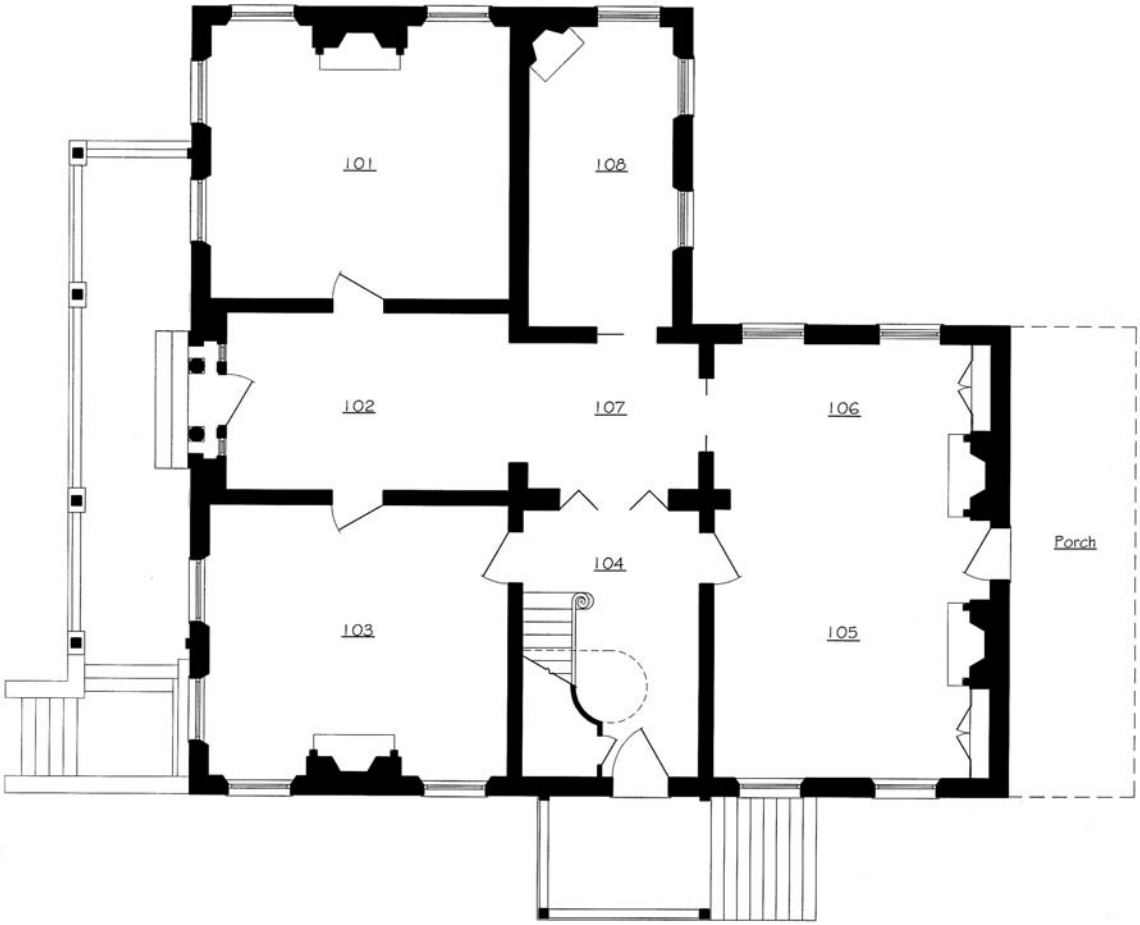
VICKSBURG NATIONAL MILITARY PARK

PEMBERTON'S HEADQUARTERS

(WILLIS-COWAN HOUSE)

HISTORIC STRUCTURE REPORT



2005

For

Cultural Resources, Southeast Region
National Park Service

By

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EXECUTIVE SUMMARY

Less than a week after the Siege of Vicksburg commenced, Lieutenant General John C. Pemberton, the commanding officer of the defending Confederate forces, chose one of the city's finest houses to be his headquarters. The Willis-Cowan House was built in 1835-36 in the fashionable Greek Revival style of architecture. Then it was enlarged in 1850-51 in the same genre. The house was located in a neighborhood of handsome houses on large parcels of land, close to the city's commercial and governmental center.

From May 23 until the Confederate surrender on July 4, 1863, "Mrs. Willis's House" as it was then known was General Pemberton's Headquarters. It was here that General Pemberton worked with his senior officers and planned for battle. And it was here that they met on the night of July 3 and decided to give up the fight. Because of its presence in this epic Civil War battle, the Willis-Cowan House, or Pemberton's Headquarters, was designated a National Historic Landmark in 1977.

