch, with a heavy timber sill. At the cornice line, the office addition was constructed with a decorative brick cornice laid to form dentils. It is possible that this detail exists on the north façade of the office addition as well, but is now obscured by the porch. Laid in five-course common bond, the addition matches the original brick pattern as well.

The Fields/Fulkerson letter makes little mention of work at this façade, but physical evidence suggests that the addition significantly transformed the function of this rear side. Captain Craig likely had no rear access from the first floor at Retirement. The rear office door, and joist pockets set into the south wall indicate that a rear porch or walkway was built on the south façade as a part of the Retirement II project. The rear porch was at the first floor height, with a wood stair rising five and a half feet to meet the office level. At the west end of the walkway, a stair accessing the lower basement level would have been likely as well. The rear door from the office accessed this walkway, and a new opening in the center passage was inserted into the south wall of the house. The original

entry door was likely repurposed in this location.³⁰ This new opening partially coincides with the window in this location, closed up to allow for the construction of a closet beneath the new stair in the passage (Figure A20).

iv. West Façade

Beyond the fact that the new rear porch and stair may have been visible from the south, no changes occurred to this façade as a result of the 1858 addition.



Figure A21: New main stair, Entry 100.

b. Interior at Retirement II

i. Basement

No known physical changes occurred to the existing basement as a result of the 1858 addition, but the new rear doors and walkway would have improved exterior access between the main part of the house and the basement, as well as the rear yard. One of the first floor rooms may have become the dining room, leaving the basement to serve as storage and a winter kitchen.

ii. First Floor

At the historic hall, Room 109, the original entry door was removed, the spandrel was



Figure A22: Mantel at Parlor 101. *Source: LPA.*

³⁰ A six, raised panel door, this door matches the door that stood between the original hall and parlor.

infilled with brick, and the window from the old parlor was installed in this location. This change fundamentally shifted the use of the room, transforming it from the main entry and functional room into one of two public spaces on the first floor. Otherwise, the wood floors, plastered walls and ceiling, baseboards, wainscot dentilated chair rail and hearth in Room 109 were unchanged. Neatly, the door that previously led to the parlor became the entry space to the room from the new Passage.

The original parlor was transformed from the most private to the most public space in the house, becoming the Passage, Room 100. The new, paired entry doors replaced the original window, and a well-proportioned stair, with square posts and balusters, a curving handrail and an elegantly carved cherry endpost was added, leading up the second floor (Figure A21). The south wall was altered to accommodate the insertion of the rear door.



Figure A23: Mantel at Judge's Chambers.



Figure A24: Bedroom #2, Room 202.

The new Parlor, Room 101, has a wood floor of highly varied hue, ranging from blonde to dark brown. Baseboards and a trimmed chair rail line all four walls, and two windows on the north and south facades admit light and air into the space. The door between the Passage and the Parlor is a 4 paneled door with flat panels, unlike the older raised, 6 paneled door leading into the Hall. There is no cornice trim in the room. The wood frame surrounding the hearth is a traditional moulding surrounded by a pilaster and entablature, with a blank frieze, topped by an overhanging cornice. In the frieze zone, over the pilasters, are ovals, formed by hammered mars in the wood, an unusual feature, Federalist in style but distinctive in execution. The inset ceramic skirt around the fireplace likely dates to the early twentieth century (Figure A22).

The Judge's Chambers, Room 102, is a small, single room with no internal access to the larger house. The wood floors are more regular in color, and appear

to be of more recently milled lumber, suggesting the floor was replaced in the twentieth century. The baseboards match those in Room 101, and the walls and ceiling above are plastered. This room, like the Passage, has cornice trim at the ceiling.



Figure A25: West Façade of Rear Addition. *Source: DBA.*

The four flat-paneled doors match the door leading from the Passage into Room 101. The hearth is flanked by flat pilasters and a flat entablature, with only projecting members at the top of the pilasters and the top of the hearth to reference classical features. The painted stone or concrete skirt at this fireplace is a later feature, perhaps installed when the wood floor was replaced (Figure A23).

iii. Second Floor

Bedroom 1, Room 205, was little changed by the 1858 addition. Its raised panel, 4-paneled door was accessed through the passage, rather than through the other bedroom.

The 1858 addition, however, significantly altered the smaller second floor room, incorporating it into the Passage below with the insertion of the main stair, which rises from a landing on the south wall along the west wall. The door on the west wall, leading to the original bedroom, is perhaps in the same location. Perhaps a door opening on the east wall became the door to the new bedroom on the east.

A 4-panel, raised panel door, perhaps the original exterior entry door, leads from the Passage into Bedroom #2, Room 202, a large room, with paired windows on the north and south walls. Like the room below, the floor boards vary significantly in hue. Wood baseboards and plastered walls and ceilings finished the surfaces in the room. The hearth on the east wall closely matches the mantle in the Judge's Chambers (Figure A24).

iv. Attic

Fields dismantled the original east exterior wall, joining the two attics. The new eastern wall has paired, unglazed casement openings flanking the new chimney, similar to those on the west wall, and likely copying Retirement I's eastern wall.



Figure A26: Evidence of the former peak of the rear addition roof visible in the masonry wall at the western window.

3. Retirement circa 1880

A photo from around 1880 illustrates a few changes that had occurred in the thirty years after the 1858 addition (See Figure A5).

a. North Façade

A deep cornice, with inset panels and paired decorative brackets was added to the north façade. Three large gables were added at the attic level, with six over six windows, topped by a simple gabled peak. At the first floor, there is a wood porch at the center of the building that extends at least one bay to the west, with a porch roof over the entry bay only.

b. West Façade

The 1880's image shows the corner of the rear addition, just visible west of the main house. A lightly-built frame addition, it was likely changed many times over the course of the building's history, incorporating the rapidly evolving necessities of modern life more readily than the historic portion of the house.

Overlooking the Wolf Creek valley, built along the driveway into the property, the west façade of the addition was designed to be perceived, and is the most unchanged portion of this structure. Finished in horizontal wood siding, the addition is a three-bay structure. The west façade of the addition was a two-story,

three-bay, gable-roofed structure with a door at the center of the first floor, flanked by windows, with three other windows stacked above. Unlike the masonry portion of the house, the first floor is set at the basement level of the main house. There was a central fireplace in the structure. All six openings on this façade are topped with a distinctive, simplified wood pediment, integral to their frame (Figure A25).

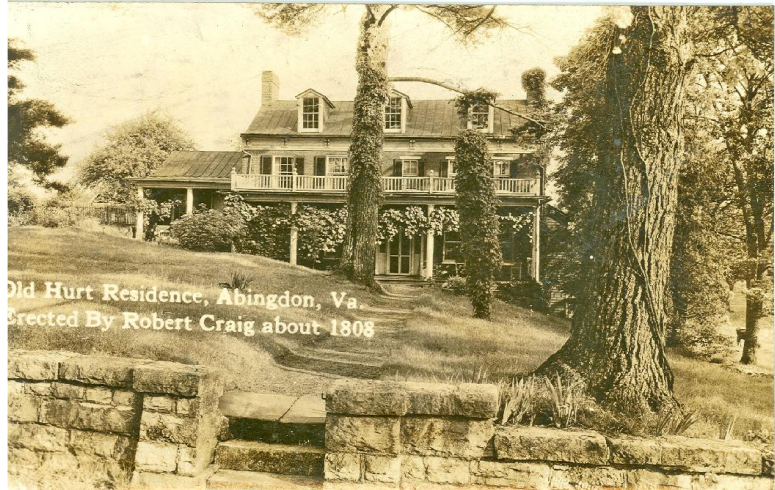


Figure A27: Main façade, circa 1939. Source: *Historical Society of Washington County Archives, photo 04116.*

c. South Façade

The width of the addition changed over time, and may have been just fourteen feet originally. The peak of the gable roof rose high enough to block a portion of the western window on the second floor of the main house (Figure A26). To accommodate this change, the shutters were closed, but the window sash remained in place.

d. Interior

Given the degree of alteration that has occurred at the rear addition, it is difficult to determine how it originally functioned. On the basement level, it had direct access to the basement of the main house. On the second floor, the westernmost original window in the historic Hall was replaced with a door to the addition, and the other south window in the Hall was filled in. More formal entertaining and living spaces may have occupied the first floor, while the ground floor may have accommodated work spaces. It seems likely an interior stair would have connected these areas.

4. Retirement in 1937 and 1939

During the New Deal, the federal government supported several projects to photograph and document historic buildings, in order to provide useful employment and to establish a resource for those interested in historic architecture. On March 4, 1947,

Victoria Alice Gilliam met with Kate Lamar Hurt, recorded information on Retirement, and took first known photo of the building from the rear, providing a record of changes that the Hurt family had made to the building since the 1858 addition (See Figure A7). A circa 1939 photo illustrates the exterior conditions at the north façade, and together these photos serve as a fairly complete document of Retirement in the 1930's (Figure A27).



Figure A28: Brick tinting and mortar joint chalking at the south facade.

a. Front Porch

Between 1880 and 1939, the Hurts constructed an exterior covered porch along the full length of the north façade of Retirement. The slope of the site means that at the three western bays, the wood porch stands upon a brick retaining wall that returns to the main body of the house at the western end. East of the front door, the porch is on grade, currently concrete, but likely originally paved in brick. Round wooden columns sit on brick posts, with a simple turned base and wood cap at the bearing point of the roof above. The columns at the main house support a simply detailed roof, with a baluster above.³¹ The three columns at the Judge's Chambers match the five on the main house, and they support a similar, low-sloped roof.

b. Judge's Chambers Bathroom Addition

By 1937, the Hurts had built a small bathroom addition to the rear of the Judge's Chambers, allowing the space to function as a largely independent apartment. Accessed through the original rear door, a high, small window on the south wall brought light into the space, and a door on the west lead to the rear yard.

c. Rear Addition

³¹ The balustrade on the roof of the porch existing in 1939, disappeared from later photos, and was rebuilt.

Siding conditions in the 1937 photo suggest that the rear addition had been expanded west by 1937 (without altering the original roof), perhaps with the enclosure of an open porch, making it closer to twenty feet in width (See Figure A7).



d. Interior

Figure A29: Garage 007, showing door leading to historic basement beyond.

The eastern expansion of the addition meant that the rear door in the passage/hall now led into the addition, providing two points of direct access between the first floor of the main house and the addition. A high window, in the southwest corner, visible in the 1937 photo, suggests that interior space may have served as a kitchen or bathroom at the time

5. Retirement after 1940

The building evidences many twentieth century alterations that are difficult to date in time, and represent the natural, gradual evolution of the actively used home.

a. Fireplace in the Addition

An undated photo in the collection of the Historical Society of Washington County shows the hand-carved mantle that Kate Hurt made for the home (See Figure A6). As the five mantles in the masonry portion of the house have not been moved or replaced since the 1858 addition, this may have been the mantelpiece in the addition, which was subsequently removed. The photo indicates the room was finished with wood floors, baseboards and plaster walls. The wall may show signs of mold and water infiltration.

b. Second Floor Bathroom

A three-fixture bathroom, with vinyl tile floor, high wood wainscot, and plastered wall above was installed in the wide landing at the second floor. The short

steep stair to the attic was replaced with a ladder to provide more space for the bathroom. The five paneled door at the bathroom suggests an early twentieth century date for the addition, undertaken by the Hurt family, but the Dunn family likely updated the bathroom during their tenure.



Figure A30: Kitchen 108. Brick hearth with the stove and refrigerator was removed in February 2014.

c. Exterior Painting

Sometime in the early 20th century, the masonry exterior at Retirement was treated with a fashionable oxide wash or pigment, deepening the red color of the brick while also tinting the mortar red, to achieve a more even tone. In addition, brick patterning was painted on the stone lintels over the first floor windows (Figure A28).

d. Alterations to the Addition

Grown by accretion, likely suffering from water infiltration, and seventy-five years old when the Dunn family took possession of Retirement in 1955, the family rebuilt the rear addition, to accommodate their current needs. Only the west façade of the structure remained relatively unchanged.

i. Exterior

The addition was widened by moving the eastern wall, and in its final configuration the addition is thirty-two and a half feet wide (See Figure 26). While generally rectilinear, the southeast corner of the addition was chamfered into the grade. Sided with horizontal wood siding and building paper in the 1930's, the entire volume was resided with a manufactured wood product. The roof was reframed with a lower slope, allowing for the reopening of the southwest window on the second floor of the main house. The decorative window and door frames on the west façade of the addition were retained.

ii. Basement

The basement of the addition was altered to become a two-car garage, with a storage room behind, abutting the historic basement. The fireplace at the center of the addition was removed. Recovered heavy timbers were installed to support the roof above. It is unknown what interior finishes were removed at this level, but there is now a concrete slab floor, with concrete block walls, and ceilings are exposed to the recovered heavy timber rafters above. Behind the new garage rooms, an interstitial storage corridor leads to the coal bin, fed by the coal chute on the west façade. This corridor also leads to the historic basement of the house (Figure 29).



Figure A31: Dining Room 104, with curving closet door at the far corner.

iii. First Floor

The Dunn family altered the addition to accommodate four rooms on this floor. In the northwest corner, adjacent to the historic Hall, is a spacious eat-in kitchen, Room 108. The floor is wood, with stone-patterned vinyl tile in the active kitchen area. High wood baseboards and plaster finish the walls, with a modest cornice trim, and the ceiling is covered in adhesive tile. A built-in wood Hoosier Cabinet along the west wall may date from the Hurt period. Cabinetry occupies the south wall as well. An oven and refrigerator were installed in the location of the earlier fireplace, with a brick surround to evoke the earlier hearth. L-shaped countertops provide countertop seating and more preparation space, while leaving much of the room open for dining and other uses (Figure A30).³² Non-historic interior paneled shutters cover the two windows on the west wall.

³² The Dunn family removed the brick fireplace from the basement level to allow for a parking space, leaving the second floor hearth unsupported, a condition the structural engineer for this study noted as immediately dangerous. In February of 2014, the first floor fireplace was removed by the Town of Abingdon.

A door and window in the eastern wall of the kitchen open onto Room 104, which is also accessible from the entry hall, and has an exterior door. The long room has wide, modern windows on the east and south sides, with a wood floor. Walls are painted wood paneling, while the brick of



Figure A32: South façade of Retirement, showing patio.

the south façade of the main house is exposed in some locations. Salvaged heavy timbers support the new roof, with a textured drywall finish between the ceiling beams. Notably, a large quarter-round closet stands in the northwestern corner of the room. The impressively built two-paneled, curved door was salvaged from elsewhere and installed in this location.³³ In the middle of the east wall, a brick floor and wall support a salvaged coal stove (Figure A31).

Room 107 stands behind the kitchen. The historic brick hearth is exposed on the north wall of the space, while wood baseboards, chair rails and plaster finish the other walls. Non-historic shutters are attached to these windows. A five-paneled door in the east wall leads down to the basement garage.

Room 107 leads into Bathroom 105, which includes only a toilet. Vinyl floors, and wood paneled and wallpapered walls finish the space, which also includes a deep narrow storage area.

e. South Patio

Perhaps in coordination with the expansion of the rear addition, the Dunns widened the walkway at the south façade of Retirement to form a usable patio space. Stairs and walkways are built of brick pavers, while salvaged timber posts and beams support the new sheet metal roof. Work also included the construction of a brick barbeque grill on the west side of the patio (Figure A32).

³³ Late twentieth century histories of the house mention this is one of two known doors, and another exists elsewhere in Abingdon.

f. Temperature Control

In the twentieth century, forced air heat was installed at Retirement, although the fireplace remains the sole source of heat in the Judge's Chambers and an electric baseboard heats the attached bathroom. A coal-fired boiler in the basement feeds surface-mounted ducts and registers in the masonry portions of the main house, while floor and wall-mounted registers supply heat at the addition.



Figure A33: Outbuilding, showing two additions.

6. Outbuildings

a. Springhouse

Across Wolf Creek, a low, spring house provided Retirement with a cool place to store perishables. A tributary of Wolf Creek runs through the building. The stone structure extends several feet below ground, and is roofed with a simple wood shingle gable roof. Extant in a 1931 photo of the structure, but likely dating to the earliest period of Retirement I, the photo shows an access panel on the south façade that has since been filled in. The placement of the springhouse means that a low bridge has always spanned Wolf Creek at this location.

b. Outbuilding

Constructed in several phases, this is the most significant of Retirement's framed-construction outbuildings. On a site sloping south, the floor height of each of the addition is lower than the other. The northernmost section is the oldest. This frame-built, two story structure is narrow, with two small rooms on the ground floor, and a steep narrow stair leading up to the open loft.³⁴ Glazed and unglazed openings draw light and air into the structure, and unmilled posts support the loft in some locations. Lightly built, often altered and somewhat deteriorated, it is difficult to

³⁴ This stair is unusually finished, and not well sized for its space, and may be the salvaged attic stair from the house, removed when the bathroom was added at the second floor landing.

pinpoint a construction date for this section, but the rough sawn exterior siding suggests the wood was milled prior to 1900 (Figure A33).

Windows on the south wall of this portion look into the second phase construction, a large open room furnished as a kitchen. Wood floors, wood paneled walls and a low sloping ceiling of prefabricated panels finish this room, with fixed six lite windows and miscellaneous cabinetry and appliances.

A third, more recent addition to the south is finished a painted plywood floor, wood paneled walls and a plywood ceiling. A rear, south porch serves as entry to the additions, as well as a lovely vantage south overlooking Wolf Creek.

c. Storage Shed

The Dunns used this lightly-built late twentieth century building as a potting shed.

d. Stable

This open structure is built of salvaged timbers.

C. Architectural Existing Conditions Assessment



Figure A34: West facade.



Figure A35: South Façade, Judge's Chambers.

In general Retirement is in stable condition, but localized deterioration and failure need to be addressed to ensure the long term stability of the structure. The findings have been listed in counterclockwise fashion starting with the front, North façade.

1. Sitework/Grading

The site on which Retirement is located has a major slope running from the Northeast corner to the Southwest corner. There are some instances of water infiltration around the exterior of the building, as well as an abundance of ivy growing along the West façade of the structure (Figure A34). The ivy on the West side is damaging the wall and has started growing through the wall and into the building. A separate patch of ivy on the East façade wraps around to the South facade. It has begun entering the building through the rear window at the Judge's Chamber's bathroom (Figure A35). It continues to stretch down the hill and wrap onto the rear porch structure causing stress to the existing wood members. Other plantings on the site include grass, trees, and low lying shrubbery. The shrubbery on the West façade has caused damage to the siding and door trim. The lower portion of the entire façade is plagued with rot and mildew, in part the result of dampness stemming from the adjacency of the plants.

2. Exterior Walls



Figure A36: Lintel cracking at Northwest corner.



Figure A37: Sill cracking at Northwest corner.

The exterior brick walls at the masonry portion of Retirement are a soft red historic brick in fair condition. Some bricks are cracked, and many locations are in need of cleaning and repointing – mainly where Portland cement-based mortar has cracked the soft historic brick. Lichen, growing beneath most window sills, needs to be cleaned, and sources of water infiltration should be halted.

a. North Façade

Most significantly, displacement of the foundation at the northwest corner of the building has caused cracking, particularly at first floor window lintels. At the first floor level, building shows signs of foundation displacement at the northwest corner, resulting in significant cracking at lintels and spandrels (Figure A36 and A37). Cracking also occurs over the main entrance door. At the second floor, splashes of pitch, from repeated low-slope porch roof applications, stain bricks, and water infiltration has cracked brick particularly significantly where the porch roof intersects with the masonry wall. There are areas of brick failure and missing mortar throughout the façade.

b. East Façade

The east façade of the Judge's Chambers, and the upper portion of the east façade of the house show signs of Portland cement repointing and consequent cracking. At the ground level of the Judge's Chambers, visible rising damp has led to the deterioration of the mortar in the lower sixteen rows of bricks. Mildew is present in all but the upper courses. Ivy growing along the left side of the elevation, exacerbates moisture retention problems and damages brick (Figure A38).



Figure A38: Rising damp at east facade.



Figure A39: East chimney.



Figure A40: Visible joint between Retirement I and II.



Figure A41: Rot at patio supports.

Wood roof eaves are likely deteriorated, although the ivy makes it difficult to see. The wood attic vent requires repair. The upper courses of the chimney show signs of water infiltration and displacement (Figure 39). The brick at the Judge's Chambers' bathroom, constructed in the twentieth century, is harder, and is in generally good condition, although ivy makes full observation difficult. The pressed wood siding on the east façade of the rear wood addition suffers soffit rot and paint failure.

c. South Façade

Portland cement-based cracking failure is visible throughout the main masonry façade. The joint between the original building and the Fulkerson addition is plainly visible at the second floor (Figure A40). The heavy timbers



Figure A42: Typical pressed wood siding rot and paint failure.



Figure A43: West chimney.

supporting the rear porch, as well as other wood elements of the rear patio are significantly rotted (Figure A41).

The south façade of the rear addition is constructed of modern brick at the lower floor, with frame walls and pressed board wood siding above. The brick is in good condition, but requires cleaning. The pressed wood siding suffers paint failure and rot (Figure A42).

d. West Façade

Heavy ivy growth limits visibility of the brick at the west façade, but it is possible to see brick cracking, related to the displacement of the northwest corner. The chimney is in need of repointing (Figure 43). A concrete foundation wall on the west side, composed of rough aggregate and debris, stands proud of the wall, its purpose unclear (Figure A44). The mid-twentieth century pressed board siding and soffits at the west façade of the rear frame addition display moderate to severe rot and paint failure, most significantly on the left side of the existing door at the first floor (Figure A45).

3. Exterior Doors

There are four exterior man doors at Retirement and two garage doors. Historic hinges often remain, and most locksets are historic, if not original.

- a. Garage Doors 1 and 2: 24 panel modern overhead doors installed by the Dunn family. Both are in fair to poor condition, with failing joints and rotted wood.



Figure A44: Concrete at west facade.



Figure A45: Rot at rear addition soffit and fascia.



Figure A46: Door D1.



Figure A47: Door D2.