The importance of the house in the Siege of Vicksburg has long been recognized. When Union and Confederate veterans formally banded together in 1895 to lobby Congress for the preservation of the battle's important sites, their vision was not limited to the battlefield. Their Vicksburg National Military Park Association had sought the inclusion in a national military park of Pemberton's Headquarters. Unfortunately, their efforts were not completely successful. The language that subsequently created the Vicksburg National Military Park in 1899 and defined its mission focused on the rural battlefield and did not allow for the inclusion of the distant, urban headquarters. It did, however, provide for erection of a memorial plaque at the Willis-Cowan House.

Almost a century later, in 1990, at the urging of the Mississippi congressional delegation, new federal legislation changed the interpretive responsibilities of the Vicksburg National Military Park. The new language mandated to the park the responsibility "…to interpret the campaign and siege of Vicksburg from April 1862 to July 4, 1863,

and the history of Vicksburg under Union occupation during the Civil War and Reconstruction."

On October 11, 2002, President George W. Bush signed the "Vicksburg National Military Park Boundary Modification Act of 2002" authorizing the Secretary of Interior to acquire Pemberton's Headquarters and up to one acre of adjoining land. The following year, on October 18, 2003, the United States of America formally accepted the deed of the property containing Pemberton's Headquarters.

The two-story, masonry, L-shaped house retains much of its historic building fabric dating from the Siege, the 1863 time frame that constitutes the period of significance. On the exterior, it retains its general 1863 form although a two-story, early twentieth-century frame addition is tacked onto the rear end of the ell, where a one-story porch stood. Fortunately the location, scale, and austere qualities of the addition minimize its visual impact to the composition. The house's exterior character-defining elements of the 1863 period are highly developed and clearly visible, including decoratively corbelled chimneys, bold roof cornice, wide front entrance porch of two levels with chamfered posts and turned balustrade framing two levels of grand entranceways, and a similarly appointed one-story side porch.

On the interior, the floor plans of hallways and major rooms are clearly discernable, although several minor rooms are somewhat awkwardly subdivided for modern functions, and the non-historic finishes detract from the historic character of the spaces. Major character defining elements are largely intact: the curving staircase and all its elements, the mantels for the six major fireplaces, entrance and hallway architraves, a hall cornice, baseboards, doors and windows and their casings, and two built-in cupboards.

In general, the house is in good condition and is stable, with a few notable exceptions. A major remodeling and repair effort in 1997-99 made significant improvements to the utility systems, including the rewiring of the entire house, the installing of central cooling and heating systems, and the revamping of the plumbing system. Some of the other repairs included patching the plaster walls, replacing the plaster ceilings with gypsum board, making carpentry repairs, installing five modern bathrooms and a large kitchen for a planned bed-and-

breakfast, and applying new finishes throughout.

The major exceptions to the sound state of the house include a deteriorated roofing system over the main house that has exceeded its useful life, an inadequate rainwater dispersal system, sporadic termite and rot damage, and a faulty retaining wall. These conditions need to be addressed promptly to avoid additional costly repairs.

Despite these shortcomings, the property is a fine addition to the park. It provides opportunity both to learn from the resource itself and to utilize the resource itself for interpretation. The proposed treatment is an exterior and interior restoration of the early house to its 1863 appearance, and preservation of the exterior of the 1919 addition and rehabilitation of its interior. To accomplish this task most efficiently, several additional exercises are essential to complement this Historic Structure Report: an Historic Finishes Study, a Cultural Landscape Report, and an Interpretive Plan.

ADMINISTRATIVE DATA

Locational Data

Building Name: Pemberton's Headquarters (Willis-Cowan House)

Building Address: 1018 Crawford Street

NPS Orgcode: 5600

Location: Vicksburg NMP

County: Warren

State: Mississippi

Related Studies

Miri, Ali, *Conditions Assessment Report: Confederate Lt. General John C. Pemberton Headquarters*, NPS Southeast Support Office, August 2001, 18 pages.

Grashof, Bethanie, *National Historic Landmark Report: Pemberton's Headquarters (Willis-Cowan House)*, Georgia Institute of Technology, August 1992, 31 pages.

Schroer, Blanche Higgins, *National Register of Historic Places Inventory: Pemberton's Headquarters*, August 1976, 19 pages.