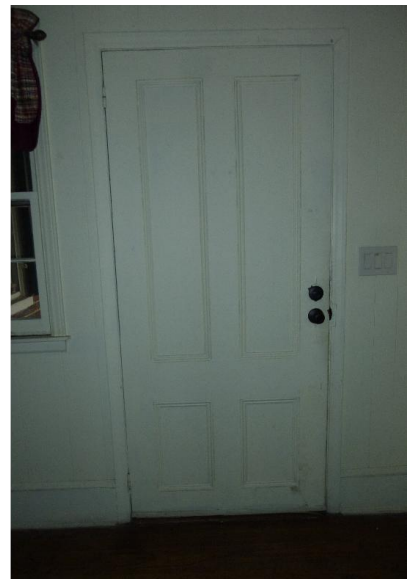


Figure A48: Door D4.

- b. Door D1: Paired solid wood doors with two raised panels each (Figure A46). A five lite transom is flanked by two lite sidelights, with a raised panel below matching the doors. These doors were installed during the Retirement II project, and show no sign of cracking or rot. A modern aluminum screen door has been added.
- c. Door D2: Four panel door topped by a three lite transom, also dating from the construction of Retirement II (Figure A47). There is one cracked pane and the door needs repainting. A wood screen door has been added.
- d. Door D3: Late twentieth century six raised panel door in good condition.



Figure A49: Door D10 showing raised panels.



Figure A50: Door D10 showing flat panels.



Figure A51: Door D12.

- e. Door D4: Early twentieth century four panel door with heavy panel trim, in good condition (Figure A48). Aluminum screen door is need of repair at lower weatherstripping.
- f. Door D5: Five raised panel basement door with a pedimented upper frame. Door is no longer operable, and is in poor condition, with significant water damage and consequent wood rot (See Figure A25).

4. Interior Doors

Doors dating from the Retirement I phase are typically six-paneled, with raised panels. The doors installed during Retirement II are simpler, four paneled doors with raised panels on the more formal side of the door, and flat panels on less formal side. The doors in the rear addition vary, with many five, vertical raised paneled doors that likely date from the first decades of the twentieth century, while the Dunn family's closet additions at the second floor were six, raised panel doors.

- a. Basement –



Figure A52: Door D13.

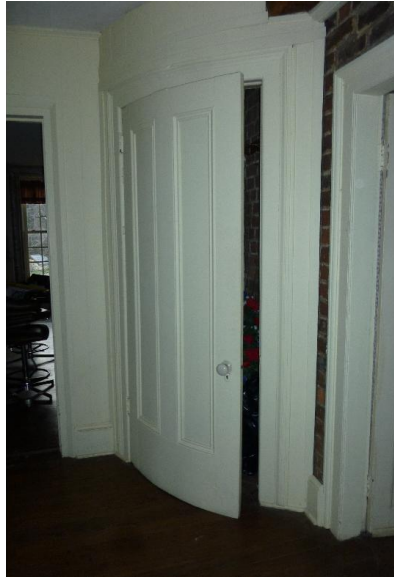


Figure A53: Door D16.



Figure A55: Door D19.

- i. D01 – A four raised panel door, likely a Retirement II-era door, salvaged and reused. Door is in need of repainting.
 - ii. D02 – Simple two paneled door in good condition.
 - iii. D03 – Late twentieth century two paneled folding doors.
- b. First Floor
- i. Door D10: 4 panel door with raised panels facing into the Parlor (Room 101). There are cracks in the lower panels that should be filled and repainted (Figures A49 and A50).
 - ii. Door D11: A four-paneled door from the Retirement II construction period. It was once the rear exterior door for the Judge’s Chambers, but now leads into the bathroom addition at this location. Door is in good condition.
 - iii. D12: The only board and batten door at Retirement, accessing the closet beneath the stair, likely dating from the Retirement II period (See Figures A20 and A51). In good condition.
 - iv. D13: A solid wood, six-paneled door with raised panels, matching D14, this is likely the original entry door for Retirement I, relocated to the new rear exit during the Retirement II project. While in need of repainting, the door is in good condition (Figure A52).



Figure A55: Doors D23 and D24.



Figure A56: Door D25.

- v. D14: The six raised paneled door was installed between the hall and parlor on the first floor of Retirement I. In need of paint and minor repair, it is in good condition.
- vi. D15: Four raised panel wood door with a wood panel transom above, in good condition. It is not clear when this door was installed in place of one of the south windows in Retirement I, but the door itself is a four paneled door, but the heavy trim on the Kitchen-side door does not resemble the four paneled doors installed in the Retirement II project, but rather matches exterior door D4.
- vii. D16: Curved two paneled closet door salvaged from another house in the county (Figure A53). The door is well-maintained and in good condition.
- viii. D17: A four raised paneled door that does not resemble the Retirement II doors in proportion or panel profile. The door is well-maintained and in good condition.
- ix. D18: A five-paneled, raised paneled door, typical of the early twentieth century, most likely dating to the Hurt occupation. The door is in good condition.
- x. D19: A five-paneled, raised paneled door, typical of the early twentieth century, most likely dating to the Hurt occupation (Figure A54). Leading down to the garage, adhesive weather-stripping has been installed around the door. The adhesive should be removed and the door repainted.
- xi. D20: A narrow five-paneled, raised panel door leading to the attic. Likely dating to the early twentieth century, and probably dating from the installation of the bathroom on the landing and the reconfiguration of the attic access, the door



Figure A57: Putty Failure at W114.



Figure A58: Sill Rot at W201.

suggests that the Hurt family first installed the bathroom at the second floor. Door is in good condition.

- xii. D21: A five-paneled, raised panel door. Likely dating to the early twentieth century, the door suggests that the Hurt family first installed the bathroom at the second floor. Door is in good condition.
- xiii. D22: A four-paneled installed during the Retirement II project, in good condition.
- xiv. D23: Paired six raised-paneled closet doors, likely dating from the Dunn occupation (Figure A55). Doors in good condition.
- xv. D24: Paired six raised-paneled closet doors, likely dating from the Dunn occupation (Figure A55). Doors in good condition.
- xvi. D25: A four-paneled, raised panel door (Figure A56). This door has raised panels on both sides, so of a higher level of finish than the door D10, dating from the Retirement II project. This door opening may have been in this location in the Retirement I phase, or it may have been relocated during the construction of Retirement II. The door is in good condition.
- xvii. D26: Paired six raised-paneled closet doors with hopper paneled doors above, likely dating from the Dunn occupation. Doors in good condition.



Figure A59: Window W100



Figure A60: Window W201.



Figure A61: Window W305.

5. Windows and Shutters

Windows at Retirement were installed in five campaigns. All are wood windows. All windows are in fair to poor condition, requiring wood repair, reglazing and repainting (Figure A57). Wood window frames, and particularly sills, are in need of wood repair and repainting (Figure A58).

<u>Era</u>	<u>Description</u>
1	Retirement I Window, Single Pane, Divided Lite, Prop-operated (Figure A59, A60)
6/6	W100, W101 (relocated during Retirement II Project)
2/2	W200, W201, W202, W208, W209
9/6	W207 (located above stair)
2	Retirement II Window, Single Pane, Divided Lite, Prop-operated
6/6	W102, W103, W104, W106, W107, W108, W203, W204, W205, W206
3	Early 20 th Century (Hurt Era) Hung, Single Pane, Divided Lite
6/6	W001, W002, W114, W115, W116
4	Mid 20 th Century (Dunn period), Single Pane, Divided Lite, Tension-operated
6/6	W105, W109, W110, W111, W112, W113



Figure A62: New metal roof.



Figure A63: Front porch.

- 5 Late 20th Century (Dunn period), Insulated Glazing, Surface-mounted Muntins, Tension-operated
6/6 W117, W118
- 6 Attic Dormers, Mid 20th Century (Dunn period), Single Pane, Divided Lite, Tension-operated, frameless on interior
6/6 W300, W301, W302
- 7 Attic Wood Casement Panels, Retirement I and Retirement II (Figure A61)
1 W303, W304, W305, W306

6. Shutters

Although unlikely to be original, the wood louvered shutters at Retirement are operable, and they remain at all the windows from the Retirement I and Retirement II phases, with the exception of the second floor windows on the south, rear façade. The likely hang from original pintel hinges. The first floor shutters, protected by the front and rear porches, are typically in good condition, while those on the second floor, north façade, are in poor condition (See Figures A59 and A60). Pintel hinges indicate that shutters once covered the second floor, south façade windows as well.

7. Roof

Likely a wood shingle roof originally, by the 1930's a standing seam metal roof covered Retirement. Within the last decade, a new locked seam metal roof was installed



Figure A64: Rotted porch columns and flooring:



Figure A65: Failing concrete step at curving concrete stair from Main Porch to Judge's Chambers Porch.

over the masonry portion of Retirement, including a separate roof over the Judge's Chambers (Figure A62). An installation date for the asphalt shingle roof at the rear addition and patio is not known, but the rear addition shows signs of severe leaking western wall and eaves, as well as the heavy timbers at the rear patio, suggesting roof failure (See Figure A44). The low-slope membrane roof at the front porch may also be leaking, contributing to the significant rot in the wood porch below. The low-slope roof at the Judge's Chambers front porch could not be directly observed, but there are no signs of active leaking in this location.

8. Front Porch

The wood elements of the porch are currently in poor condition (Figure 63). The western section of the porch suffers cracking related to the displacement at the northwest corner of the building. The bottom sections of most columns have been replaced, but all are rotted, and in need of repair and repainting (Figure A64). The wood flooring at the west side of the porch is warped and rotted. The concrete porch floor at the east end is in fair condition, but the curving concrete stairs leading up to the Judge's Chambers are cracked and failing (A65).

9. Gutters and Downspouts

The drainage system on the building is in poor condition. The gutters and downspouts are typically rusted. Many are displaced, and some are missing entirely (Figure 66). At the rear, south façade, the some of the downspouts around the patio drain into a subsurface drainage system



Figure A66: Missing rainwater leader at south façade.



Figure A67: Furnace in Retirement I basement.



Figure A68: Deteriorated west wall and coal chute.

10. Foundations/Basement

Retirement I's basement walls are stone. The floor area is unfinished and varies in height as a natural rock protrudes in the northern section of the space. The floor to ceiling height in this space measures 7'-8" at the center of the room and diminishing to 4'-10" at the northern end of the space. The furnace is located within this space (Figure A67). Some of the flexible duct connections have been removed; however, there are still some ducts running throughout the space. The ceiling is finished plaster.

The unfinished corridor between the Retirement I space and the garage in the rear addition garage has an unfinished floor. The stone wall of Retirement I forms the northern wall, with an unfinished stone and dirt foundation wall to the east. The southern and western walls are wood framed. The exterior wall on the west of this space includes the coal chute and is extremely deteriorated (Figure A68). Walls in the garage are concrete block, light wood framing, or brick on a concrete slab floor. The ceiling has painted plywood panels suspended between the heavy timber floor supports, which are deflected due to the unsupported fireplace that stood above until February of 2014.

The front porch foundation walls are primarily brick with concrete and concrete block patches. There is significant, chronic cracking, failing and missing mortar at the northwest corner of the front porch area (Figure A69).



Figure A69: Brick foundation failure at northwest corner of front porch.



Figure A70: Living Room 109. *Source: LPA*

11. Interior Finishes

a. Living Room 109

The walls and ceilings in Living Room 109 are wood lath and plaster, with an even-toned wood plank floor below (Figure A70). A wood baseboard and wainscot rises to a decorative chair rail, and two closets are tucked behind the fireplace on the west wall. There is no cornice trim. A hairline plaster crack on the west wall, runs to the northwest corner of the structure, which appears to be a result of the displacement at the northwest corner. There is also some minor paint failure above the door on the south wall.

b. Entry Hall 100

The Entry Hall (100) has wood lath and plaster walls, with some minor failure and gypsum ceiling patches. An even-toned wood floor and matching treads rise up to the second floor (see Figure A21). Baseboards line the walls and cornice trim spans between the wall and ceiling. The stair newel post is in need of tightening.

c. Parlor 101

The Parlor has wood lath and plaster walls and ceilings. A baseboard and decorative chair rail encircle the room. The tone of the wood floor varies widely, suggesting it was always intended to be covered. The floor exhibits deep gouges, which may have resulted from bug infestation, as well as scratches related to use (Figure A71).



Figure A71: Varied tones and scratches Parlor 101 floor.



Figure A72: Judge's Chambers 102.

d. Judge's Chambers 102 and Bathroom 103

The north, south and west walls of the Judge's Chambers are plaster, with a high wood baseboard and a modest cornice trim, leading to a new gypsum ceiling (Figure A72). The east wall is finished with a faux-wood paneling. Twentieth century wood planks finish the floor. Mold is visible on several of the walls, and the new wall and floor finishes suggest prolonged water infiltration, likely primarily rising damp from below. Bookshelf and closet cabinetry is built into the wall south of the fireplace. The adjacent bathroom has vinyl tile flooring, a high tile pressed wood wainscot, gypsum walls and ceiling, and includes a sink, toilet and shower.

e. Dining Room 104

Finish materials in the rear addition vary, reflecting the frequently altered nature of the spaces. The finishes the Dining Room date to the mid-century expansion of the rear addition by the Dunn family. The room has the exposed brick wall of Retirement I on the north, with faux wood paneling on the other walls and a ceiling of heavy timbers and textured plaster (See Figure A30). A modern wood floor finishes the floor, with a brick hearth and old cast iron stove along the east wall.

f. Kitchen 108

The north wall of the Kitchen is finished with some kind of modern smoothing product over the exterior brick wall of Retirement I (Figure A73). A large lump in the wall indicates an irregularity below. The west wall is plaster, dating from the Hurt-era, while the south and east walls were altered in the Dunn-era mid-century expansion, and are finished with faux wood paneling (See Figure A30). Water infiltration on the west wall has damaged large sections of the plaster, and the wood lath has been exposed in sections. The ceiling is an adhesive acoustic tile.



Figure A73: Kitchen 108



Figure A74: Servants Bedroom 107. *Source: LPA*

g. The Servant's Bedroom 107, Bathroom 105 and Basement Access 106

The plaster walls and ceiling and wood floor in the Servant's Bedroom date to the Hurt, early twentieth century alterations (Figure A74). A simple baseboard and chair rail finish the walls. The bathroom, which is equipped with a toilet only, was refinished in the Dunn's mid-century expansion, with a vinyl tile floor and faux wood paneling. The north wall of the bedroom was previously the exposed brick of the fireplace in the Kitchen. Removed in February, 2014, these two spaces now flow together.

h. Corridor 200

On the second floor, the corridor has plaster on wood lath walls and a plaster ceiling, and an even-toned wood floor. The handrail and guardrail is in need of tightening.

i. Bathroom 201

Initially installed in the Hurt era, the bathroom, with a toilet, sink and bathtub shower, was refinished in the Dunn era, and is finished with a vinyl tile flooring, faux wood paneling up to the wainscot, with plaster walls and ceiling above.

j. Bedroom 202 and Closets 203 and 204

Bedroom 202 has a high wood baseboard, plaster walls and ceiling, and a wood floor with varied hues, installed in the Retirement II project. Mid-century closets 203 and 204 were built on either side of the fireplace on the east wall (See Figure 55). Cracking and baseboard wracking along the south wall, centered under the west window, indicates an area of wall movement, water infiltration and localized failure (Figure 75).



Figure A75: Separation at south wall of Bedroom 202.



Figure A76: Bedroom 205

k. Bedroom 205 and Closet 206

Dating from the Retirement I phase, this room was remodeled in the Dunn period. Plaster walls and ceilings remain, but modern baseboard and chair rail were installed and new trim was added around the windows (Figure A76). Carpeting was installed over the historic wood floor. A new desk and a new closet now flank the fireplace on the west wall. Closet 206 a large crack along the north wall evidences the systemic failure of the foundation at this northwest corner. Water infiltration is present in the wall.

12. Outbuilding, Storage Shed and Stable

South of Retirement on a site sloping to the south, the Outbuilding, was constructed in three phases. In the earliest frame section, the milled wood siding varies from 5 ½" – 7" in width. Irregular split logs cover the exterior of the middle section, while the newest, rear section is sided in industrially cut siding (See Figure A33). The first floor of the earliest section has three rooms. The door on the north façade leads to a short corridor, ending in a door and steps leading down to the middle portion of the building. The room on the right, with an open window frame looking out to the north, has a second window looking into the middle addition (Figure A77). On the left, the room contains an open stair (salvaged from Retirement's attic) leading up to open loft. The middle section of the building is a single large room with cabinetry, a sink, and a refrigerator (Figure A78). The southernmost section of the building also steps down and is one large room, with a painted plywood floor. There is a back balcony attached to the rear of the structure.



Figure A77: Outbuilding first floor room, looking into the middle addition.



Figure A78: Outbuilding middle room



Figure A79: Storage shed.



Figure A80: Stable

The storage shed is located to the east of the Outbuilding (Figure A79). It is a wood structure on CMU foundation consisting of four windows and two doors. Canoes and other town items are currently being stored here. Lightly built, it appears to be in good condition. The stable is located down the hill and to the southeast of the Outbuilding (Figure A80). It is a wood structure that seems to be unused, and is in need of some wood repair.

D. Structural Existing Conditions Assessment

Prepared by Prosim Engineering LLC

D. Structural System Existing Conditions

Retirement is a large multi-level structure that operates as three separate sections, Retirement I, the double-height portion of Retirement II, the Judge's Chambers, and the Rear Frame Addition. Throughout the masonry portions of the building, the brick on the exterior requires repointing and cleaning, and in some cases repair. The more serious cracking is isolated to the front porch area. *Photos by Prosim, unless otherwise noted.*

1. Retirement I:

Constructed before 1815, this oldest section of the building is bearing upon rock foundations. The exposed rock exposes some mortar materials and some apparent dry stack construction. Some of this mortar may have been added later than the initial construction in an effort to seal up the basement, and/or to improve strength and stability of the wall. Generally this stone is sound and not loose. However, on the west side of the building, there is extensive ivy growth that has clambered across most of the stone surface. The ivy appears to have been there several seasons as the main tendrils are thick and roots are embedded into the stone joints (Figure S1).

The west side of the foundation wall also includes two window or door openings that have since been enclosed. One with masonry units and the other with a concrete 'cap'. This concrete is very rough material and is composed of rough aggregate and stone debris. The purpose of constructing the cap exterior to the building wall is not known. This concrete is in poor condition, and it is possible that the shape and location simply facilitated the placement of the concrete.

The west chimney is still in place and the foundation wall/flue protrudes into the floor space. The remnants of an abandoned chimney are still in place in the basement. The original foundation wall for the chimney is present and serves as floor support. The opening has since been infilled and is at the same location as the central staircase (Figure S2).

The front porch foundation wall is primarily brick. At the west corner, this brick is significantly cracked and in poor condition. A portion of this foundation wall is CMU and a small portion has collapsed creating a small hole in the porch deck (Figure S3). The porch framing appears to



Figure S1: Concrete Cap at West Facade



Figure S2: Foundation wall at front porch



Figure S3: Foundation wall at front porch

be more recent construction utilizing dimensional lumber. The 2x members have been substantially coped to bear upon the brick wall. In addition, the floor joists are simply toe-nailed into the girder supports (Figure S4).

The header lintel above the exterior access door is in poor condition. Holes have been created within the main building (stone) foundation wall for pipes (Figure S5).

Generally the floor framing within the area of the original structure is good; however, there are concerns and specific details that should be addressed to strengthen the overall structure. These include:

- Address bearing of girders upon post supports – most appear to be plain, unconnected bearing conditions. Some bearing posts appear to be offset or only partially supporting their beams/girders (Figure S6).
- The main heavy timber that bisects the building into two halves – this girder bears upon the chimney flue foundation wall on each end and partially upon a center support. This support should be strengthened or verified for adequate support. It is noted that the girder forms a ‘high point’ when walking on the floor. The framing to either side is slightly bowed.
- The typical beam to girder connection is a mortise/tenon connection. The joists have been trimmed to fit within a hole cut in the girder supports (Figure S7).

Some wall cracking is observable at the northwest corner (Figure S8). And there is a separation between the floor and wall that is somewhat larger than expected (Figure S9). It was noted that the brick wall steps in (reduces in thickness) as one advances up the stairs. This wall would have been the exterior wall of the original structure.

The attic is accessible through a closet ladder. The framing for this area is rough cut 3x8 rafters with wooden dowels and collar ties (Figure S10). The floor is framed using 3x8 joists. The framing appears sound – bearing connections (if any could not be verified) (Figure S11). Some gable brick is protruding into the attic space (Figure S12). Wood planking spans between rafters.



Figure S4: Porch framing



Figure S5: Pipes at access door at northwest corner of Retirement I.



Figure S6: Bearing post condition.

2: Two-Story Portion of Retirement II

Built in 1858, this addition is very similar in construction to the original building and essentially balances the original structure in plan. This addition includes a chimney flue similar to the flue in the original building. However, this addition does not include a basement. The crawl space is too small to access.

The floor framing is partially observable through a small opening in the original structure foundation wall at a duct penetration. Size and spacing was unattainable. It is noted that there is a distinct ‘soft spot’ in the floor at the northeast corner. (Figures S13 and S14). This is likely to water infiltration that has softened and rotted the subfloor framing.

The upper floor framing for this area also appears to be soft – or less rigid than its counterpart in the original building. The cause of this is not known. There is no apparent structural distress. The joist size or spacing may be less than as in the original building.

The attic is framed similar to the original building with one exception. No collar ties are present. Additionally, the framing near the transition and near the front dormer, is poor (Figure S15). Rafters have been cut and are not properly supported.

3. Judge’s Chambers:

Although built in the same campaign as the two-story section of Retirement II section, the Judge’s Chambers are a small, single story addition that does not share an internal access-way with the adjacent structure (Figure S16). This addition includes the office, as well as a early 20th century bathroom addition, with exit doors at the front and rear. As with the two-story portion of Retirement II, the crawl space is inaccessible. Foundation vent ‘slots’ in the brick are present.

The floor framing along the entire east side of the room is soft to foot pressure. This is also believed to be associated with water infiltration.

Particularly since the exterior grades slope gently down toward this wall, water has likely found its way



Figure S7: Mortise/tenon connection

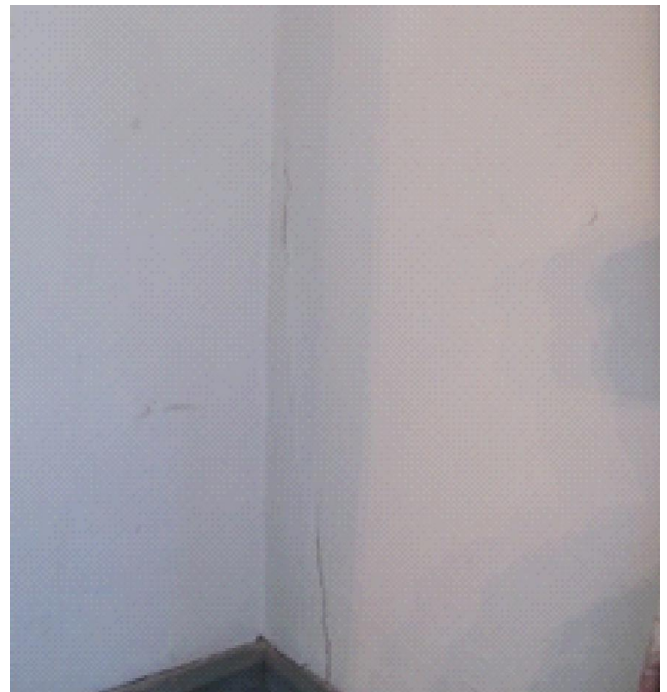


Figure S8: Cracking at northwest corner, first floor



Figure S9: Floor Separation



Figure S10: Attic framing at Retirement I

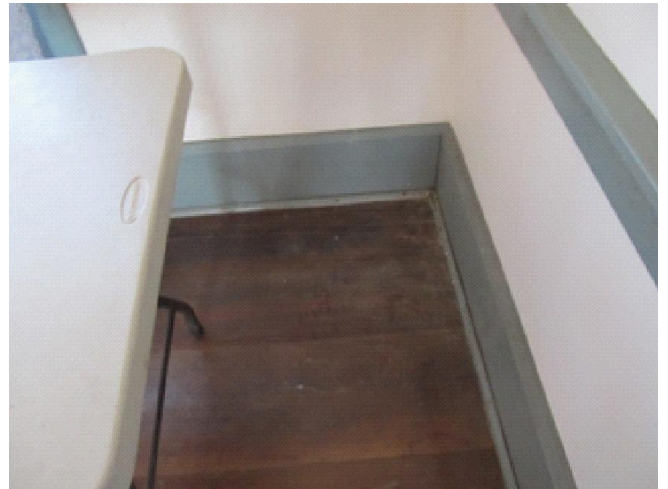


Figure S13: Soft spot at northeast corner of Retirement II



Figure S11: Attic framing

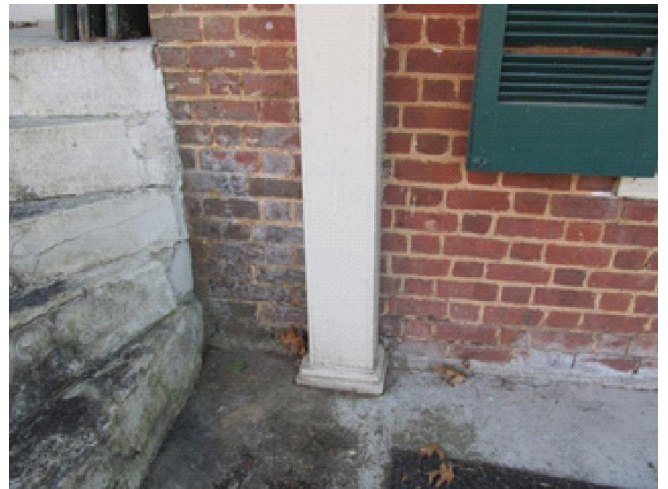


Figure S14: Rising damp at northeast corner of Retirement II



Figure S12: Gable end brick



Figure S15: Dormer window framing

through the foundation wall and has softened the wood. The east exterior wall displays evidence of moisture along the wall length as well, and there is a small tree that is growing directly aside this wall.

The attic space is not accessible. Visually there were no concerns or signs of distress within this area.

4. Rear Wood-Framed Addition:

In place before the 1880's, and significantly altered at least twice in the 20th Century, this two-story addition employs more contemporary build methods. The lower level is constructed from concrete masonry units (CMU) and wood framing. We understand anecdotally that some of the wood framing may have been salvaged from a barn. And in fact, there are larger timbers that do appear to have been reclaimed.

The floors of the lower level garage and adjacent rooms are a slab on grade which is generally in good condition. The walls are CMU and are likely unreinforced or grouted (no evidence was displayed either way). While these are partially retaining, no evidence of distress was observed.

The floor framing over the garage is comprised of 2x8 rough cut joists. The joists span approximately 12 ft. These joists are directly beneath the kitchen area above. Within the kitchen, a brick wall has been built around the stove/cooktop (Figure S17). This wall wraps the entire area and extends to the ceiling. This brick load has caused the floor joists to deflect substantially. The floor is visually depressed and pulled away from the ceiling above. It is recommended that this area be shored immediately below this area to relieve the loading (*Fireplace removed February, 2014*).

The supporting timber (very rough 7 in. x 7 ½ in.) is also bowed; which may or may not be associated with this loading. This timber is supported by screw jack columns bearing on the concrete slab (Figure S18 and S19).



Figure S16: Rising damp at east wall of Judge's Chambers



Figure S17: Unsupported brick fireplace, removed February 2014

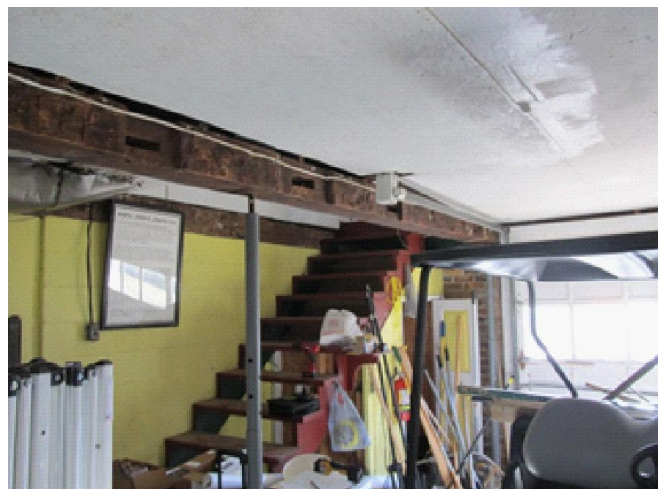


Figure S18: Rear wood-framed addition basement

Another screw jack is present in the corridor near the original structure (Figure S20). Framing in this corridor area is poor. Some joists are toenailed to supports and some do not appear to be connected at all and are misaligned (vertically) with connecting elements (Figure S21). There is also some evidence of soft/damaged wood that may be insect related or could have been in this condition when placed (Figure S22).

With the exception of the kitchen floor depression, the remainder of the floor framing appears sound from above (i.e. level, not soft, etc.). However, as described above, the framing below needs improvement.

The attic above this area is also not accessible. It is possibly pre-fabricated trusses. No visual evidence was observed of structural distress.

The small covered porch area includes another reclaimed timber that is spliced near its bearing end (Figure S23).

5. Recommendations:

Brick requires repointing and repair throughout the structure. Repoint brick mortar with lime-based mortar, following mortar testing. This process will involve removal of the existing Portland cement based mortars and replacement with new low-strength materials that more approximates the strength and permeability of existing mortar. Note that some brick work will require replacement or removal and re-building (such as the front porch brick wall).

a. Retirement I:

- i.. Cut away ivy and remove embedded roots or other organic materials from mortar joints or rock joints. If ivy is desired to be re-established, install wire trellis system or other methods to prevent future damage as is occurring presently.
- ii. The existing concrete cap over the abandoned lower level opening is not in good condition, but it is not an essential structural element. If the cap is to remain in place however, consider repairing the spalled areas and patch with grout using an appropriate bonding agent.
- iii. Add steel joist hangers to toe-nailed joists at porch. Improve lintel over exit to crawl space.



Figure S19: Rear wood-framed addition basement



Figure S20

iv. Improve/repair stone foundation walls that are exposed between the porch and main basement area. Particularly at the rough openings that were not parts of the original work (pipe penetrations). This may be accomplished with the addition of mortar to the joints and/or restacking stone. Areas at pipe penetrations require re-building and adding sleeves for pipe penetrations.

v. Improve the bearing conditions for the main girder upon the two chimney base foundation walls. This may be accomplished with ties/anchors or the addition of a ledger. Some additional remains may be required to improve the overall integrity of this area.

vi. Consider the addition of diaphragm connectors to tie the perimeter walls to the floor. This is especially necessary at the west wall – which is exhibiting some pull away and cracking.

vii. Re-build gable walls within the attic space. Again, use appropriate mortar materials to reset brick that are protruding into the attic space. Extent of loose brick is not known. Consider establishing a better tie-in between the gable brick walls and roof diaphragm.



Figure S21



Figure S22



Figure S23

b. Two-Story Portion of Retirement II

i. The soft floor in the northeast corner requires further investigation and repair. Access must be established to obtain entry to the area. Some light excavation may be required just to reach the area and work. Reframe or strengthen (add joists) to strengthen the corner. Address the (likely) water source and remediate. Consider adding foundation vents (possibly slots as are in the rear of the building) to reduce moisture content in crawl space. At the same time investigate for mold or insect damage.

ii. Consider exposing the upper floor framing to determine actual framing configuration and conditions. As stated above, this floor ‘felt’ softer than its counterpart in the original structure.

iii. Several conditions in the attic require addressing.

The framing at the dormers has been cut and some ends are unsupported or poorly framed. This portion of the structure does not have collar ties between rafters as are in the original part of the building. As with the original structure, consider improving the tie between the gable brick walls and roof diaphragm.

c. Judge's Chambers:

i. Install foundation drain to move water from the base of the east wall. At the same time, cut and remove the tree that has established itself beside the wall.

ii. The soft floor in the east side requires further investigation and repair. An access must be established to obtain entry to the area. It is possible that the only reasonable access is to remove the existing framing. Reframe or strengthen (add joists) to strengthen the floor along this end. Additional structural evaluation may be required once the extent and significance of the problem is identified.

4. Rear Wood-Framed Addition

i. As previously described, shoring of beneath the kitchen area brick is an immediate requirement. This framing has been permanently damaged from this load over a long period of time. The framing will likely require replacement for at least the area beneath the main loading. The wall (as can be observed from the skewed doorway frame) will also require partial replacement to correct.

ii. The framing throughout the remainder of this addition is questionable. It is possible that some areas can simply be improved to an acceptable state (addition of joist hangers, re-alignment, improved supports, etc.). However, it is expected that some elements will require replacement and/or added support points.

iii. Investigate the extent of possible insect damage beyond what was observed. A qualified exterminator should be consulted to perform this evaluation and possibly treat the wood/foundations to limit possible future damage.

iv. No access to the roof framing was available. Consider cutting an access hatch to further investigate (although no structural deficiencies were observed given current conditions).

v. The patio framing requires strengthening or replacement; specifically, the salvaged timber beam that has been spliced to extend its span.

E. Mechanical, Electrical and Plumbing Existing Conditions Assessment

Prepared by Lawrence Perry and Associates LLC

E. Mechanical, Electrical and Plumbing Existing Conditions Assessments

1. Mechanical System

The building has a heating system compromised of an American Furnace forced air coal fired heating unit located in the basement (Figure M1). The heating capacity of the unit is unknown. The unit has approximately eight 10" flex connections extending through the basement crawl space to floor supply registers on the first floor or to duct shafts extending up through the first floor to the second floor rooms. The coal fired unit has not been operated in several years and may not currently be operational. The unit appeared to be in very poor condition with major rust present at the bottom of the forced air unit and the coal fired stoker box (Figures M2 and M3). Several flexible duct connections have been removed. The removed flex duct was found in the corner of one of the basement rooms (Figure M4). The controls for the unit were in poor condition.

Supply air floor registers are present in most first floor rooms (Figure M5). Supply air sidewall registers are present in the second floor bedrooms and the bathroom. Return air floor air grilles are located in the entrance, kitchen and den (Figure M6). The registers are in fair condition, but the return air grilles are in poor condition.

The Living Room 109, Parlor 101 and Judge's Chambers 102 each have fireplaces on the First Floor (Figure M7, M8, and M9). The fireplaces in the Living Room and Parlor Room appeared to have debris within the fireplace which had fallen down from within the chimney. The fireplace in the Judge's Chamber had insulation stuffed up inside the chimney. The condition inside the chimney's is unknown but most likely they have not been cleaned in many years.

Bedroom 205 and Bedroom 202 on the Second Floor also have fireplaces (Figure M10 and M11). Bedroom 202 has a set of electric logs sitting on the grate which appear to be in poor condition. There was also insulation stuffed up inside the chimney. There were chimney bricks which had fallen down and become stuck inside the chimney immediately above the fireplace in Bedroom 205. The condition inside the chimney's is



Figure M1



Figure M2

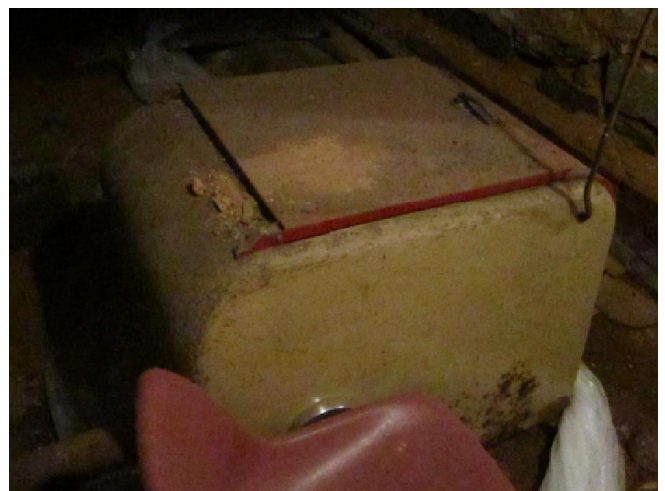


Figure M3

unknown but most likely they have not been cleaned in many years.

The Dining Room 104 has a decorative wood stove which is connected to the chimney with a 6" flue (Figures M12 and M13). The stove and connected flue appear to be in fair condition.

The only means for cooling in the main house are ceiling fans which are located in Bedroom 205 and Bedroom 202 on the Second Floor (Figure M14).



Figure M4



Figure M5



Figure M6



Figure M7



Figure M8

The Judge's Chambers 102 has an existing through the wall Frigidaire air conditioning unit which provides cooling for this space (Figure M15). The age of the unit is unknown but it appeared to be operational and in fair condition.



Figure M9



Figure M10



Figure M12



Figure M11



Figure M13

The Bathroom 201 has a combination exhaust fan and heater manufactured by Nutone (Figure M16). A thermostat on the wall would not energize the heater (Figure M17). There was no separate switch for the exhaust fan. If the exhaust fan was wired with the light switch then it did not energize when the lights were turned on. There was no exhaust fan in Bathroom 103 adjacent to the Judge's Chambers.

Bathroom 103 has an electric resistance wall heater recessed into the exterior wall (Figure M18). The heater has begun to rust and was in below average condition. Bathroom 105 did not have an exhaust fan and, although it has an exterior wall, there was no means for heating the space.

There is an electric cooking stove in Kitchen 108 which has been built into a brick enclosure (Figure M19). There is a Nutone exhaust fan located directly above the stove (Figure M20). The fan was very rusty and in poor condition. Note the fan has been installed in a plywood ceiling which steam can degrade over time (*Fireplace assembly removed February, 2014*).

There are two garage bays down on the Basement level. There are no provisions for heating or cooling either of the bays.



Figure M15



Figure M16

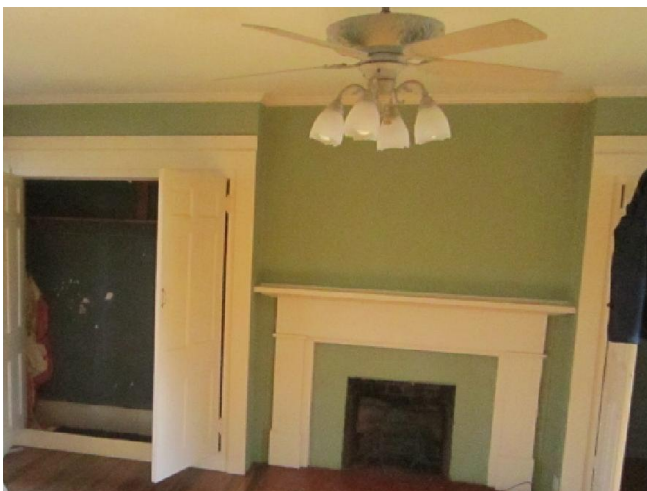


Figure M14

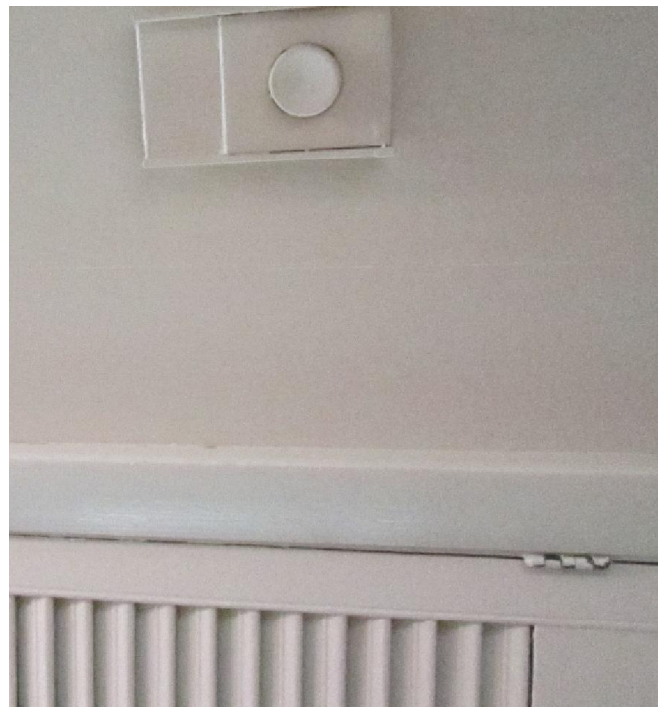


Figure M17

There are three other buildings on the property—the Outbuilding, the Storage Shed and the Stable. None of the buildings have any provisions for heat although it appeared at one time there was most likely a wood stove in the Outbuilding. There is a strap on the outside of the building indicating the possibility of a former exterior flue (Figure M21). There appears to be a previous flue connection inside the building as well (Figure M22).



Figure M18



Figure M19



Figure M20

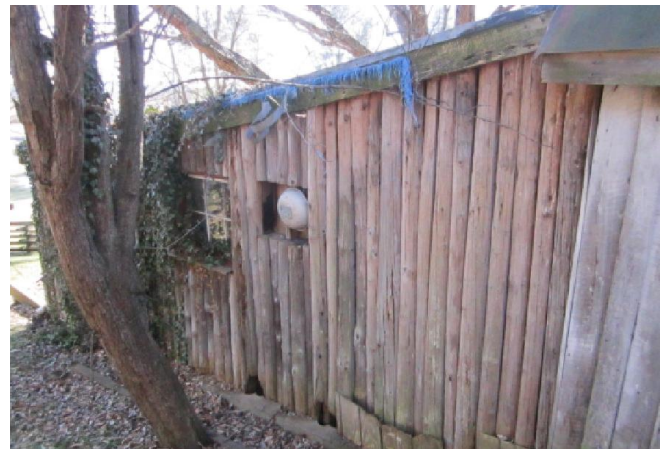


Figure M21

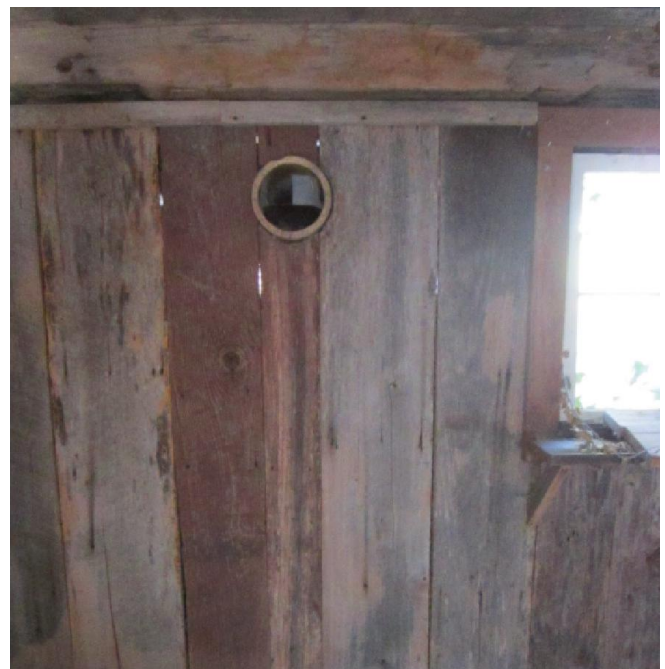


Figure M22

2. Electrical System

a. Main Electric Service

The existing power company utility service runs along Colonial Road overhead on utility poles. The service extends from the utility pole along Colonial Road to another utility pole that is located on the east side of the property next to the Outbuilding (Figure E1). Located on this utility pole is the power company meter for all the buildings on the property (Figure E2).

b. Outbuilding

The electrical service to the Outbuilding, next to the utility pole, is routed overhead from the utility pole and extends down the side of the building and terminates into a service fuse box inside the building to the right of the front door (Figures E3-E5).