Real Property Information

Acquisition Date: October 2003, purchased from Andrew & Beverly Johnson

Numbering Information

LCS #: not yet listed

Structure Number: not yet listed

Size Information

Total Floor Area: 9,375 SF

First Floor Area: 3,125 SF

Additional Floor Area: 3,125 SF

Crawl Space Area: 2,275 SF

Finished Basement Area:	0 SF
Unfinished Basement Area:	850 SF
Roof Area:	3,835 SF
Perimeter Length:	275 LF
Number of Stories:	2
Number of Rooms:	24
Number of Bathrooms:	5.5

Building Code Information

Applicable Codes:	International Building Code
Occupancy Classification:	R
Hazard of Contents:	Ordinary
Seismic Zone:	I
Construction Type:	Type III

Proposed Treatment Restoration of the exterior and interior of the house to its 1863 appearance; preservation of the exterior of the 1919 addition and rehabilitation of its interior to accommodate staff and the public.

Cultural Resource Data

National Register Status:	Entered – Documented
National Register Date:	07-23-1970
National Historic Landmark:	Yes, 1976
Significance Level:	National

Short Significance Description: House is nationally significant under NR Criterion B as the location of the headquarters of Lt. General John C. Pemberton during the Siege of Vicksburg and the location where his decision to surrender the city to Union troops was made.

PART I. DEVELOPMENTAL HISTORY

A. HISTORICAL BACKGROUND AND CONTEXT

Early Historic Settlement

Hernando de Soto, a Spanish explorer who in 1533 helped defeat the Inca in what is now Peru, arrived near modern-day Tampa Bay, Florida, with his army in 1539 with the goal of exploring the North American continent, discovering any precious metals or gemstones that existed, and forcing the native inhabitants to submit to his will. De Soto's travels through the south led him to the European discovery of the Mississippi River, and he claimed the land for Spain. After de Soto's death in 1542, members of his army were likely the first Europeans to see the area that is now Vicksburg as they were retreating down the Mississippi River in 1543, pursued by Native Americans who were defending their ancestral lands.[1]

Robert Cavalier, Sieur de La Salle, a Frenchman who was an explorer and fur trader in Canada, led an expedition down the Mississippi in 1682 and then claimed the river's entire watershed for France. La Salle witnessed the Natchez tribe living in the area in scattered villages. The area was named "Louisiana" by La Salle, in honor of King Louis XIV, who sponsored the expedition.

Ownership of this territory alternated between Spain and France until 1763, when as a part of the Treaty of Paris, France ceded the land west of the river to Spain and the land east to Great Britain. Then it was considered part of the British territory of West Florida. Large land grants were offered by Great Britain to entice new settlers, who came primarily from the Mid-Atlantic States.[2]

In 1783 Great Britain ceded to Spain the territory of West Florida, an area that included a northern boundary at the Yazoo River. The Spanish quickly built a fort near this boundary, in an area known as the Walnut Hills, and called it Fort Nogales, the Spanish word for walnut tree. M. Collot, a Frenchman who went on an expedition down the river in 1796, called this site of present-day Vicksburg the "Gibraltar of Louisiana." The fort stood about a mile and a quarter north of the current site of the Old Court House. The state of Georgia also claimed this land as a part of the United States. In 1798 the

[1] *In and About Vicksburg* (Vicksburg: The Gibraltar Publishing Co, 1890; reprinted 1976), page 18.

[2] *Ibid.*, page 20.

United States Army took the fort, and the Spaniards evacuated.[3]

Early Vicksburg

Newit Vick was born in Virginia in 1766 and began farming in North Carolina with his wife Elizabeth in 1791; he also became a Methodist clergyman. In 1805 or 1806 the family arrived in what is now Jefferson County, Mississippi, where he continued farming. In 1812, they again moved south to what is now Warren County, to an area known as "Open Woods," east of the site of present-day Vicksburg.[4] In 1819 the Reverend Newit Vick purchased from the federal government the land that would become the City of Vicksburg, and began the process of laying out the design of the town that would bear his name. Unfortunately he sold but one lot before his death that same year, and his thirteen children inherited the unsold parcels of property. In 1825 the State of Mississippi (which was granted statehood on December 10, 1817) incorporated the new community. By 1830 Warren County was home to 3,356 whites, 4,370 enslaved blacks, and 22 free blacks.[5]

One sector of the new town, set on the bluffs half a mile east of the Mississippi River, contained a fifteen-square (block) grouping with each square consisting of just two lots. These lots, much larger than all but a few of the other city lots and desirably located above the swamps along the river, were destined to hold