The service fuse box is in poor condition due to rusting. The service wiring running down the outside of the building to the fuse box is in fair condition. The shielding on the wiring is holding up, but this wiring should be installed in conduit along the exterior of the building to protect it from the elements. The wiring from the fuse box to the receptacles located throughout the outbuilding is Romex wiring which appears to be in good condition. However, the routing and supports for the wiring from the fuse box to the receptacles need to be corrected. The wiring in some locations is hanging from the wall and draped across the floor (Figures E6 and E7). Also note that there is no circuit directory in this fuse box labeling what fuses are connected to what circuits.



Figure E2

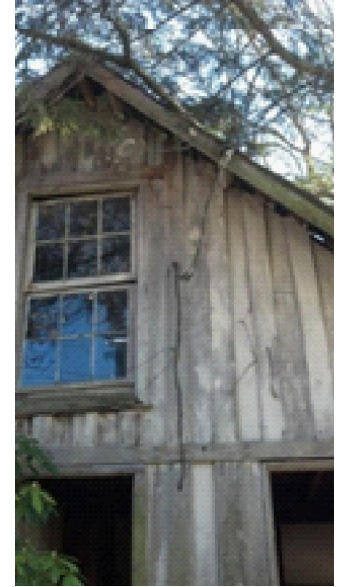


Figure E3



Figure E4



Figure E1



Figure E5

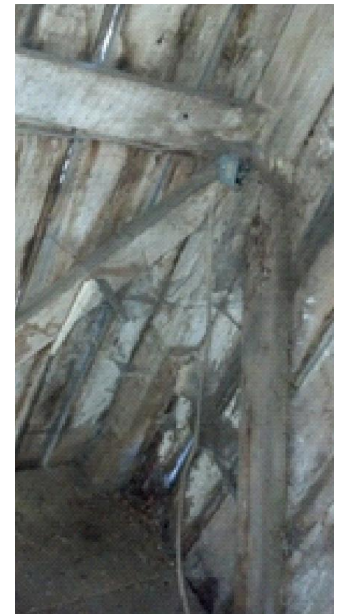


Figure E6

In some areas within this Outbuilding there are receptacles that are installed without coverplates (Figure E8). These coverplates should be provided for protection. The receptacles appear to be in good condition.

c. Storage Shed and Stable

To the left of the Outbuilding is a Storage Shed. There is electrical wiring that extends from the bottom of the service fuse box in the Outbuilding shown in Figure E4 that is routed down below grade and turns up into the Storage Shed (Figure E9-E11). The wiring between the two buildings looks to be shallow (Figure E11). There is a Stable located near the back of the property, which does not have electrical service to it.

e. Judge's Chambers 102

The electrical service to the Judge's Chambers extends overhead from the utility pole shown in Figure E1 to the locations (Figure E12). The service then runs along the exterior of the building, behind the ivy, where it enters the building into a recessed service fuse box (Figure E13 and E14). The service fuse box is located in the bathroom on the wall between the toilet and the



Figure E9



Figure E10



Figure E7



Figure E8



Figure E11

shower. The service fuse box is in poor condition due to rusting, which is likely due to the condensation created from the shower in the bathroom. The service wiring running down the outside of the building to the fuse box is in fair condition. The shielding on the wiring is holding up, but this wiring should be installed in conduit along the exterior of the building to protect it from the elements. Also note that there is no circuit directory in this fuse box labeling what fuses are connected to what circuits. An electrician would be able to verify these circuits and provide labels.

There is a combination of recessed wall boxes and surface raceway boxes for receptacles and light switches in the Judge's Chambers (Figure E15-E18).

The surface raceway boxes are all routed to the ceiling above. All of the receptacles in the Judge's Chambers are 2 prong outlets without a ground prong and are in poor to fair condition. The receptacle in the bathroom is not a ground fault protected receptacle and is missing a coverplate.

The light fixtures in the bathroom area of the Judge's Chambers are old incandescent light fixtures that are in fair condition (Figures E19 and E20). The light fixture in the bedroom area of the Judge's Chambers looks to be a newer ceiling fan with incandescent light kit that is in excellent condition (Figure E21). The wiring in the surface raceway is Romex wiring, which is in good condition. The engineer was unable to verify the type and condition of wiring above inaccessible ceilings and within wall back to service fuse box.



Figure E13



Figure E14



Figure E15



Figure E16



Figure E12



Figure E17



Figure E18

f. Main House

The electrical service to the House extends overhead from the utility pole shown in Figure E1 to the locations shown in Figure E22. The service enters the building through a weather head to a wireway above two service disconnect switches (Figure E23). The disconnect switch on the right is an older 200 Amp type switch that is in fair condition (Figure E24). This switch feeds a load center that is located in the basement of the house (Figure E25-E27). This load center is in good condition, but is dirty and starting to rust due to the unconditioned and dirt floor environment that it is located in. The disconnect switch on the left is a newer 100 Amp type switch that is in excellent condition (Figure E28). This switch feeds a load center that is also in excellent condition and that is located behind a sliding recessed wall panel in the bathroom adjacent to where these disconnect switches (Figure E29-E31).



Figure E22



Figure E19



Figure E23

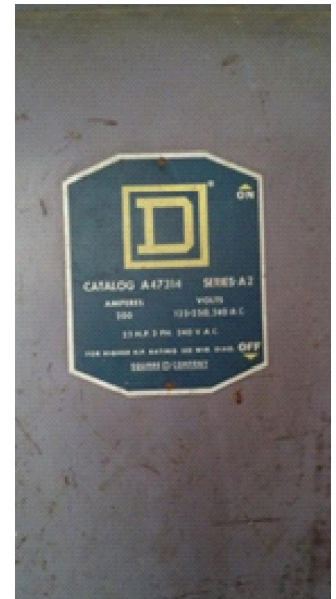


Figure E24



Figure E20

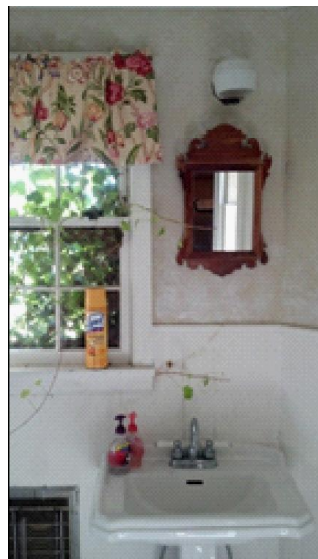


Figure E21



Figure E25

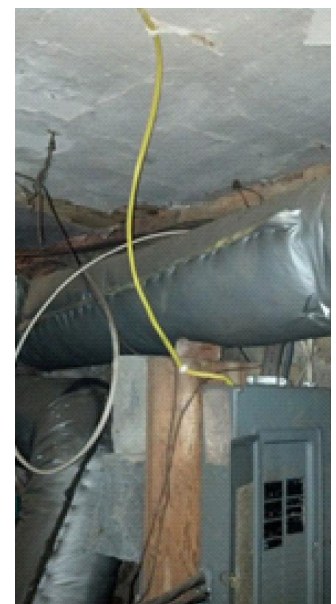


Figure E26

The circuit directories in these load centers are not complete in that they do not label all the circuits that are connected to each breaker. An electrician would be able to verify these circuits and correctly label these directories.

The wiring in the House varies (Figure E31-E42). Service entrance cable is used between the disconnect switches and the load centers. There is Romex, cloth covered wiring, metal covered wiring, metal clad cable, and even some knob and tube wiring from the load centers to HVAC equipment, receptacles, and lighting. The newer Romex wiring looks to be in good condition; however there are a number of locations where this wiring is not properly supported. The older wiring, such as the cloth covered wiring and knob and tube wiring, is in poor condition. There are also a number of junction



Figure E27



Figure E28

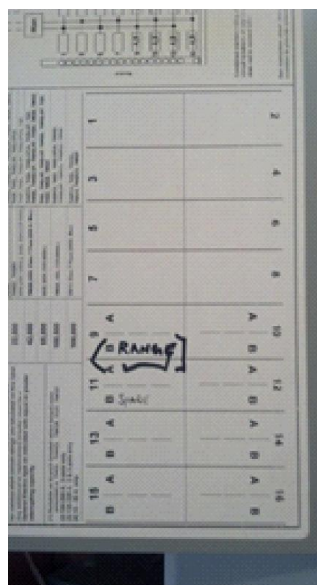


Figure E29



Figure E30

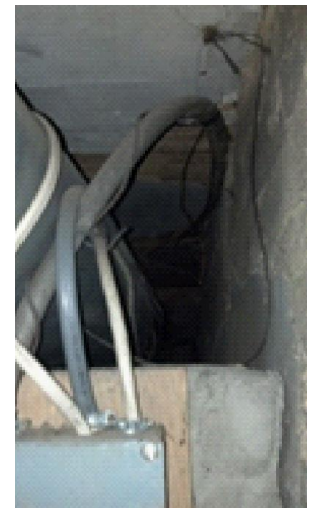


Figure E31



Figure E32



Figure E33



Figure E34



Figure E35



Figure E39



Figure E36



Figure E40



Figure E37



Figure E41

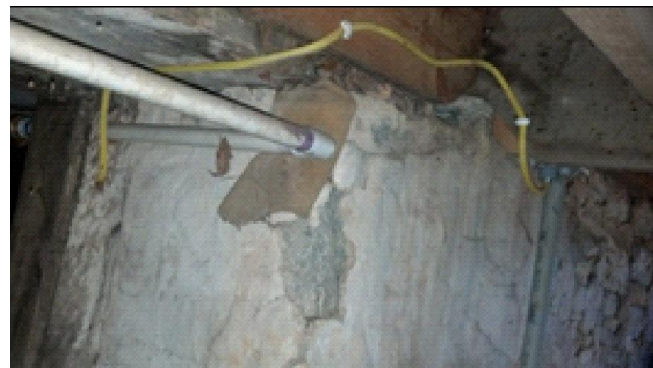


Figure E38



Figure E42

boxes that are not provided with code required protective coverplates. There is also a “made-up” extension cord that wraps from the first floor front windows to the second floor front windows (Figure E34 and E35). This cord appears to be used for powering holiday lights set in these windows. The “made-up” extension cord is in poor condition and is a potential fire hazard.

There are a combination of recessed wall boxes and surface raceway boxes for receptacles and light switches in the House (Figure E43-E48).

The surface raceway boxes for the receptacles are all routed to the floor below, whereas the switches are routed to the ceiling above. Most of the receptacles in the House are 2 prong outlets without a ground prong and are in poor to fair condition. There are few receptacles that are installed with 3 prong outlets. The receptacles in the bathrooms, kitchen, garage, and outside are not ground fault protected receptacles.

The light fixtures in the bedrooms on the second floor are ceiling fans with light kits (Figure E49 and E50). There are pull switches located on the ceiling above the door in each bedroom for the lights, which are in poor condition. In the bathroom on the second floor are two pendant light fixtures that hang down over the vanity. There is a pendant light fixture that hangs down over the second floor landing (Figure E51). All the light fixtures on the second floor are incandescent and appear to be in good condition, but they should be examined further for any unseen damage.



Figure E44



Figure E45

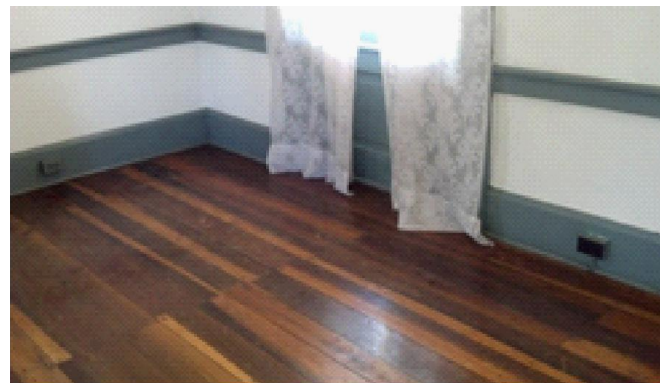


Figure E46



Figure E43



Figure E47

There is also an old pendant light fixture in the Entry Hall 100 (Figure E52). Old pendant chandeliers are located in Parlor 101 and Living Room 109 (Figure E53 and E54). In each of these two rooms is a banner and a cord with a light switch at the end hanging from the ceiling that controls these chandeliers (E55). These light fixtures are incandescent and appear to be in poor to fair condition.

There is a pendant light fixture Kitchen 108 (Figure E56). These light fixtures are incandescent and are in good condition. There is also a fluorescent strip



Figure E51



Figure E52



Figure E48

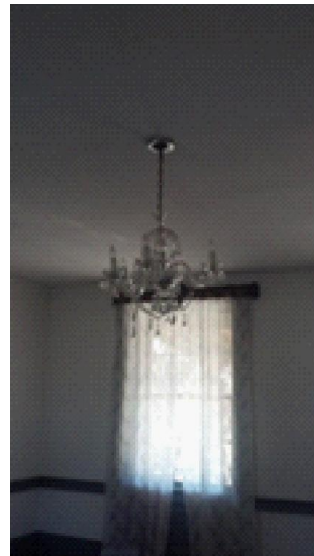


Figure E53



Figure E54



Figure E49



Figure E50



Figure E55

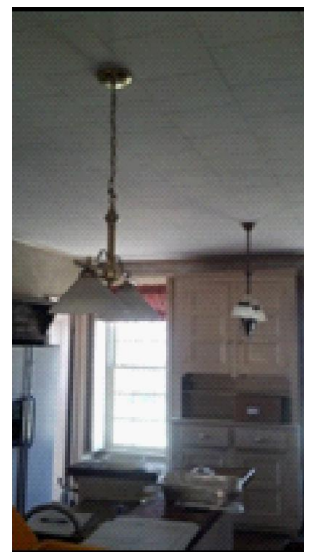


Figure E56

light that is located above the range, which is in good condition (*Removed, February 2014*). Figures E57 and E58 show incandescent based light fixtures that are typical throughout the rest of the first floor, garage and basement areas. There are a number of these incandescent based light fixtures that are in poor condition.

Figures E59 through E63 show the various types of exterior light fixtures on the House. There is a traditional style lantern on the front porch, flood light above the stairs from the garage door to the back patio, ceiling fan and incandescent based below the back patio, and a traditional style wall lantern on the back patio. The lanterns on the front porch and back patio are in poor condition and should be examined further for any unseen damage. The wiring should also be investigated further.

The ceiling fan on the back patio is in poor condition and should be replaced with an exterior type ceiling fan that is rated (UL listed) for exterior use. This incandescent based lamp next to the ceiling fan is not rated for exterior use. The flood light appears to be in good condition, but is not located in an easily accessible location. Figure E63 shows an exterior light switch next to the stairs between the garage and the back patio, which does not comply with UL guidelines.



Figure E60



Figure E57



Figure E58



Figure E61

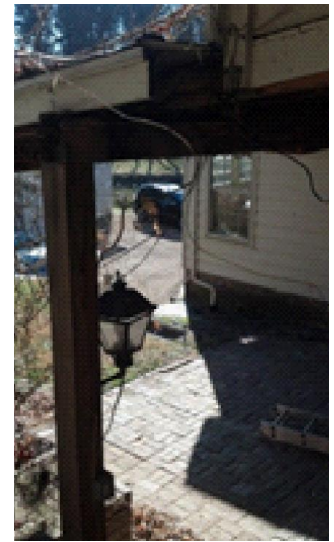


Figure E62



Figure E59



Figure E63



Figure E64

Figure E64 shows some cords with special purpose receptacles on them that appear to be to some old ranges that are hanging down in the back of Garage 002. Controllers, starters, and disconnect switches for various types of connections to HVAC equipment are located in the mechanical room in the basement (Figures E65-E68). These devices appear to be used and are in poor condition. Figure E67 shows a spliced connection to the water heater located in Storage 006 in the basement, which does not meet code requirements. A disconnect was not provided at the water heater either as is required by code. These issues at the water heater need to be corrected.

3. Telephone and Cable Television System

The telephone and cable TV utility services run along Colonial Road overhead on utility poles. These services extend overhead from the utility pole along Colonial Road to service boxes on the side of the house (Figures E69-E71).

There are no telephone or cable TV services to the Outbuilding, the Storage Shed, or the Stable.

The telephone and cable TV services to the Judge's Chambers wraps around the front of the Judge's Chambers through the front window frame. An additional cable TV service is wrapped around the back of the Judge's Chambers through a 3-way splitter and enters above the back window frame.

The telephone service to the House is wrapped around the front porch ceiling where it has been spliced and split into two runs. One continues along the ceiling of the front porch to the front door where it enters the House through the frame of the door and then turns down into the basement area and then is routed through the garage and turns up into the phone in the kitchen. The other run is routed up around the porch roof and the garage and turns up into the second window frame into Bedroom 202. The wiring is routed to a phone drop on the other side of the bedroom along the baseboards and the door frame. Near the door frame the wiring is spliced again and a second run is routed along the baseboards in the corridor into the Bedroom 205 to a phone drop. At the splice in Bedroom 202 the cable has been severed to the phone drop in that room. There is a data cable that is also located in the formal dining room, which extends from outside, but unable to track down its origin.

The cable TV service to the House is wrapped around the front and back sides of the house. The cable on the front side of the house is routed along the front porch ceiling up to the front porch roof and turns in below the front window of Bedroom 205. An additional cable is routed around the back side of the house through

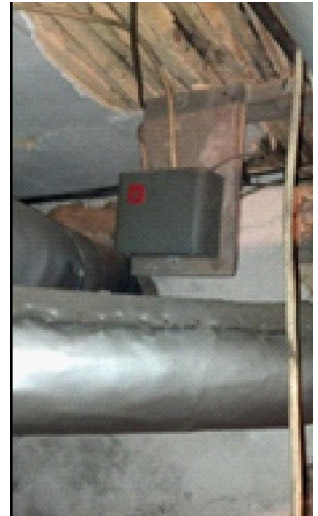


Figure E65



Figure E66



Figure E67



Figure E68

a 3-way splitter which then is routed above the back patio roof up to the back window of bedroom #2 and enters through the frame of the window. Another cable out of the 3-way splitter is routed around the house and turns up thru the floor of the formal dining room.

There are no cable TV wall jacks in the House.

The wiring for the telephone service has been modified and spliced multiple times over the years resulting in the wiring being in poor condition - suggest replacing the wiring with new and eliminating all splices using a termination block. All wiring should be properly supported and wiring should be used that is rated for exterior use.

4. Fire Alarm, Smoke Detectors and Security System

There are no fire alarm smoke detectors installed in the Judge's Chambers 102, the Outbuilding, the Storage Shed, or the Stable.

There are two smoke detectors in the House, which are located in Kitchen 108 and Dining Room 104 (Figures E72 and E73).

There are no security systems installed in the House, the Judge's Chambers, the Outbuilding, the Storage Shed, or the Stable.



Figure E71



Figure E69



Figure E70



Figure E72



Figure E73

5. Plumbing System Conditions

Domestic water supply piping is a mixture of copper, PVC and galvanized steel. The incoming main water line is PVC and a pressure reducing valve is installed, but no backflow preventer is installed. This line is connected to the Washington County Services Authority main. The exposed domestic water piping is not insulated except for a small section of insulation on the main incoming water service line just after it enters the building. Piping is in fair condition. Valves are corroded and likely frozen open from lack of use.

Existing water heater is a 52 gallon capacity electric unit which is in fair condition (Figures P1 and P2).

Sanitary piping is a mixture of galvanized steel and cast iron inside. Exterior sanitary piping appears to be PVC in at least some areas, with a PVC cleanout above grade. The sanitary system is a private septic system on the property, not connected to town sewer. Cast iron waste piping in the Basement appears to be in good condition.

The Bathroom 201 has countertop lavatory and tank type water closet, both of which are in good condition, and a fiberglass tub/shower unit with glass doors which is in fair condition (Figures P3- P6). Sink has a mixture of chrome plated copper tailpiece and PVC p-trap, with PVC piping connecting to galvanized steel rough-in at the floor below the counter (Figures P7 and P8). Domestic water piping serving these fixtures is also galvanized steel, with chrome plated copper runout pipes connecting to the fixtures (Figure P6). There is no thermostatic mixing valve on the hot water to the lavatory.

Kitchen 108 plumbing includes a 2 compartment island sink with sprayer which is in good condition (Figure P9). Piping serving the sink is PVC to and including the P-trap, connecting to galvanized steel at the floor. Domestic water runouts are flexible hose connected to copper supply piping (Figure P10). The water hose to the sprayer is disconnected. A water connection is provided for the refrigerator/freezer ice and water

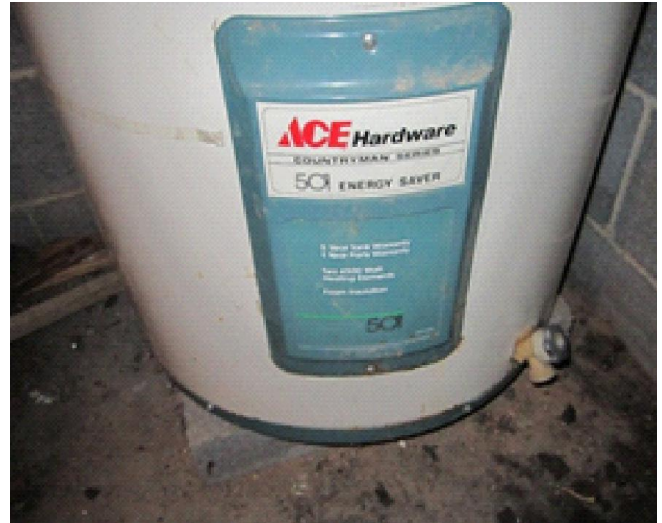


Figure P1

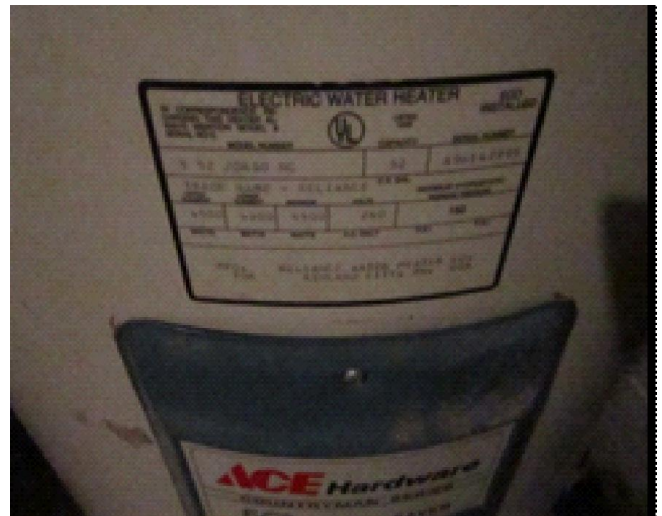


Figure P2

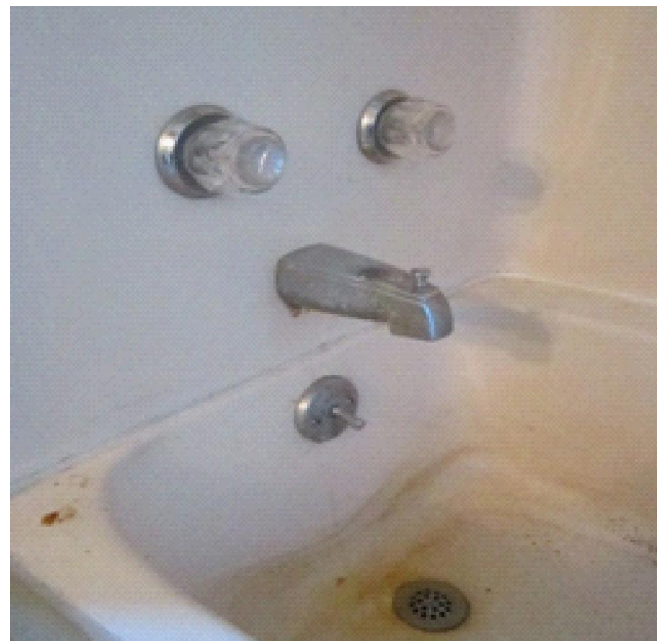


Figure P3

dispenser. Water and drain connections are provided at the sink to serve the undercounter dishwashing machine.

Servant's Bedroom 107 includes a countertop lavatory in the room and a separate toilet room for the water closet (*lavatory removed February, 2014*). Piping below the lavatory includes a chrome plated copper tailpiece connecting to a PVC P-trap and down pipe, which connects to a galvanized steel riser pipe at the floor (Figure P11). The tank type water closet is in fair condition (Figure P12). There is no top for the tank.



Figure P6

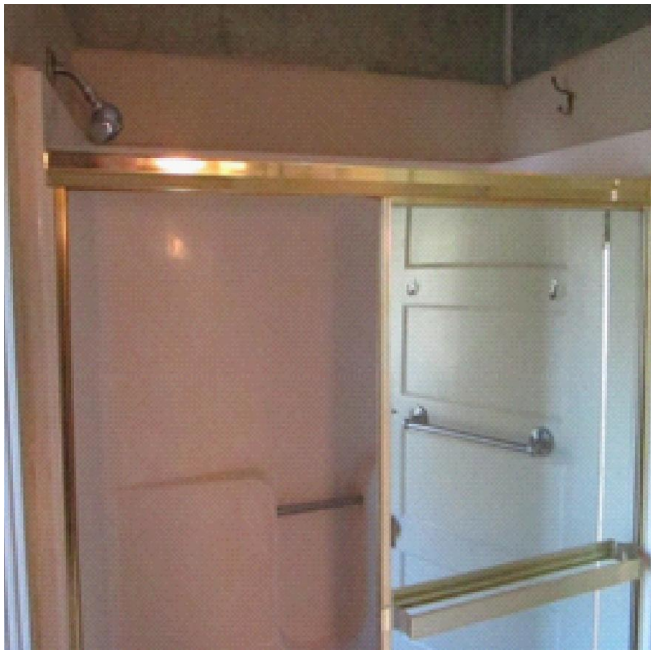


Figure P4



Figure P7



Figure P5



Figure P8

None of the fixtures in Retirement House are ADA compliant. None of the lavatories or sink have thermostatic mixing valves to prevent the users from being scalded.

The Judge's Chambers bathroom includes a pedestal lavatory, a tank type water closet and a shower enclosure (Figure P13-P17). These fixtures appear to be in good condition. Waste piping is PVC, and domestic water piping is chrome plated copper runouts connected to copper supply piping at the floor (Figure P18).

Exterior gutters and downspouts channel storm drainage from some sections of the roof, other sections are missing gutters while the downspouts remain (Figure P19 and P20).



Figure P11



Figure P12



Figure P9



Figure P10

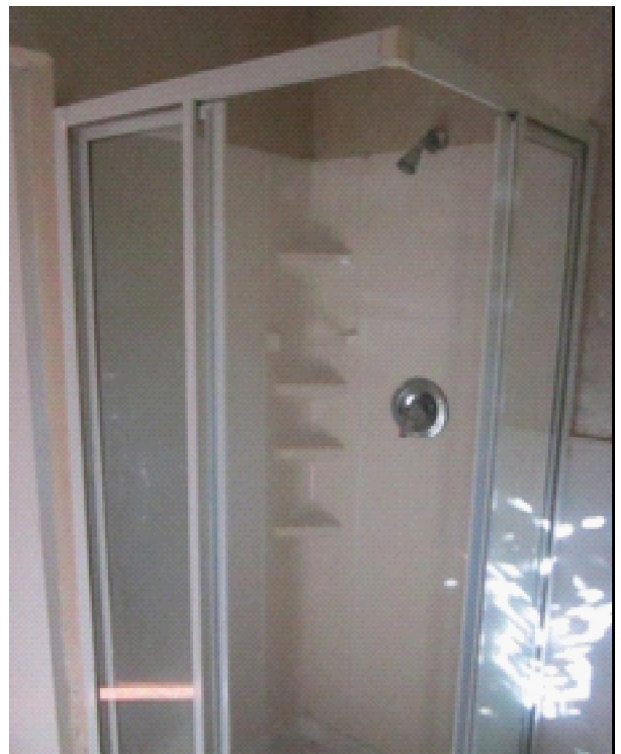


Figure P13



Figure P14

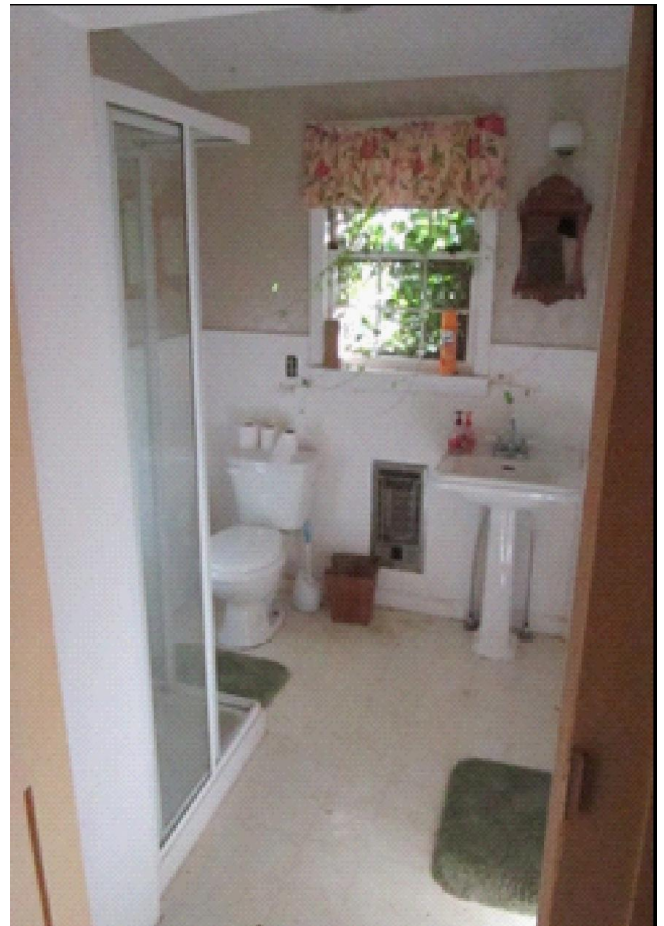


Figure P17

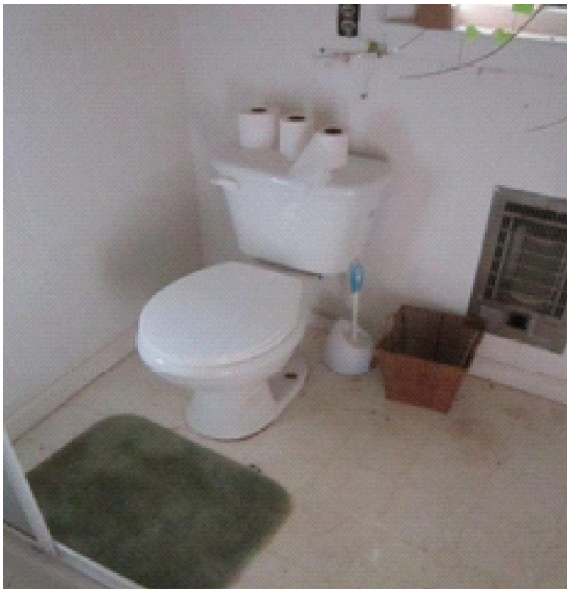


Figure P15

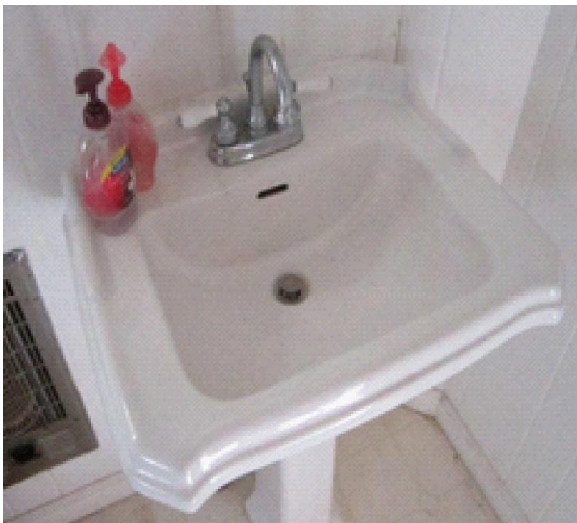


Figure P16

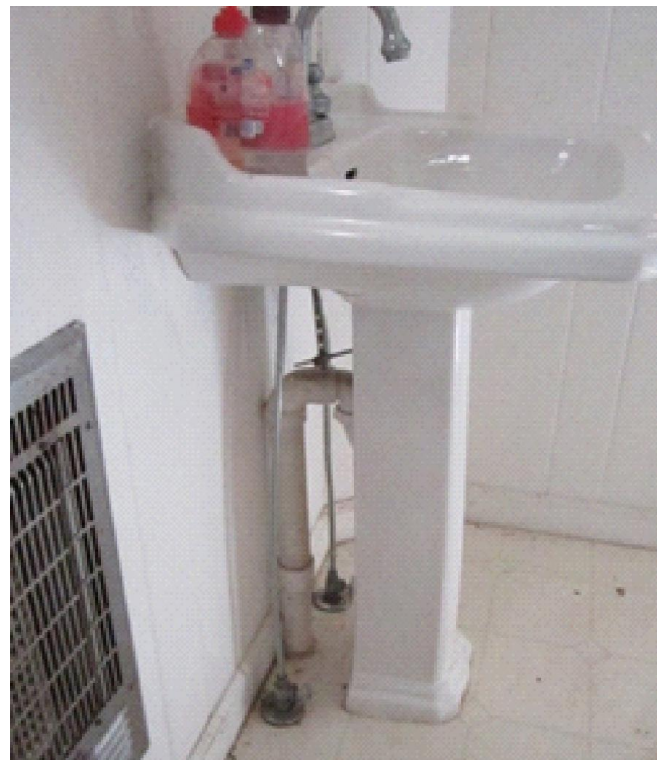


Figure P18

There is an exterior water hose bib and piping above grade next to the garage addition in back of the building (Figure P21). This arrangement is not freeze-proof and must be drained before freezing conditions are present.

There is what appears to be a well cap on the property, which has possibly been abandoned (Figure P22).

The wood structure in back of the property includes a 2 compartment countertop sink and a corner mount lavatory. These fixtures do not appear to be in working order (Figure P23-P26) There may no longer be water service to this building.

A gutter and a downspout channel storm water off one end of this building. The gutter is full of vegetation (Figure P27).



Figure P19



Figure P21

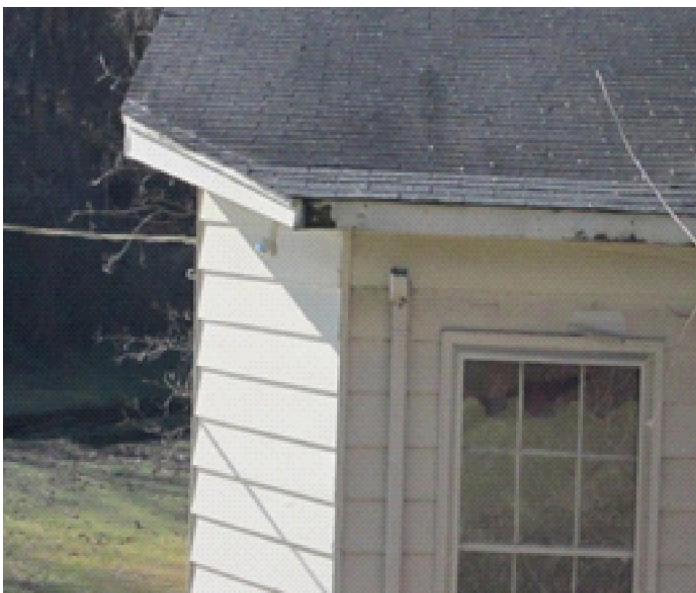


Figure P20

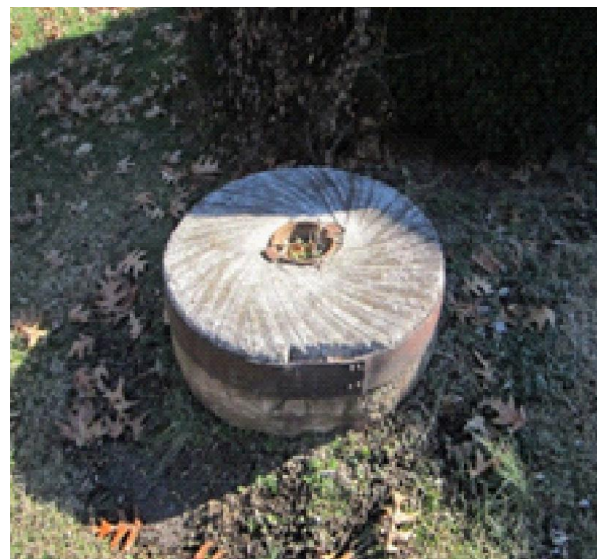


Figure P22

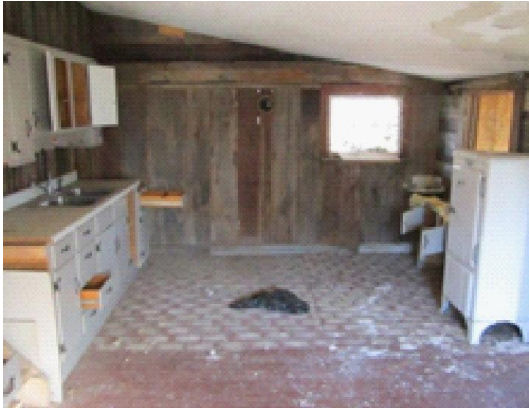


Figure P23



Figure P26



Figure P24

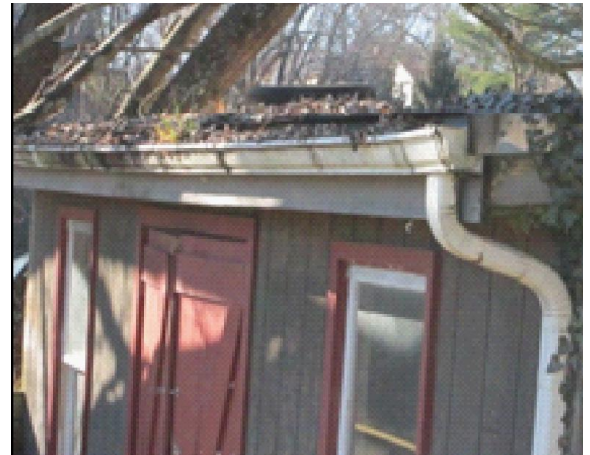


Figure P27



Figure P25

MEP Recommendations:

Outbuilding:

1. All exterior wiring should be installed in conduit along the exterior of the building to protect it from the elements.
2. All accessible junction boxes and receptacles need to be provided with coverplates.
3. As noted, there is no circuit directory in the fuse box. An electrician should verify these circuits and provide labels.

Storage Shed:

1. All exterior wiring should be installed in conduit from where it exits the building to a minimum of 24" below grade. Also note that at a minimum, the wiring entering the smaller out building should be terminated into a junction box with a coverplate to protect anyone where this wiring is "live".

Retirement:

1. All exterior wiring should be installed in conduit along the exterior of the building to protect it from the elements.
2. All the receptacles should be replaced with 3-prong outlets, and where necessary the wiring should be replaced to carry a redundant ground. The receptacle in the bathroom should also be changed to a ground fault protected receptacle.
3. There are a number of locations where the wiring is not properly supported. This needs to be corrected. Older wiring, such as the cloth covered wiring and knob and tube wiring should be replaced or repaired.
4. There are a number of junction boxes that are not provided with code required protective coverplates. These need to be provided.
5. The "made up" extension cord is a potential fire hazard and should be removed.
6. The pull switches located on the ceiling above the door in each bedroom should be replaced.
7. All light fixtures on the second floor should be taken down and cleaned up. The wiring on the pendant fixtures should be examined further for any unseen damage.
8. The light fixtures in Parlor 101 and Living Room 109 should be taken down and repaired if keeping for historical value. The wiring on the pendant fixtures should be examined further for any unseen damage.
9. Other lighting throughout the first floor, garage and basement areas need to be replaced.
10. The lanterns on the front and back porch should be taken down and repaired if keeping for historical value. The wiring should be examined further for any unforeseen damage.
11. The ceiling fan on the back porch should be replaced with an exterior type ceiling fan that is rated (UL listed) for exterior use. This incandescent based lamp next to the ceiling fan should also be replaced with a new light fixture that is rated for exterior use.
12. The flood light at the back porch should be relocated so that it is easily accessible to change the lamp.
13. The exterior light switch next to the stairs between the garage and back porch should be replaced with a UL listed exterior light switch.
14. The loose cords with special purpose receptacles hanging at the back of garage #1 should be removed entirely if they are not being used.
15. The controllers, starters, and disconnect switches for the various types of HVAC equipment in the basement should be removed or replaced depending on what HVAC equipment is removed or replaced.
16. The spliced connection to the water heater does not meet code. It should be made in a junction box and then routed from the junction box to the water heater via flexible metal clad cable. All code requirements should be met.

17. The cable in Bedroom 202 should be repaired.
18. The routing of the cabling outside especially on the roofs needs to be routed along that walls and properly supported so they are no lying on the roof as tripping hazards. All penetrations through window and door frames should be properly sealed. TV cables routed thru bottom of windows should be rerouted through walls and sealed, the window will pinch (damage) the cable and not allow proper closing of the window. Where TV cables are not being used they should be removed back to the nearest splitter and the splitter terminated with cap. Where TV cables will be used suggest terminating them to a surface raceway wall jack.
19. Replace all telephone wiring and eliminate all splices using a termination block. All wiring should be properly supported and wiring should be used that is rated for exterior use.
20. Additional smoke detectors should be added to the following locations:
 - a. Garage 002 and Garage 007
 - b. Entry Hall 100, Servant's Bedroom 107.
 - c. Judeg's Chamber 102
 - d. Corridor 200, Bedroom 202, Bedroom 205.

These new fire alarm smoke detectors and the two existing smoke detectors should all be wired together so that if one goes into alarm they all go into alarm.

Part II: Treatment and Work Recommendations

A. Archaeology

The history of the Retirement and the Muster Grounds and the lack of 20th century changes to the area suggest the area may have significant archaeological resources. All design and site work, including the geothermal heating system, should be planned to protect these resources.

B. Proposed Work

In coordination with the National Register Nomination, DBA recommends a period of significance beginning with the 1807-1815 construction date, and ending with the sale of the property to the Dunn family in 1955. The Craig and Fulkerson/Hurt families, in possession of the home for a century and a half, made the most significant contributions to the house. As a home much-altered over time, the intention should not be to strip the home of all traces of any single period, but should maintain its accretive nature, while improving the overall physical structure with clearly modern, but sympathetic changes.

1. Overall approach:

DBA would advise making few alterations to the five primary rooms of the historic property. The much changed addition provides ample opportunity to accommodate modern requirements and new uses.

2. Accessibility

Understanding the location of the recently-acquired parking area for the site, DBA will require survey information to proceed, but conceptually, DBA would hope to build an accessible route from the parking area, to the rear of Retirement, and if possible to the Judge's Chambers and front of the house. A lift or elevator within the frame addition will provide for access to the first floor level of the house. Providing a lift to the second floor would require the loss of significant historic material, so DBA supports planning the use so equivalent accessible space could be provided elsewhere. DBA would also plan on referencing Historic Building Codes, particularly for the masonry sections of the house, in order to achieve functional compliance with a minimal loss of historic fabric.

3. Further Investigation: There are a number of building issues that require further investigation before required rehabilitation work can be fully understood.

- a. Remove non-historic wood flooring and wood paneling on the east wall of the Judge's chambers to understand the extent of water damage in the space.

- b. Excavate soil to observe exterior foundation at northeast corner of Parlor 101. If necessary, remove historic wood flooring in the northeast corner of Parlor to view joists and assess water damage.
- c. At west wall of wood frame addition, remove exterior wood siding and, if needed, interior finish to determine extent of water and insect damage.