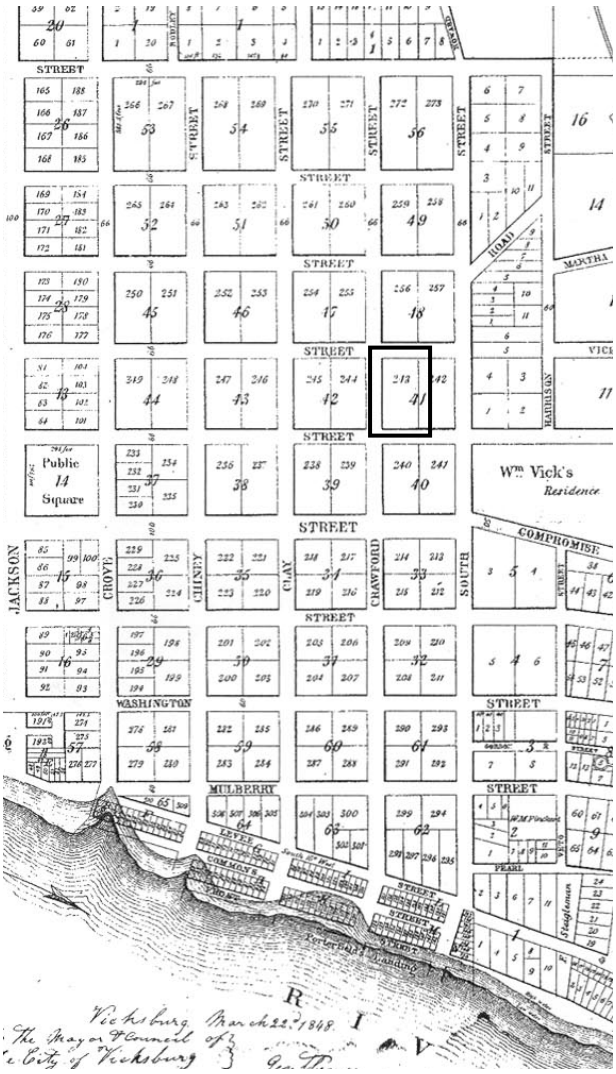


Figure A - 1 *Portion of Map of Vicksburg, 1848.*

[3] *Ibid.*, page 28.
[4] *Ibid.*
[5] Christopher Morris, *Becoming Southern* (New York: Oxford University Press, 1995), xviii.

the finer houses of Vicksburg constructed in the second quarter of the nineteenth century.

Development of Lot 243

Lucy Vick, a daughter of Reverend Vick, inherited Square 41 Lot 243, one of the large lots on the south side of Crawford Street. On January 3, 1826, she deeded it to John Bobb.[6] The new owner is reputed to have been born in Philadelphia, Pennsylvania, and had been a building contractor in Natchez, Mississippi, before moving to Vicksburg to continue his trade and invest in real estate. By 1839 he reportedly owned eleven lots in Vicksburg.[7] John Bobb held this particular piece of property for only a short time, having deeded it to William Bobb on March 10, 1829. According to community folklore, William Bobb, John's brother, was also a builder, and constructed the Greek Revival-style Cobb House across Crawford Street around 1835.[8]

Documentary sources suggest that two houses were built on Lot 243 between late 1834 and the end of 1836. In October 1834, William Bobb took a $1,200 mortgage on Lot 243 with the Mississippi Insurance Company.[9] Then in April 1836, he sold the west half of Lot 243 to John McDowell, apparently having constructed on this portion a large house (now known as the Balfour House, at 1002 Crawford Street). Later that year, on November 9, Bobb sold the east half of the lot to Martha P. Willis for the sum of $22,000.[10] Apparently Bobb had also added a house to this parcel of land, the house which is the subject of this report, the Willis-Cowan House or Pemberton's Headquarters (now 1018 East Crawford Street).

The Willis Family

According to a recent biography of the Reverend Newit Vick, Martha Willis was the daughter of his brother, Major Burwell Vick. She was born June 27, 1792, in Raleigh, North Carolina, and after moving with her family to Vicksburg, she married Colonel William Willis in May of 1816. Their son John Willis was born near Vicksburg on June 30, 1819. Shortly thereafter, on February 8, 1821, Colonel Willis died in Natchez while serving as a state senator from Warren County.[11]

Upon purchasing the newly constructed house on Crawford Street from William Bobb in 1836, Martha Willis and her son John, now a teenager,

[6] Warren County Deed Record, Book D, page 177.
[7] James T. McIntosh, ed., *The Papers of Jefferson Davis: Vol. 2, June 1841-July 1846* (Baton Rouge: Louisiana State University Press, 1974), 51.
[8] Interview with local historian Gorton Cotton, 15 June 2004.
[9] Warren County Deed Record, Book G, page 197.
[10] "Old Pemberton House is on the National Register," *Vicksburg Post*, 11 August 1970.
[11] James Morris Perrin, *Rev. Newit Vick: Founder of Vicksburg* (1990).