4. Grading and Landscape Repairs

- a. Regrade area east of the building to redirect water from Judge's Chamber wall.
- b. Remove ivy and trees growing within ten feet of the foundations of the building.

5. Structural Strengthening

- a. Rebuild foundation wall at northwest corner of building, eliminate pipe penetrations or support penetrations.
- b. Install diaphragm connectors between exterior walls and floors at first, second and attic levels of masonry structure.
- c. At attic gable ends of masonry structure, improve connection to roof.
- d. At attic level, add collar ties to Retirement II section, reframe the dormers.
- e. Reframe Garage 002 ceiling where timbers deflected due to the unsupported fireplace above.
- f. Rebuild west, raised portion of front porch, including masonry foundation.

6. Exterior Envelope Repairs

- a. Repoint exterior brick.
- b. Install crawlspace vents.
- c. Replace asphalt shingle roof over rear addition, remove roof over rear patio.
- d. Repair all windows in the masonry portion of the building. Windows in the rear portion to be assessed for repair or replacement, based on the new design at this

section. Windows W114-W116 are oldest in this section. The pedimented frames at D5, W001, W002, W116, W117, and W118 should remain in place.

- e. Repair and repaint wood trim at masonry building.
- f. Replace wood siding at rear addition, replace soffit and fascia.
- g. Replace the low-slope roof at the Front Porch.
- h. Repair all deteriorated wood elements at Front Porch.

7. Mechanical Scope

- a. A new geothermal-fed HVAC system must be installed, along with a new distribution system. Temperature control standards within Retirement I and II will seek to achieve basic comfort, but will make the preservation of the historic fabric a priority in design. At the rear addition, the new system will meet museum standards in climate and humidity control. A separate unit will be installed at the Judge's Chambers.
- b. At Retirement I/II, mechanicals to be routed through chimney/fireplace system to the greatest extent possible.
- c. Electrical Scope: Existing electrical to be removed. New code compliant electrical service needs to be installed at Retirement and at the outbuildings. At the masonry portion of Retirement, surface-mounted conduit and baseboard-mounted receptacles will be employed to minimize impact on the historic fabric. Overhead lighting in Retirement I and Retirement II will be removed and replaced by focused task lighting or free-standing luminaries.
- d. Telephone and Data Scope: New system to be installed.
- e. Fire Protection Scope: New system to be installed. Firesprinklers may be needed at rear addition, but should be avoided in masonry portion of building.
- f. Plumbing Scope: Judge's Chambers Bathroom 103 to remain. Bathroom 105 and 201 to be removed. New toilet facilities and warming kitchen to be located in Basement.

8. Main House Basement

- a. The two-room basement of the original house (Rooms 004 and 005) has much intact fabric, and can communicate the role of slaves in the 18th century household. Wheelchair accessibility may be a challenge, but should be studied.

These two rooms, and the south façade of Retirement 1 should be restored so they can be perceived as evidence of that history. Heating and ducting, to the greatest extent possible, should be removed from these spaces.

9. Retirement I/II First Floor:

- a. Living Room 109: Restore woodwork and plaster walls and ceilings, windows and doors.
- b. Entry Hall 100: Restore woodwork and plaster walls and ceilings, doors, stairs and guardrails. Remove plumbing from ceiling, patch ceiling.
- c. Parlor 101: Restore woodwork and plaster walls and ceilings, windows and doors.

10. Judge's Chambers 102

- a. With its separate circulation system and potential for an accessible entry, a free-standing public outreach function would seem to be possible in this space. It would also correspond nicely to Fulkerson's original design intent.
- b. Investigate source of water infiltration and damage, remove closet addition, repair interior. Restore woodwork and walls and ceilings, windows and doors.
- c. The bathroom could be renovated, eliminating the shower and possibly achieving wheelchair accessibility. Install ceramic tile floor and wainscot in bathroom.

11. Retirement I/II Second Floor

- a. Bathroom 201: DBA recommends removing the bathroom fixtures and all the non-historic finishes in this space. This would allow for the removal of the plumbing from the ceiling of the first floor entry. This landing space may have been open, or may have been used for a small room. Return this space to a more original purpose.
- b. Bedroom 202: Remove Closets 203 and 204, patch historic plaster. Remove wallpaper, repair plaster walls.
- c. Bedroom 205: Remove Closet 206, remove non-historic baseboard, chair rail and window trim. Repair plaster.

12. Rear Frame Addition

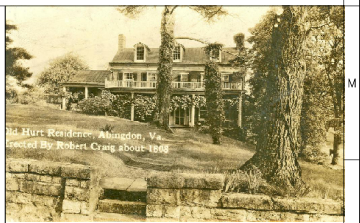
- a. Lightly-built, the rear addition was significantly altered over time, particularly after the period of significance. In addition, portions of the structure suffer from water infiltration and insect damage.
- b. Relocating the eastern wall of the addition further west (narrowing the addition) may be a fruitful path to contemplate.
- c. Stair #2 between the basement and the first floor, perhaps dating to the Hurt early twentieth century occupation, should be relocated to ease use of the space.
- d. At the basement level, DBA proposes accommodating new mechanicals, a new lift, a code compliant stair, as well as toilets and a warming kitchen
- e. At the first floor, DBA proposes opening the space to accommodate indoor event space, exhibits and other functions as desired. We would like to maximize views to the southwest and the Muster Grounds, and perhaps to reintroduce a porch element that is well integrated with the adjacent patio. This is also an area that could be designed to meet the climate control requirements for museum collections. We have significant functional flexibility in this portion, and look forward to working with the Town of Abingdon to develop a firmer program. All new work will be sympathetic to the historic fabric, while working to improve and perfect building assemblage as it moves into the future.

13. Outbuildings

- a. A site survey will need to be completed, but DBA would like to incorporate the Outbuilding into the new event/educational purpose of the site, perhaps as an exhibit space that could also support the needs of the event use.

C. Drawings and Photographs

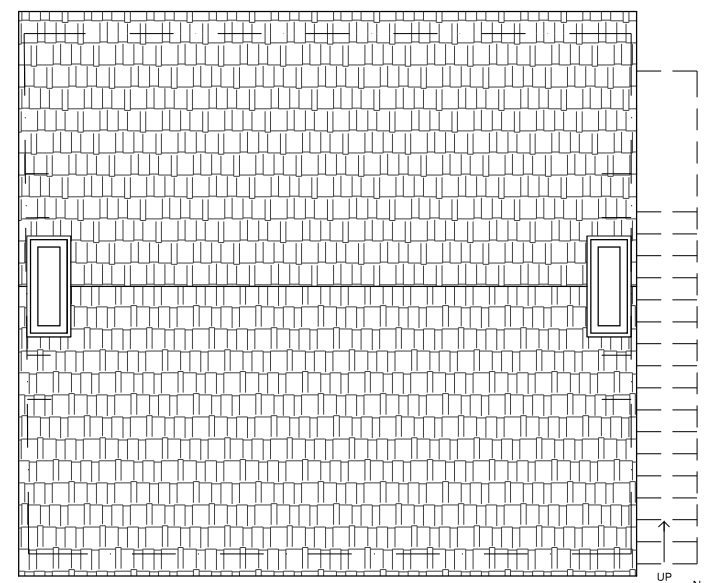
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A-2	1815 Elevations
A-3	1815 Elevations
A-4	1858 Plans
A-5	1858 Plans
A-6	1858 Elevations
A-7	1858 Elevations
A-8	Historic Significance Diagram
A-9	Historic Significance Diagram
A-10	Historic Significance Diagram
A-11	Historic Significance Diagram



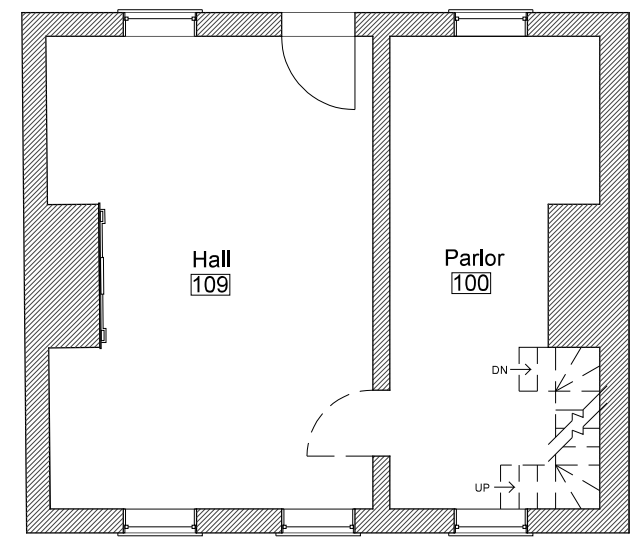
Retirement
 1780 Muster Place
 Abingdon, VA
HISTORIC
STRUCTURES REPORT

OWNER
Town of Abingdon

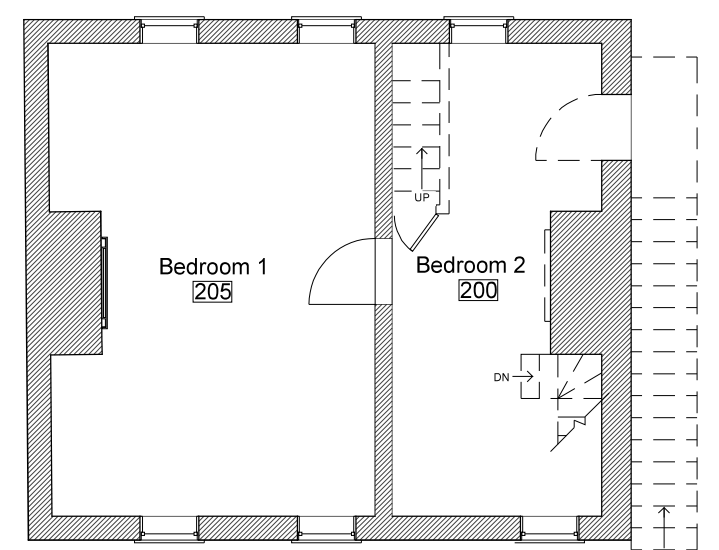
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- Hidden Lines
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 - ▨ Stone
 - ▩ Masonry
 - ▧ Shingle



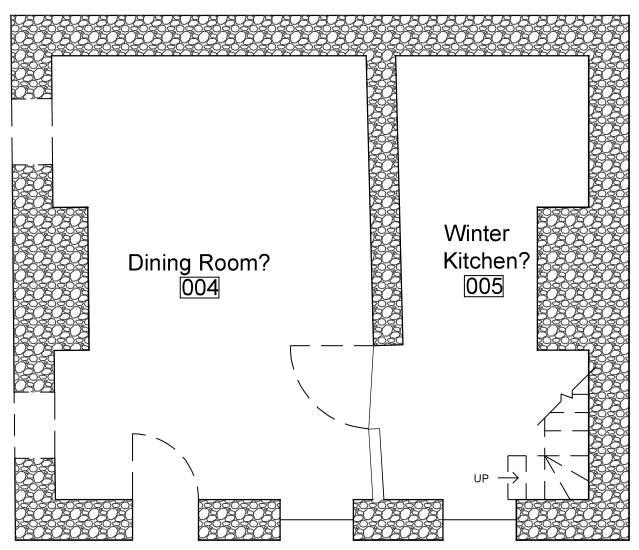
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3 SECOND FLOOR
 SCALE 1/4" = 1'-0"



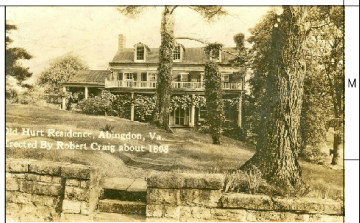
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1815 PLANS

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Retirement
 1780 Muster Place
 Abingdon, VA
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OWNER
Town of Abingdon

Legend
 — Hidden Lines
 - - Estimated Locations



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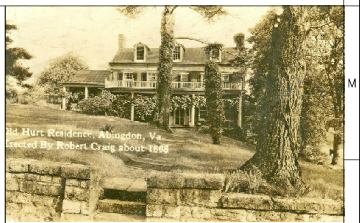
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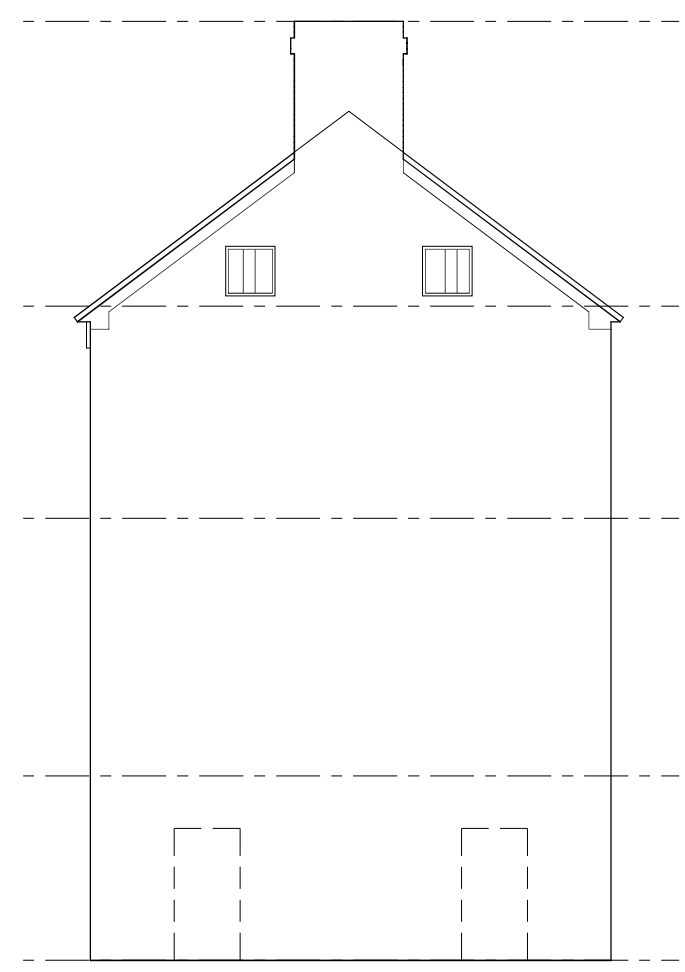
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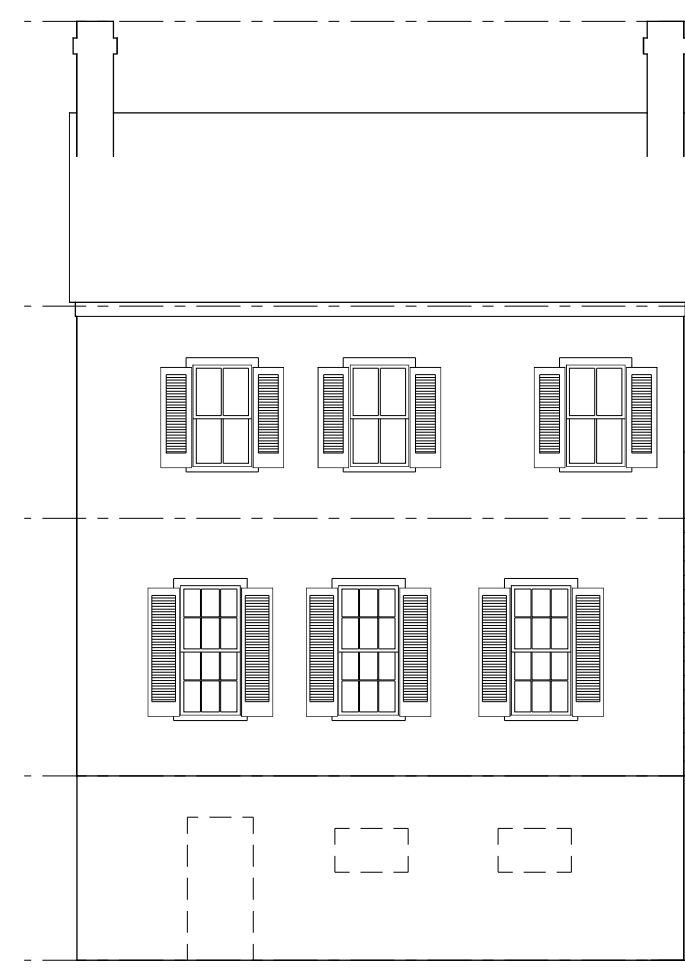
Retirement
 1780 Muster Place
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**HISTORIC
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Town of Abingdon

Legend
 — Hidden Lines
 - - - Estimated Locations



2 WEST FACADE
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1 SOUTH FACADE
 SCALE 3/4" = 1'-0"

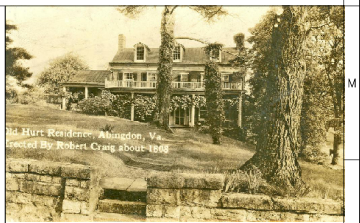
Top of Chimney
 35' - 2 15/16"
 Roof Bearing
 22' - 3 5/8"
 Second Floor
 12' - 8"
 First Floor
 0' - 11 13/32"
 Basement
 -7' - 5 5/32"

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1815 ELEVATIONS

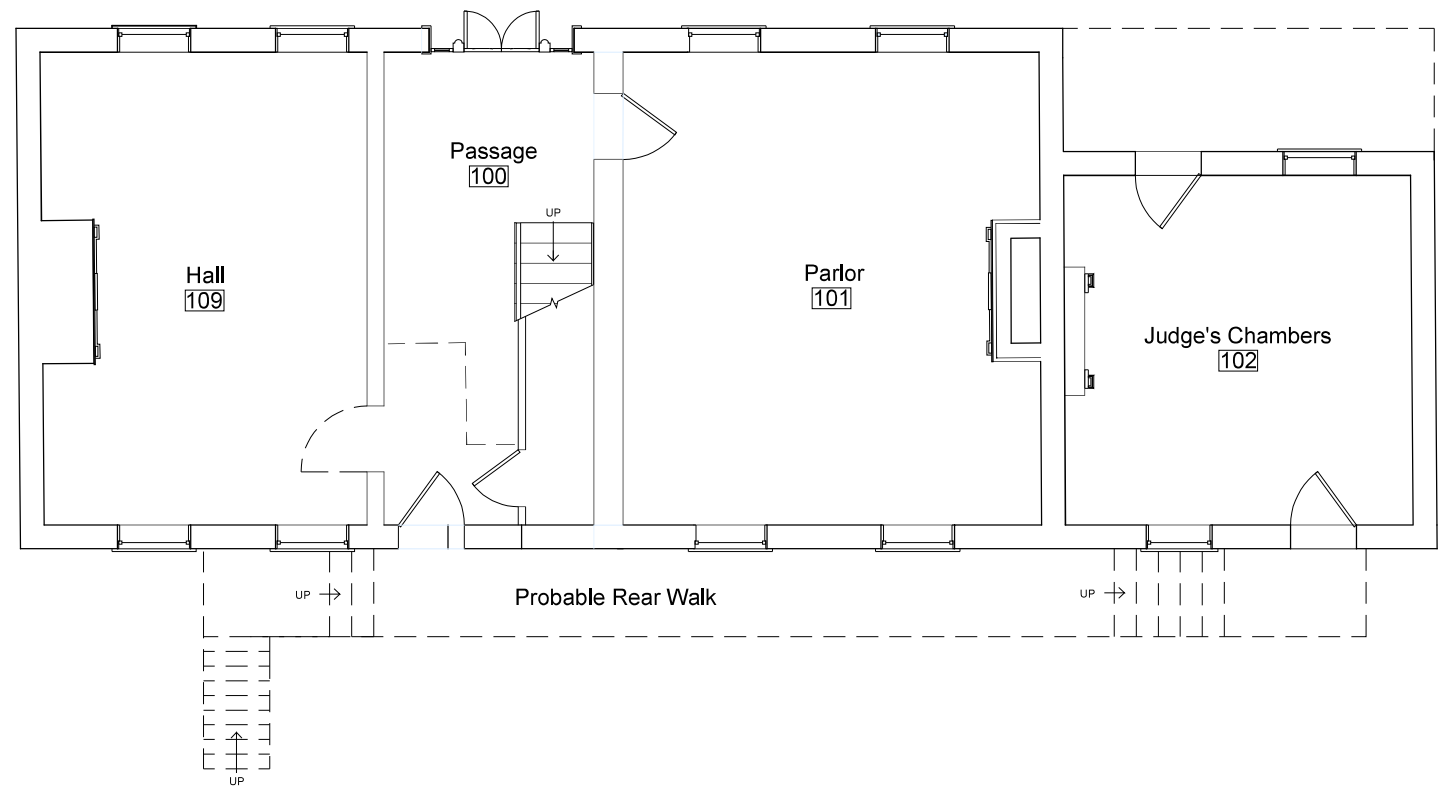
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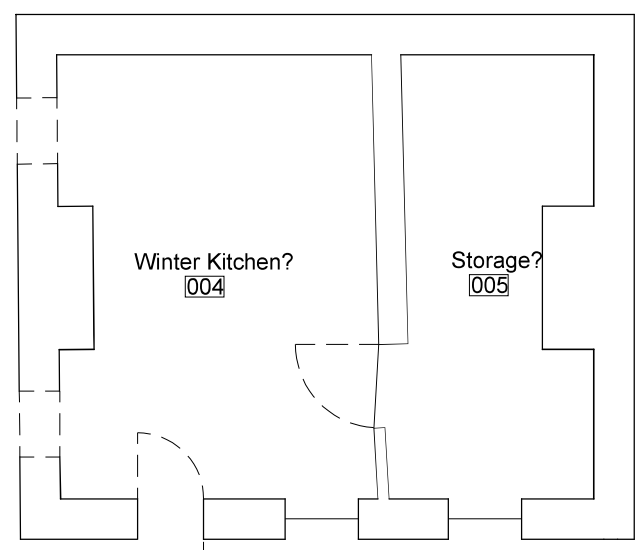
Retirement
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Town of Abingdon

- Legend**
- Hidden Lines
 - - - Estimated Locations
 - ▨ Stone
 - ▩ Masonry
 - ▧ Shingle



2 FIRST FLOOR
 SCALE 1/4" = 1'-0"



1 BASEMENT
 SCALE 1/4" = 1'-0"

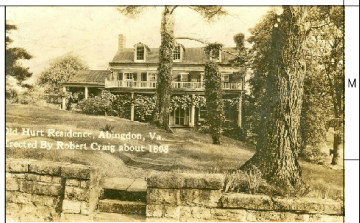


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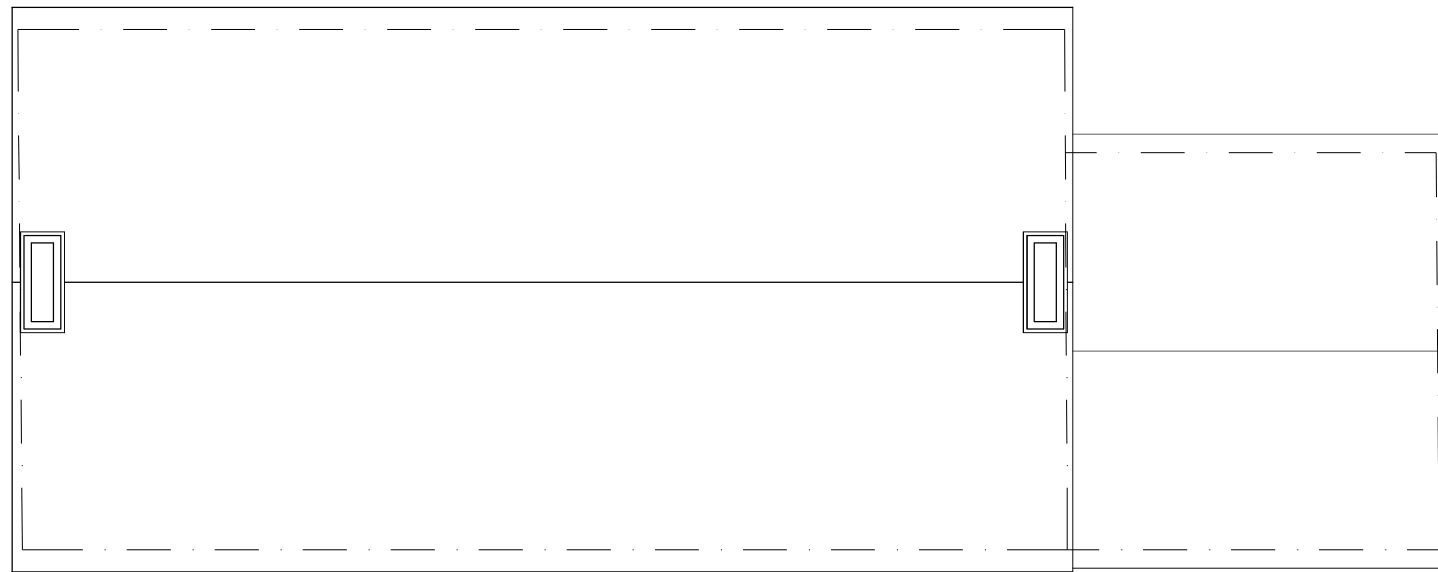
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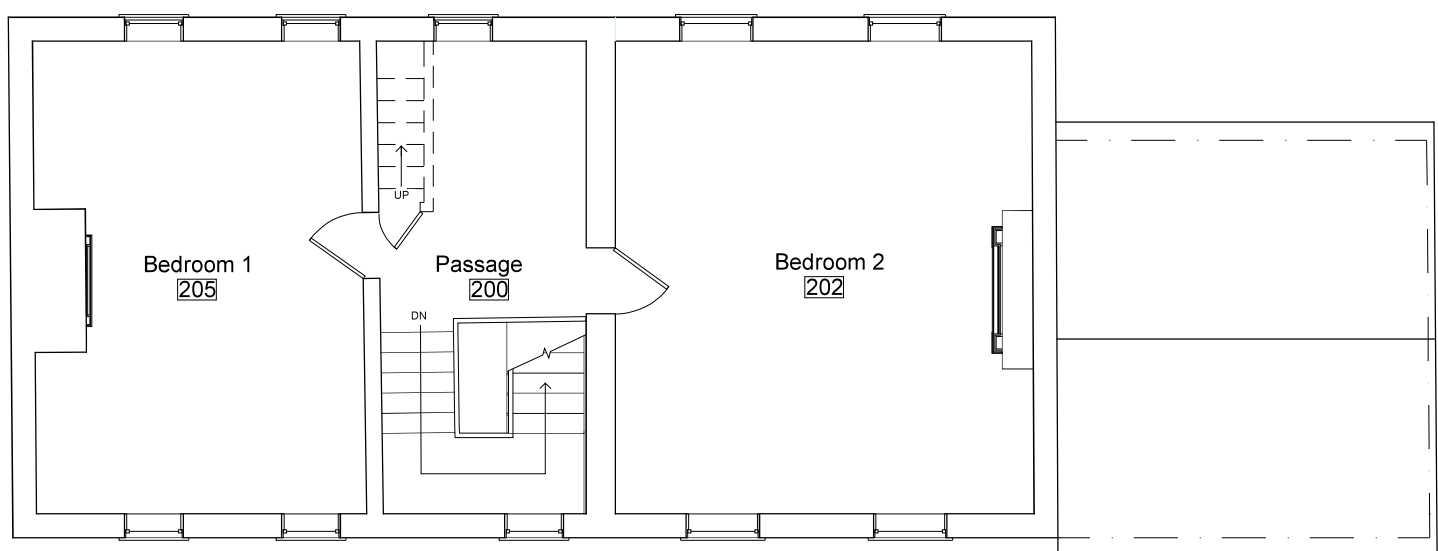
Retirement
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Town of Abingdon

- Legend**
- Hidden Lines
 - - - Estimated Locations
 - ▨ Stone
 - Masonry
 - ▩ Shingle



2 ROOF
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1 SECOND FLOOR
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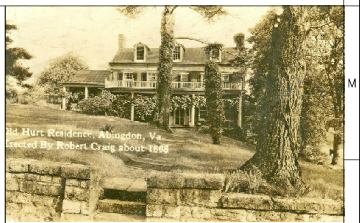


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	DRAWING NUMBER A-5



Retirement
 1780 Muster Place
 Abingdon, VA
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Legend

- Hidden Lines
- - - Estimated Locations

Top of Chimney
 35' - 2 15/16"

Roof Bearing
 22' - 3 5/8"

Second Floor
 12' - 8"

Office Suite
 6' - 7 7/8"

First Floor
 0' - 11 13/32"

Basement
 -7' - 5 5/32"

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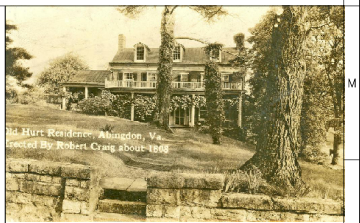
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1858 ELEVATIONS

SEAL
 DATE 25 July 2014
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 DRAWING NUMBER

A-6

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1 NORTH FACADE
 SCALE 1/4" = 1'-0"



Retirement
 1780 Muster Place
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 - - - Estimated Locations



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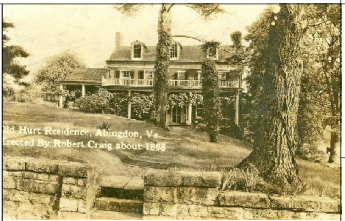
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2 WEST FACADE
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1 SOUTH FACADE
 SCALE 1/4" = 1'-0"



- LEGEND**
- Craig Occupancy (1807-1857)
 - Fulkerson Occupancy (1858)
 - Fulkerson/Hurts (1862-1955)
 - Dunn Family (1955-2007)



Retirement
1780 Muster Place
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**SIGNIFICANCE
DIAGRAMS**

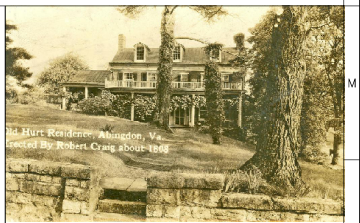
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	SET Historic Structures Report
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1 BASEMENT
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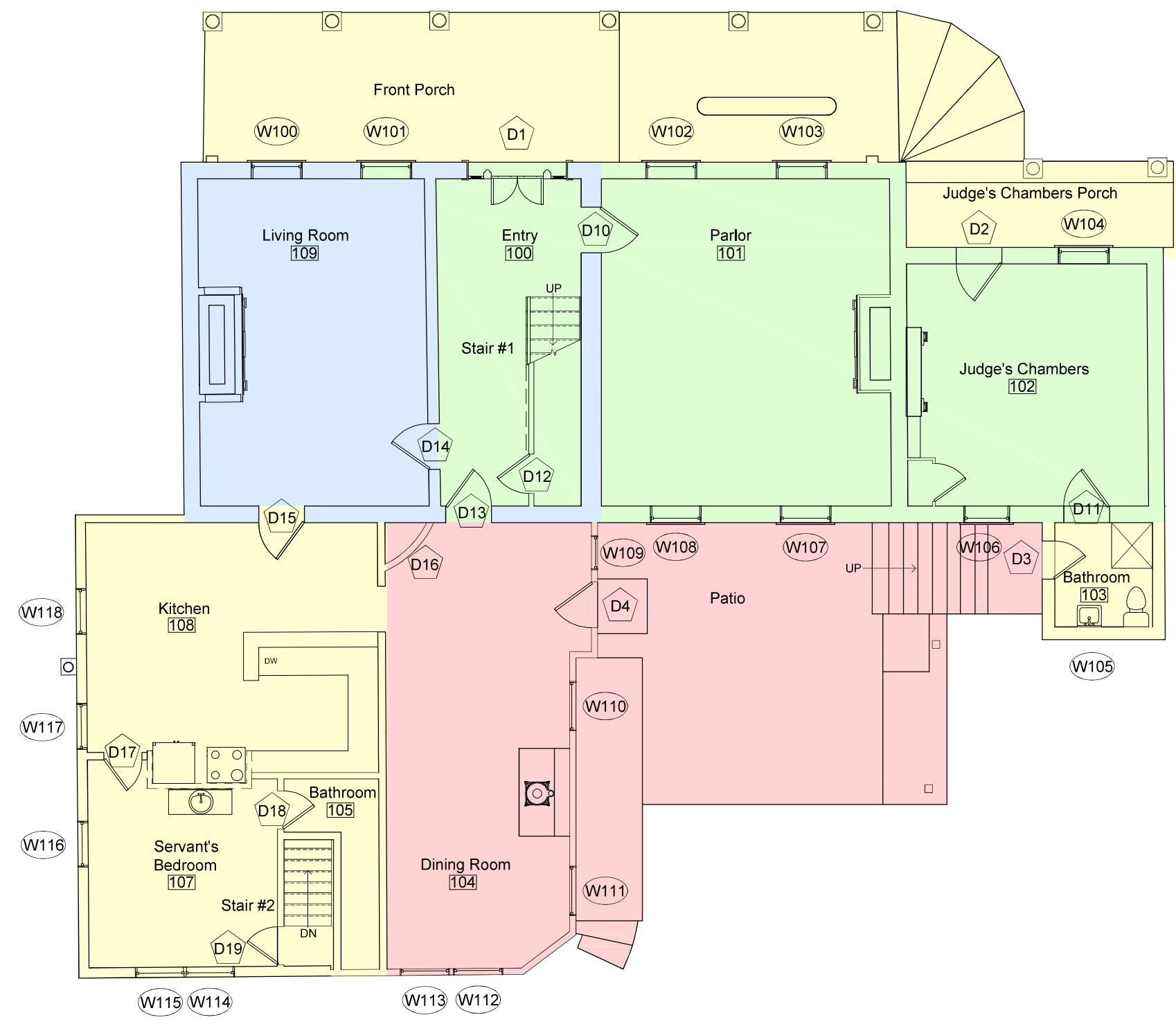
LEGEND

- Craig Occupancy (1807-1857)
- Fulkerson Occupancy (1858)
- Fulkerson/Hurts (1862-1955)
- Dunn Family (1955-2007)



Retirement
1780 Muster Place
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1 FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

#	REVISION	Date

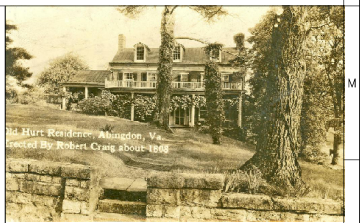
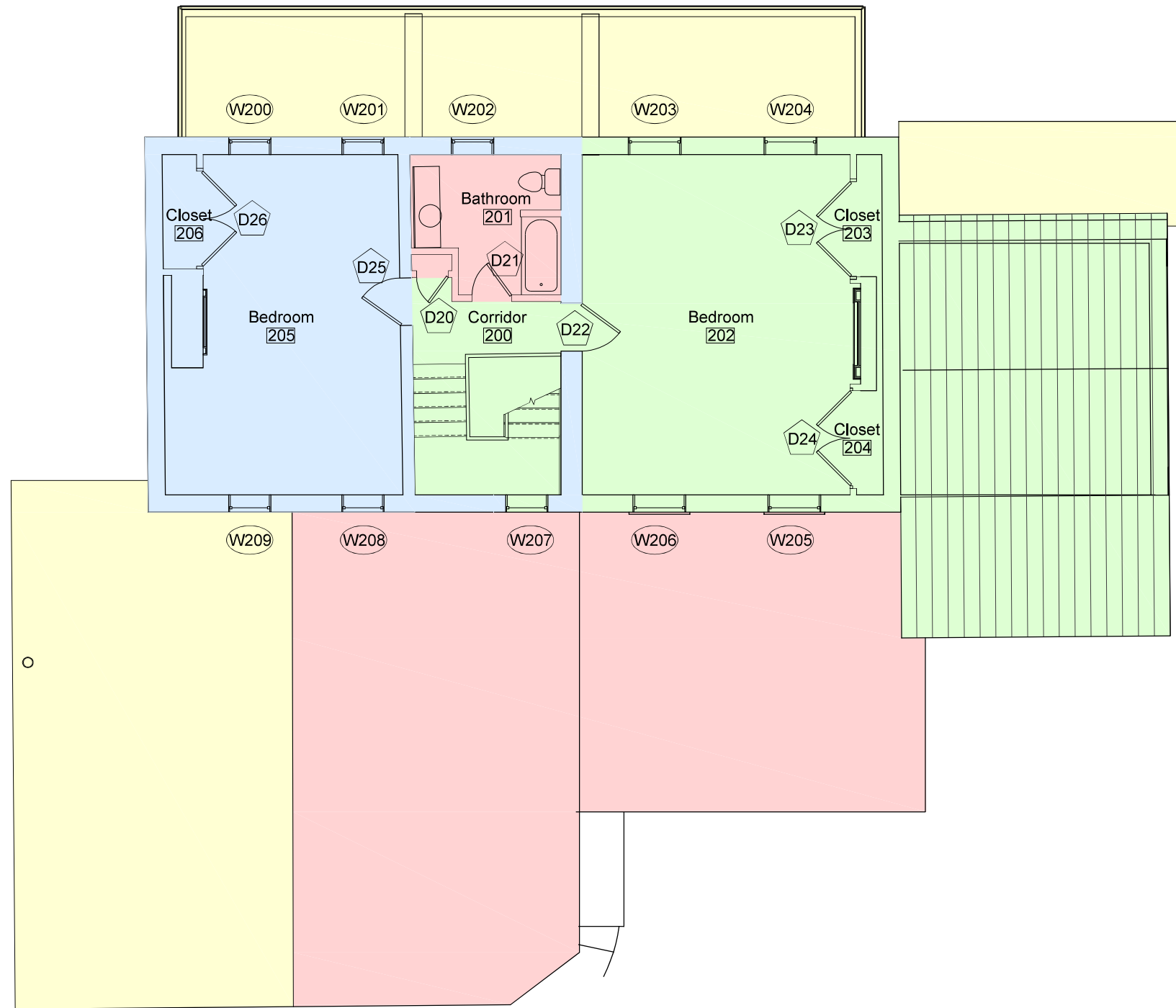
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SEAL	DATE 25 July 2014
	SET Historic Structures Report
	DRAWING NUMBER A-9

LEGEND

- Craig Occupancy (1807-1857)
- Fulkerson Occupancy (1858)
- Fulkerson/Hurts (1862-1955)
- Dunn Family (1955-2007)



Retirement
1780 Muster Place
Abingdon, VA
**HISTORIC
STRUCTURES REPORT**

OWNER
Town of Abingdon

#	REVISION	Date

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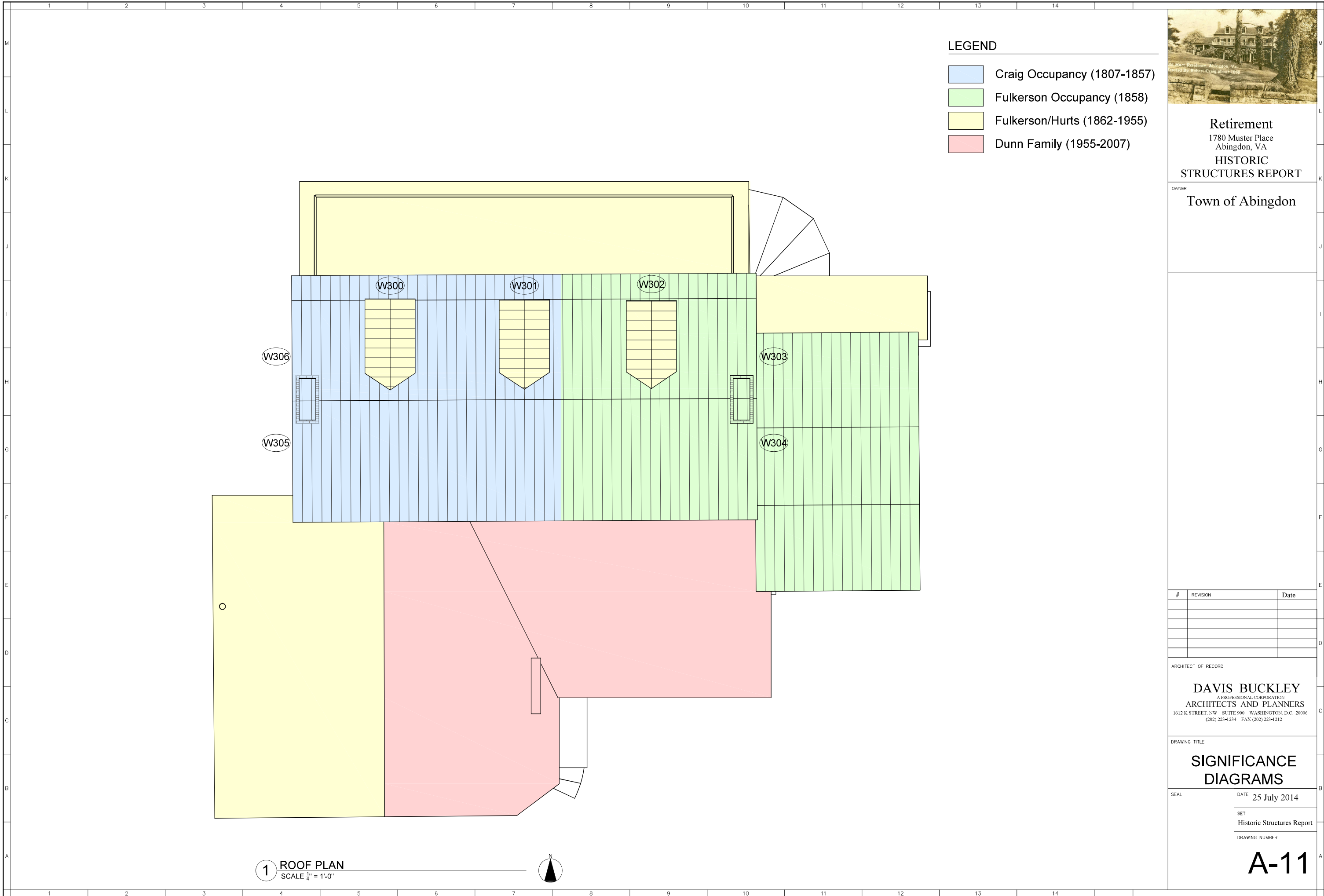
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**SIGNIFICANCE
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SEAL
DATE 25 July 2014
SET
Historic Structures Report
DRAWING NUMBER

A-10

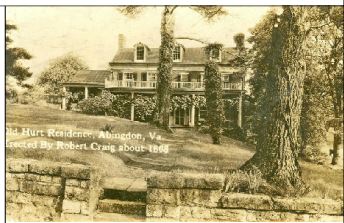
1 SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"





LEGEND

- Craig Occupancy (1807-1857)
- Fulkerson Occupancy (1858)
- Fulkerson/Hurts (1862-1955)
- Dunn Family (1955-2007)



Retirement
1780 Muster Place
Abingdon, VA
**HISTORIC
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OWNER
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DRAWING TITLE
**SIGNIFICANCE
DIAGRAMS**

SEAL	DATE 25 July 2014
	SET Historic Structures Report
	DRAWING NUMBER A-11

1 ROOF PLAN
SCALE 1/4" = 1'-0"



E. Bibliography

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improvements 702 Colonial Road Abingdon VA Washington County VA
Prepared for the Town of Abingdon c/o Mr. Greg Kelly 133 West Main Street
Abingdon VA.

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Abijah Thomas House
Baker-St. John House
Beattie, A.C. House
Bonham, H.L. House
Brook Hall
Brookside Farm & Mill
Crabtree-Blackwell Farm
Edmondson Hall
Fulkerson-Hilton House
The Grove
Kilgore Fort House
Dr. William H. Pitts House
Preston House
Scott-Walker House
Smithfield
Spring Valley Rural Historic District
Stephen G. Bourne House
Walnut Grove

"Retirement, Historic Houses of Washington County, Virginia." *The Historical Society of Washington County, Virginia Series II, No. 6* (Spring 1968); 35-37.