made their home there. Perhaps Martha's father, Major Vick, lived there with them for a time, for he died in the house in April 1844.[12]

The 1840 Federal Census gives helpful information about the continuing development of Warren County and the Willis household. The census listed one female of age 40-50 living in the house (Martha, age 48), and one male of age 20-30 (John, age 21). They owned five male slaves: two under the age of 10, one age 10-23, and two age 24-35. They also had nine female slaves, five under the age of 10, two age 10-23, and two age 24-35. Warren County had a total population of 15,820. Male slaves in the county numbered 1,399 under the age of 10, 1,537 age 10-24, 1462 age 24-35, 621 age 36-55, and 151 age 55-100. Female slaves numbered 1,571 under the age of 10, 1,681 age 10-24, 1,453 age 24-35, 508 age 36-55, and 110 age 55-100. The county boasted a total of 6,286 people employed in agriculture, 267 employed in commerce, 452 in manufacturing and trade, 15 in navigation, and 141 professionals.

The 1845 State Census gives the white population of Vicksburg at 1,806 males and 1,044 females, for a total of 2,850 white inhabitants.

Young John Willis grew up to become a captain of the Vicksburg Southrons which became Company C of the 1st Mississippi Rifles, and served under Jefferson Davis in the Mexican War from 1846 to 1847. Upon completion of his service, he returned to his mother's home in Vicksburg. The 1850 Federal Census lists Martha (age 57) and John (age 30) Willis living in the house. John's occupation is listed as "planter."[13]

Mrs. Willis's next-door neighbor, Emma Balfour, was a prolific letter writer who sometimes described the activities of the Willis household at mid century. (The Balfours had moved into the house on the west half of Lot 243, now 1002 Crawford Street, in 1847, and it was officially deeded to them in 1850.[14]) Emma Balfour wrote that Mrs. Willis had an impressive garden, and sent them a bouquet of "the choicest" flowers each day after their

[12] *Ibid.*

[13] 1850 Federal Census, "Free Inhabitants of Vicksburg & Warren County," R.H. Tompkins, Asst. Marshall, page 53.

[14] Warren County Deed Records, Book W, page 627.

arrival in the neighborhood.[15] Emma Balfour wrote the following on July 7, 1851:

> My next door neighbor's son "John Willis" of whom you have heard me speak (the mother and son, who are such strict conformers to etiquette, as never to see each other – but in full dress) one of the wealthiest young men in this state – has just married a very wealthy lady (of course) and very beautiful and fascinating I must do him the justice to say. The old lady was so delighted that she thought she could not do enough in the way of preparations; so she has been for the last three months adding to her house, which was large before, and painting; re-furnishing &c. and wound up by giving really a splendid party – only it was so exceedingly warm in the crowded rooms. She added to the length of her dining room and had the table set about twenty feet long – with short tables crossing at the tops & bottom and center like the letter I. The pyramids at each intersection were really beautiful – the center was solid cake about three feet high and in the form of a cornucopia – the purest white icing I ever saw – and bunches of flowers falling from it in a spiral wreath and clustered around the bottom that hung so gracefully and naturally that it is a mystery to me still how they were ever made of icing… I am sorry I shall not have them as permanent neighbors – they will reside on one of his plantations – but in the time that they are getting settled – make this their home.[16]

John Willis and Annie Ricks married on June 20, 1851, at her parents' house in Madison County, Mississippi. Tradition states that they did continue to reside in Vicksburg with John's mother. Shortly thereafter, the elder Mrs. Willis, John's mother, was diagnosed with cancer, resulting in her death on June 17, 1856. Emma Balfour wrote about this episode, as well, in a letter dated September 28, 1856:

> I believe I mentioned to you the death of Mrs. Willis, my next door neighbor. She was indeed a loss, not only to us, but to the whole town. One of its oldest inhabitants (A Miss Vick) she was known and loved by every one for though she had some excentricities [sic], they sat not ungracefully upon one of her age, and whose mind was so highly cultivated. She was one of the most charitable women I ever knew, and being so wealthy, had it in her p___ to do a vast deal of good. Her son John Willis is now one of the wealthiest men in the state. Mrs. John Willis is a very lovely woman, and I find myself becoming very much attached to her, but still I miss the old lady more than I could have imagined – as she very seldom went out. She died of a cancer, which she had only had for little more than two years, and which perhaps might not have shortened her life a day, if <u>let alone</u> – but she heard of some wonderful cures wrought by a quack doctor, and was persuaded against her usual good sense, to let him practice on her. She only lived three weeks after he commenced his applications, and died so suddenly, that Mrs. John C___ and myself, her nearest neighbors did not get there before she breathed her last, though sent for in haste. Mrs. John Willis was inexperienced, and had no idea till she was actually dead, of her being in the slightest danger.[17]

According to Gordon Cotton's book *From the Letters of Emma Balfour, 1847-1857*, John Willis desired to move to the country after his mother's death, but his wife objected.[18] The 1860 Federal Census lists John Willis (age 40), a farmer, living in the house on Crawford Street along with Mary (age 28), Mary B. (age 8),

[15] Gordon A. Cotton, *From the Letters of Emma Balfour, 1847-1857* (Vicksburg: Gordon A. Cotton, 2004), page 80.
[16] Letter from Emma Balfour to Louise Harrison, 7 July 1851, in the Faunsdale Plantation Collection, Birmingham Public Library.
[17] Letter from Emma Balfour to Louise Harrison, 28 September 1856, in the Faunsdale Plantation Collection, Birmingham Public Library.
[18] Gordon A. Cotton, *From the Letters of Emma Balfour, 1847-1857*, page 192.

G.V. (male, age 4), Emma (age 2), and Ann B. (age 6 months).[19] The 1860 Vicksburg City Directory continues to list the occupant as "M. Willis, planter."[20]

The Siege of Vicksburg & Pemberton's Occupancy

May of 1863 marked the beginning of what is now known as the Siege of Vicksburg, forty-seven days of bombardment by Union forces who had trapped there a large contingent of Confederate troops and supplies. Emma Balfour's diary of the Siege provides an informative view of the life of a Vicksburg resident during that difficult time. On May 23, she wrote:

> I had to stop writing on Thursday. The shells exploded so thickly all around us, all day… We sat or stood in front of the house til eleven o'clock, knowing that it would never do to go to bed as several houses had already been struck, Mrs. Pryor's and Mrs. Willis'…[21]

Lieutenant General John C. Pemberton, in command of the Confederate forces entrenched in and around the city, used the Willis-Cowan House as his headquarters beginning May 23 until the surrender of the city on July 4. Pemberton was born in Philadelphia, Pennsylvania, on August 10, 1814; graduated from West Point in 1837; and married Martha Thompson of Norfolk, Virginia. He served in the Seminole and Mexican Wars, and became a favorite of Jefferson Davis.[22] Pemberton's wife and southern friends probably influenced him to side with the Confederates. In 1861 he resigned his commission in the United States Army and went to Richmond, serving initially in Virginia as a lieutenant colonel and later, as a major general, succeeding Lee in command at Charleston, South Carolina.[23] In the fall of 1862 he was given command of the Department of Mississippi and East Louisiana, where his primary instruction was to defend the region. He arrived in Mississippi on October 9, 1862, and set up his headquarters in Jackson.[24]

Figure A - 2 *Lieutenant General John C. Pemberton*

[19] 1860 Federal Census, "Free Inhabitants of Vicksburg & Warren County," R.S. Pryor, Asst. Marshall, page 76.
[20] Vicksburg City Directory of 1860.
[21] Gordon A. Cotton, ed., *Mrs. Balfour's Civil War Diary* (2004), page 20.
[22] Lynda Laswell Crist, ed., *The Papers of Jefferson Davis: Vol. 8, 1862* (Baton Rouge: Louisiana State University Press, 1995), page 9.
[23] Gordon Cotton, "Pemberton: His Heart Was With the South," *Vicksburg Sunday Post*, 5 August 1973.
[24] Michael B. Ballard, *Pemberton: A Biography* (Jackson: University Press of Mississippi, 1991), page 115.

Through the following winter, Union Major General Ulysses S. Grant tried various unsuccessful schemes to capture Vicksburg, which had been noted by Abraham Lincoln as a strategically critical location. It was not until May 1, 1863, with his Confederate forces outnumbered and outfought in the Battle of Port Gibson, that Pemberton moved his headquarters to Vicksburg.