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F. Appendices

1. Fields/Fulkerson Letter
2. WPA Inventory on Retirement
3. Photographic Chronology of Retirement

Agreement between William Shields & Saml.
V. Sullerson

William Shields agrees to build for Saml. V.
Sullerson a brick house at the east end of
and adjoining to the house in which said Sul-
lerson now lives. Said house is to be twenty
feet long and as wide and high as the old house,
with a room below and one above. Shingle
roof, two doors (panel) with hinges, locks &c
complete. Eight windows, sash glass &c, with
venetian blinds. Said windows to be of a
larger size and larger glass than the win-
dows of the old house. Good and neat cor-
nicies on both sides of the house. Chimney
with fire place in both rooms. Bath room
and wash boards &c.

Said Shields is also to do the
excavation necessary to place the new house
on a level with the first floor of the old house.

Said Shields is also to build for said Suller-
son an office of brick sixteen feet square in
the clear, of proper height for one story, to
be set at the east end of and adjoining the said
new house. Said office to be covered with
shingles, two doors with locks, hinges &c, com-
plete, two windows of the size of the windows
in the old house with venetian blinds, the
office to be plastered, to have a fire
place, mantle & wash boards. Said Shields
is also to make the necessary excavation
to give the office a good foundation.

Said Shields is also to put a good and neat
panel floor with lock &c, complete and with

side lights, when the eastern front window of the old house now is, and he is to remove the said window and place it where the front door of the old house now is, so as to make it correspond with the other windows of the old house in the same room.

Said fields is also to open the passage (now the little room on the first floor of the old house) and is to construct a flight of stairs from said passage to second floor. Said stairs to be properly banistered - Said fields is also to take down the chimney at the east end of the old house, and to repair the peeling which has fallen off in the two upper rooms

~~of the old house~~
~~of the old house~~
~~of the old house~~
to be done in a workmanlike manner, and to be completed during the ensuing spring or as early in the following summer as possible.

For all of which work said Halkerson is to pay s. d. fields the sum of \$980. - But if said Halkerson should choose to have used in the new buildings, any of the old doors and casing or mouldings, he is to be at liberty to do so, and said fields is to deduct from said sum, \$9 for old door & casing so used and \$4 for each mottle so used -

Given under our hands this 7th day of Feby. 1858 -

William Fields
By A. H. S. Halkerson
A. H. S. Halkerson

WORKS PROGRESS ADMINISTRATION OF VIRGINIA
HISTORICAL INVENTORY

30

COUNTY: Washington.

CLASS: Home.

Photograph

SEE PICTURE FOR LABEL

"RETIREMENT".

This write-up is a part of the Virginia W. P. A. Historical Inventory Project sponsored by the Virginia Conservation Commission under the direction of its Division of History. Credit to both the Commission and W. P. A. is requested for publication, in whole or in part. Unless otherwise stated, this information has not been checked for accuracy by the sponsor.

RESEARCH MADE BY
VICTORIA ELISE Gilliam,
R. F. D., Abingdon, Virginia.

March 4, 1937.

1. SUBJECT:

"Retirement".

2. LOCATION:

2 miles west of Court House, south side of Route #11, bordering meadow next to Wolf Creek, Abingdon, Virginia.

3. DATE:

1808.

4. OWNERS:

Robert Craig, Sr., Deed Book 3, page 647 and Deed Book 9, page 649,	1808 to 1828.
Mr. and Mrs. William Smith, Deed Book 14, page 44,	1828 to 1839.
Mrs. Sarah Hamilton, Deed Book 14, page 44, Deed Book 18, page 242,	1839 to 1847.
Robert D. Carmichael, Deed Book 18 page 242,	1847 to 1858.
Samuel V. Fulkerson,	1858 to 1862.
Mrs. Floyd B. Hurt,	1862 to 1903.
Miss Kate Hurt, who has deed and will for last two transactions; present owner,	1903 to 1937.

5. DESCRIPTION:

"Retirement" originally was rectangular but now is "L" shape. It is a two and a half story brick building with metal covered gabled roof. Originally there were two chimneys, one at each end of the house but later, when an ell was added to the house, another chimney was added. This chimney was located in the center of the ell. Wood cornices too, were added about 1880, and eleven windows added, making twenty two in all in the house. The windows are not all alike but are of different sizes and number of panes. The shutters are large and are painted green. Four gabled dormer windows also were added later. A one story porch, with Tuscan columns, goes across the entire front of the house and you enter the house from this porch through double doors with side and top lights. The house consists of seven rooms, three large and four small. The walls downstairs are nine feet high and those upstairs are eight and a half feet. At first the walls were plastered and whitewashed but now they are painted. The stairway is of simple style and made of cherry. It is two flights, with square balusters and turned newels and hand rail. The inside doors are six panelled and painted. Originally they had iron locks on the outside, and strap hinges but they have been changed and now there are common hinges and the locks are concealed in the door. The floors are of six inch poplar and pine planks. There are five mantels, two of which are Adams' style and the present owner, Miss Hurt, has a beautiful carved mantel in the parlor which she did herself. The house is in splendid condition and a most attractive home. It is surrounded with beautifully kept grounds upon which are lovely shade trees.

6. HISTORICAL SIGNIFICANCE:

The name of Robert Craig, the builder of "Retirement", is closely associated with the early life of Abingdon, Virginia. In practically all the public affairs of the town and county he had a prominent part. Long before his home was built in the west end of Abingdon, he had been a resident of Abingdon. The site of his first home is not known but in 1773 he was a resident of Washington County, for in that year he was a signer of the call extended to Reverend Charles Cummings to become pastor of the Sinking and Ebbing Spring churches and in the same year Edmund Pendleton conveyed to William Cocks and Robert Craig, nine hundred fifty acres of land on Spring Creek, called at that time, Renfro's Creek. When Washington County was organized, Robert Craig was a member of the military organization of the county and when the town of Abingdon was established in 1778, he was appointed one of the first trustees, and it was the responsibility of these trustees to lay off and sell lots at public auction, receive the money arising from such sale and pay the same to the Order of the Court of Washington County towards defraying the expenses of their public buildings and the surplus, if any, was to go to the repairing of the streets.

Captain Craig was recommended to the Governor for appointment as one of the captains of militia for Washington County; was appointed one of the commissioners of tax in 1779, was coroner of Washington County in 1780; was a road surveyor; a captain in the Revolutionary War of the Fifth Company and served as Captain of Militia under Colonel William Campbell at King's Mountain. He was a member of the General Assembly in 1802 and was one of the founders of the Abingdon Academy; was one of its first trustees and continued to be until 1824 when he was eighty years of age. He died at the age of ninety and was buried in the Sinking Spring Cemetery, his grave being marked by the Daughters of the American Revolution, and a tombstone.

At the time of its erection, "Retirement" was considered far out of town. It was the second brick house built in this whole section, William King's being the first. For the time, it was an unusual building, and is another indication of the ability and ingenuity of Robert Craig. He was born in 1774 and married, the first time, Margaret Whitehill, fifth daughter of Judge James Whitehill by his second wife, Rachel Creswell. By this marriage there were seven children: Rachel, who married Joshua Ewing; David, who married Margaret Carson; James W., who married Rebecca Russell; Robert, Jr., who married Mary Russell; Margaret, who married Peter Fulker-son; Elizabeth, who married Dr. Earl B. Clapp; Sarah, who married Frederick Hamilton. All of these families were prominent in the early history of Abingdon and were among those who contributed to its growth and prosperity.

Margaret Whitehill Craig died in 1778, when only thirty-six years of age. Not long after, Robert Craig, Sr., married Jean Denny, who was born in 1750. By this marriage there were eight children:

Rebecca, who married Michael Shugart; William Denny, who married Mary Carson; John, who married Juliet Montgomery; Ann, or Nancy, who married John Mitchell, first time and Reverend Stephen Bovill the second time; Jane Denny Craig; Mary Craig, who married William Berryhill; Harriet, who married William T. Smith, and Amanda, who married James Chambers Craig. All fifteen children married, some no doubt at "Retirement", and many of the substantial citizens of Washington County descended from this notable pioneer.

In his will made in 1832, there was evidence of his wealth shown by the money and land which he bequeathed to his sons and daughters, as well as the slaves. According to the deed books in Washington County Clerk's office, Robert Craig gave the house in which he lived to William Smith and his daughter Harriet, who married William Smith in September of 1828.

In Draper's Heroes of King's Mountain it states: "Few of the Holston Settlers were more serviceable than Robert Craig. He commanded a company on Christian's Cherokee Campaign in the fall of 1776; was much engaged in the defence of the frontiers and at King's Mountain, where he fought bravely, losing his Lieutenant, William Blackburn, and his Ensign, Nathaniel Dryden".

In his obituary was this statement, which summed up the fine traits of Robert Craig: "In all the relations of domestic and social life, he was exemplary. A kind husband, an affectionate father, a human master, a generous and kind friend; a sincere believer in the truth of Christianity and for about seventy years a communicant of the Presbyterian Church".

An obituary has been preserved of Robert Craig's second wife who died in 1809. This obituary shows her to have been a fine Christian character with amiable qualities which embraced her step-children with her own children. She claimed them all as her own and they returned her love and tender care. She was a woman of poise, cheerful, humorous and a favorite in every social circle.

After "Retirement" passed out of the Craig family, it was bought by Judge Samuel V. Fulkerson in 1858. He was a son of Abram Fulkerson and Margaret Vance Fulkerson and was born at his father's farm in the lower end of Washington County. After serving in the Mexican War, he studied law and practiced his profession. He was elected a member of the Constitutional Convention in 1850; elected judge of this circuit court and served until the spring of 1861, when he was commissioned Colonel of the Thirty Seventh Virginia Regiment of Infantry and commanded this regiment until the 27th. day of June, 1862, when he fell, mortally wounded, while gallantly leading his regiment in a bold and splendid charge upon one of the enemies strong positions on the Chickahominy. He died on the following day and his remains were interred in the Sinking Spring Cemetery where a monument was erected in his honor, his friends and admirers participating in the

erection of the same. This they did to attest their appreciation of the many virtues which crowned his civil life and the high regard they had for the military distinction which clings to his name. He was born in 1822 and died in 1862, in the prime of life. In his will, made a short time before his death, he showed his love and consideration for his mother and sister, Catherine F. Fulkerson, by providing for their comfort and welfare and left "Retirement" to his mother her life time, and at her death it was to go to Catherine, his sister, who later married Floyd B. Hurt, the father of Miss Kate Hurt, the present owner.

Miss Katherine (Catherine) Fulkerson was to have been married to Mr. Floyd B. Hurt in December, 1864. During the War Between the States, Mr. Hurt was Treasurer of the Confederacy. The night set for the wedding happened to be the night the Federal Army reached Abingdon en route to Saltville. "Retirement" was one of the homes they invaded. When word reached Abingdon that "The Yankees were coming", Mr. Hurt, with his negro, loaded the Confederate money, valuable papers, etc., and headed for the mountains, leaving behind his bride elect, the wedding supper and a much disturbed community. The Yankees feasted on the wedding supper, eating the bride's cake and carrying off the ring found in it, as well as drank the precious coffee which had been loaned for the occasion. They also helped themselves to the stock and anything else they could find that proved to be desirable. It was two weeks before the wedding really took place and the precious coffee had to be dispensed with.

Years later, a Confederate soldier ran across a Federal soldier who told of their experience in this home; of the wedding cake and of his having gotten the ring. Later, this Confederate soldier, on attending a Confederate reunion, told this incident and there was present a party who knew the Hurts and the facts in the story, and in this way it was reported in Abingdon.

All that saved Mr. Hurt from being captured by the Yankees, was some sassafras bushes behind which he hid with the money, sending the negro and wagon to another hiding place.

7. ART:

Photograph

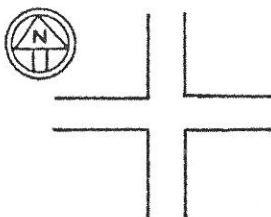
8. SOURCES OF INFORMATION:

Court Records, Washington County, Virginia.
 Offices held by Robert Craig; L. P. Summers' History of Southwest Virginia, pages 823-831-839-843-558. Published 1903 by J. L. Hill Printing Company, Richmond, Virginia.
 Annals Southwest Virginia, by L. P. Summers, page 1385, published in Abingdon, Virginia.
 Old Bible and records held by Margaret Craig, Abingdon, Virginia.
 Sketch Samuel Fulkerson by L. P. Summers in his History of Southwest Virginia, page 522.

<p>1. STATE Va. COUNTY Washington TOWN OR VICINITY Abingdon STREET NO. 702 Colonial Road</p>	<p>2. NAME Retirement <i>RETIREMENT CRAIG House</i></p> <p style="text-align: center; font-size: small;">SEE SPACE BELOW FOR MAP OR DIRECTIONS</p>	<p>HABS PRIORITY</p> <table border="1" style="margin: auto;"> <tr> <td style="width:33%;">1</td> <td style="width:33%;">2</td> <td style="width:33%;">3</td> </tr> </table>	1	2	3			
1	2	3						
<p>3. HABS SURVEY NO. AIA</p>	<p>4. ORIGINAL OWNER Captain Robert Craig <i>EARLY REPUBLICAN</i> PRESENT OWNER Mr. Paul S. Dunn <i>typical brick</i> DATE OR PERIOD about 1808 <i>home of that</i> ARCHITECT <i>period</i> ORIGINAL USE dwelling PRESENT USE same <i>Captain Craig</i> CONSTRUCTION brick <i>NO. OF STOR.</i> NOTABLE FEATURES frame part added late <i>2 1/2</i> 19th century. Brick addition made in 1857 including living room and office</p>							
<p>5. TO BE FILLED IN BY THE LIBRARY OF CONGRESS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;">INDEX NO.</td> <td style="width:33%;">NEGATIVE FILE</td> <td style="width:33%;"></td> </tr> <tr> <td>PUBLISHED PHOTOS</td> <td>PUBLISHED DWGS.</td> <td></td> </tr> </table>			INDEX NO.	NEGATIVE FILE		PUBLISHED PHOTOS	PUBLISHED DWGS.	
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<p>6. HISTORICAL SIGNIFICANCE & DESCRIPTION</p> <p style="text-align: center; font-size: x-small;">CONTINUE IN SPACE BELOW</p>								

<p>7. PHYSICAL CONDITION OF STRUCTURE (OTHER) Good</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th></th> <th style="width:12.5%;">IN DANGER</th> <th style="width:12.5%;">PRESERVE</th> <th style="width:12.5%;">REPAIR</th> <th style="width:12.5%;">RESTORE</th> <th style="width:12.5%;">RECONSTRUCT</th> </tr> <tr> <td>EXTERIOR</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>INTERIOR</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		IN DANGER	PRESERVE	REPAIR	RESTORE	RECONSTRUCT	EXTERIOR						INTERIOR						<p>8. VAL. TO</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;">NATION</td> <td style="width:33%;"></td> <td style="width:33%;">VERY HIGH</td> </tr> <tr> <td>STATE</td> <td></td> <td>HIGH</td> </tr> <tr> <td>COMMUNITY</td> <td></td> <td>NOTABLE</td> </tr> <tr> <td>OTHER</td> <td></td> <td>MENTION</td> </tr> </table>	NATION		VERY HIGH	STATE		HIGH	COMMUNITY		NOTABLE	OTHER		MENTION
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<p>11. AVAILABLE FILES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;">MEASURED DRAWINGS</td> <td style="width:25%;">OLD PHOTOS OTHER</td> <td style="width:25%;">FIELD REPORTS RESEARCH REPORTS</td> </tr> </table>	MEASURED DRAWINGS	OLD PHOTOS OTHER	FIELD REPORTS RESEARCH REPORTS	<p>12. OPEN TO PUBLIC</p> <p style="text-align: center;">FEE CONTROL BY</p>																											
MEASURED DRAWINGS	OLD PHOTOS OTHER	FIELD REPORTS RESEARCH REPORTS																													
<p>13. REFERENCES: AUTHOR, TITLE AND PAGES</p> <p>Bristol Herald Courier - 1947 <i>WPA 30</i> DATE</p>	<p>14. NAME, ADDRESS AND TITLE OF RECORDER</p> <p style="text-align: center;">W. C. Newman University of Virginia VHBS DATE OF RECORD 7-9-57</p>																														

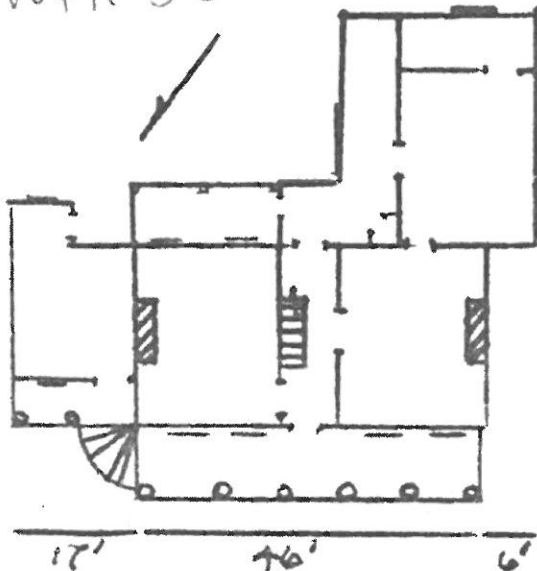
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LOCATION

PHOTOGRAPHS

WPA 30



ON THE BACK PORCH
 THERE IS A QUARTER-
 CIRCULAR CHASET
 WITH A CURVED
 DOOR

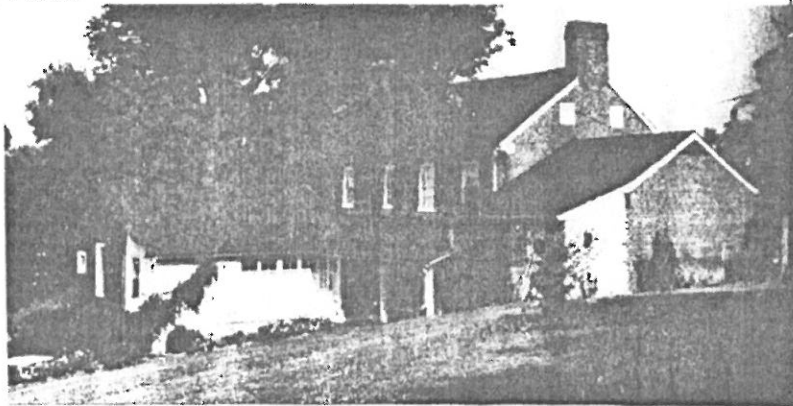




Figure H1: Earliest known photo of Retirement, dated to the 1880's



Figure H2: Muster Grounds, May 1931



Figure H3: 1937 Photo included in WPA survey.

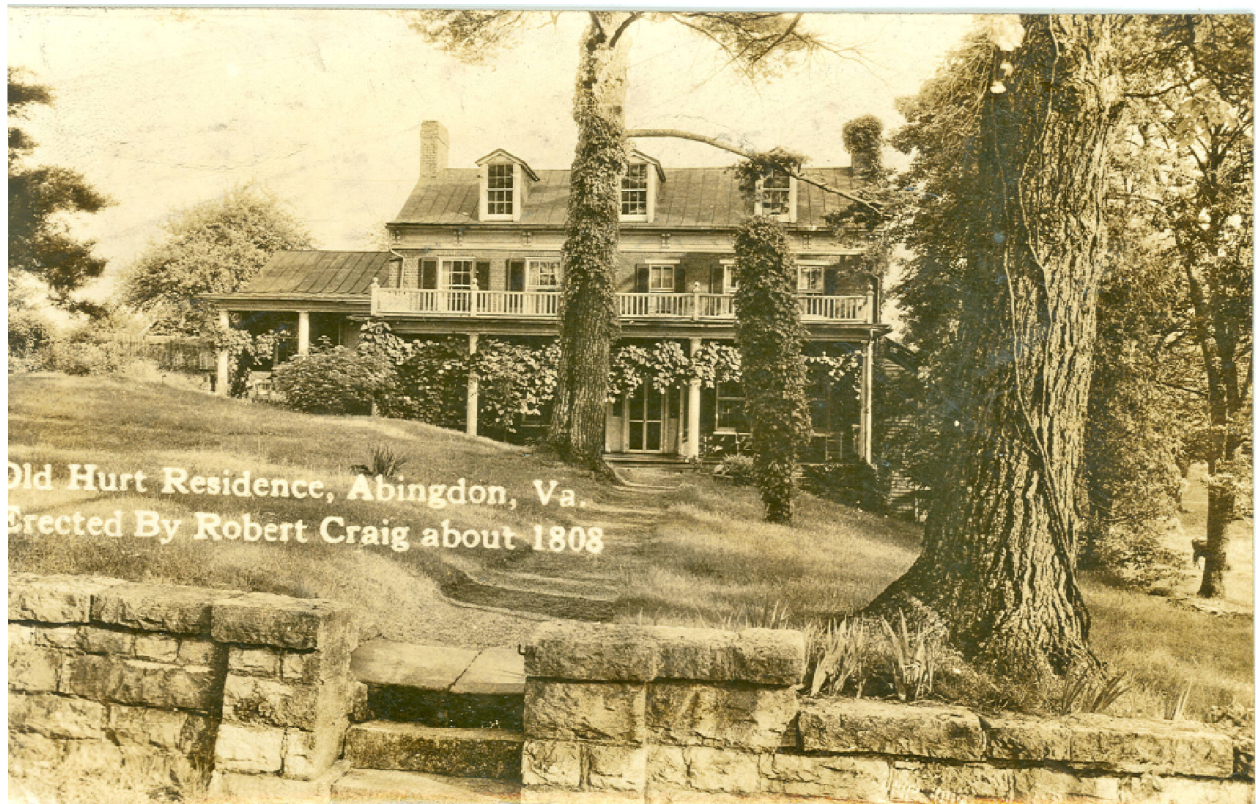


Figure H4: Photo circa 1939.



Figure H5: Photo taken after 1939.



Figure H6: After 1939. Photo taken after tree was cut down, before bushes were planted.



Figure H7: Bushes newly planted, after H6, before H8



Figure H8: Circa 1966.



Figure H9: Post 1966, based on height of bushes.



Figure H10: After Photo H9, given bush and ivy growth.



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1612 K Street NW, Suite 900
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