Much of what is known about Pemberton's occupation of the Willis-Cowan House as his headquarters is found within an April 1903 affidavit by James H. Morrison, lieutenant and aide-de-camp to Pemberton during the Siege. The affidavit reads:

> Lieut. James H. Morrison, Aide-de-camp to Lieut. Gen. John C. Pemberton having visited Vicksburg by order of the War Department and being in the office of the Park Commission this 18th day of April 1903, states that Gen. Pemberton's headquarters were, for the first days of the defense, in a building then standing on or near the present site of the Catholic Brothers School, that his headquarters remained at that place not longer than five days and were then moved to 110 East Crawford St., as the houses in Vicksburg are now numbered; that the house, which he has today visited, remains almost as it was in 1863; that Gen. Pemberton's office was in the room, on the first floor, at the right of the hall as one enters the building on the Crawford St. side or front entrance; that the office of the Adjutant General of the Department, Major R.W. Memminger, was immediately in the rear of the General's office, and, still farther to the rear, was the general office in which the work of the Department was done; that on the opposite side of the hall and on the same floor Lieut. Col. J.S. Saunders, Chief of Ordnance, had his office; and that, Major W.H. McCardle, Assistant Adjutant General of the Department had his office in the room above Gen. Pemberton's office.[25]

As stated in the affidavit, Pemberton's headquarters were first located near the site of where the Catholic Brothers School was located in 1903, on the corner of First North and Grove streets. This position would have been extremely hazardous for Pemberton, given its location within sight and firing range of the Union batteries east of town. A less dangerous location for his headquarters would also need to be large enough to house the offices of his staff.[26]

The circumstances surrounding the choice of the Willis-Cowan House for the commanding officer's headquarters are not known. Certainly it was one of the finest houses in Vicksburg. In addition, it was located in the most desirable sector of the original city: the twenty blocks with the largest property lots, situated on the airy bluffs well above the stagnant marshes along the river and filled with the better residential architecture of the city. It was, by all measures, lodging appropriate for a general of Pemberton's stature. Without question, its role as Confederate Headquarters during the Siege of Vicksburg is the major factor in establishing historical significance. (Interestingly, with the

[25] Lieut. James H. Morrison, interview at Vicksburg National Military Park, 18 April 1903, NPS records.
[26] Terrence Winschel, Historian, Vicksburg National Military Park, memorandum dated 22 September 2004.

surrender of Vicksburg, the Balfour House of the same block became the headquarters of Major General James B. McPherson, commander of the Union occupation force.)

Pemberton's grandson, John C. Pemberton III, wrote a biography of his grandfather in 1942. In it, he quotes from the *Pittsburgh Evening Chronicle* of July 14, 1863, which seems to describe the house immediately prior to its becoming the Confederate Headquarters:

> ….it is known positively…that he (Pemberton) made use of the residence of Lieutenant Ludwell Blackstone Cowan for the duration of the siege. Cowan's home stood on the south side of Crawford Street, opposite the Convent.[27]

The description of the location of Pemberton's headquarters is accurate, but its previous occupancy by Cowan is not corroborated elsewhere in period documents. An early twentieth-century history of the area published by the city and county repeats this claim that Cowan lived in the house prior to its becoming Pemberton's headquarters.[28] Additional secondary sources, such as the National Register Nomination, repeated this information. The July 14, 1863 issue of the *Pittsburgh Evening Chronicle* was examined, and this reference was not located. The statement in Pemberton's biography and the National Register Nomination that the house was occupied by Cowan at the time of the Siege remains uncorroborated.

Emma Balfour's diary speaks of the Willis-Cowan House in two other entries. On May 29, 1863, the diary reads:

> Yesterday morning Col. Higgins came in about seven o'clock, just from Gen. Pemberton's next door (he is in Gus Kelly's house) to show us an official dispatch which Gen. P. had just received by courier and, en passant, the courier was the author of "All quiet along the Potomac"…Sure enough, after passing a bad night from the bursting of bombs around us, we were roused this morning by the whistling of parrot shells and I assure you we dressed hurriedly. They came so thick and fast that it seemed a miracle that none came in the windows or against the house. I found the servants all in consternation as they had seen them sticking in many places. One struck Mrs. Lawrences, one Mrs. Pryors, and after knocking the chimney off killed a mule in the yard. None have struck us as yet, partly owing to the protection of Mrs. Willis' house, but far more to the mercy of God.[29]

This entry implies that the Willis-Cowan House was serving as a shield from the bombardment. According to Gordon Cotton's *Mrs. Balfour's Civil War Diary*, the residence that housed Higgins's headquarters was on Crawford Street, behind City Hall, though the name Gus Kelly is not found in any Vicksburg records.[30]

[27] John C. Pemberton III, *Pemberton: Defender of Vicksburg*, page .
[28] M.J. Mulvihill Sr., *Vicksburg and Warren County Mississippi: Tunica Indians, Quebec Missionaries, Civil War Veterans* (City of Vicksburg, 1931).
[29] Gordon A. Cotton, ed., *Mrs. Balfour's Civil War Diary*, page 30.
[30] *Ibid.*, page 34.

Then, on May 30, 1863, the diary reads:

> We had comparative quiet yesterday, after the morning, till five o'clock when the most fearful cannonading commenced from the lines. I never saw anything like it. People were running in every direction to find a place of safety. The shells fell literally like hail. Mrs. Willis' house was struck twice and two horses in front of her door killed. Gen. Pemberton and staff had to quit it.[31]

By July the situation had become desperate for the citizens of Vicksburg and the Confederate forces defending them. General Pemberton described his decision to surrender the army and city in an article written a decade later:

> Feeling assured that it was useless to hope longer for assistance from General Johnston, either to raise the siege of Vicksburg or to rescue the garrison, I summoned division and brigade commanders, with one or two others, to meet in my quarters on the night of the second of July. All the correspondence that had taken place during the siege was laid before these officers. After much consideration it was advised that I address a note to General Grant, proposing the appointment of commissioners to arrange terms of capitulation.[32]

The following morning of July 3, Pemberton from his headquarters on Crawford Street addressed a letter to his counterpart, General Grant, proposing an armistice of several hours to allow a commission of three members from each side to draw up "terms for the capitulation of Vicksburg." General Grant's response arrived a couple of hours later, insisting no commissioners were required to discuss terms, because there were no terms other than unconditional surrender. For further discussion, the generals, each accompanied by their aides, met that afternoon at a place between the two battle lines. Pemberton expected to discuss terms for surrender, while Grant again expected surrender under no terms; they could not reach an agreement. Grant then agreed to submit a formal proposal with terms for surrender, which arrived as scheduled that evening at Pemberton's headquarters, where a council of war had been assembled. Late into the night the generals worked on the final details of surrender, with Pemberton insisting on paroles and rations for his men. The surrender occurred with Pemberton's acceptance of Grant's final terms on the following morning, July 4, a day of obvious symbolism. Coincidentally, July 4 of 1863 would take on even greater importance, as the parties would later learn, because General Lee had this day begun his retreat from a crushing defeat at Gettysburg.[33]

[31] See note 21.

[32] John C. Pemberton, Lt. Gen., CSA, "The Terms of Surrender" written in Philadelphia June 12, 1875, published in Battles and Leaders of the Civil War III, 543.

[33] General Report No. 11, Lt. Gen. John C. Pemberton, C. S. Army, Commanding Department of Mississippi and East Louisiana, of operations April 4 – July 4, prepared at Gainesville, Ala. August 2, 1863, published in Official Records of the War of Rebellion, Vol. 24, part 1, p. 283 – 286.

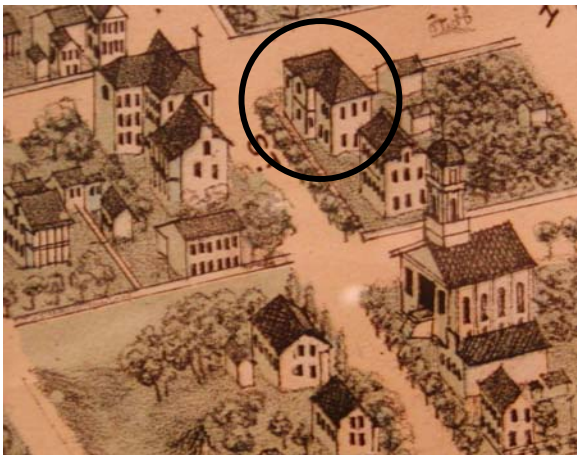


Figure A - 3 *1871 Birdseye Map of Vicksburg.*

After Surrender

Little documentary information has been found regarding the house after conclusion of the Siege and during the next twenty years. Immediately after the war, in 1866, John Willis is identified as the occupant of the house.[34] He is still listed in Vicksburg Ward 6 in the 1870 Federal Census.[35] Then, in 1874, he took out a mortgage on the house to D.W. Randolph.[36] Soon thereafter, in 1875, he moved to his plantation at Panther Burn in Sharkey County, Mississippi.[37] In the next city directories, 1877 and 1886, no occupants are listed at that address.

On April 19, 1886, John Willis deeded the house to Emma Balfour.[38] Balfour died not long after, on February 25, 1887. Balfour's will states that her house on the corner of Cherry and Crawford Streets was to be transferred to her son William, and that Louise (presumably Emma's eldest daughter) was to receive all other property including two houses and lots,[39] though the deed records state that the house was deeded by the court to Alice B. Crutcher on March 14, 1888.[40] Crutcher was Emma Balfour's granddaughter, so it is likely that this transaction was a part of her final inheritance. Crutcher was born to Emma's daughter Alice and husband Thomas Crutcher on February 1, 1881; the elder Alice died on October 18 of that year. A portion of the larger lot was sold in 1889, and the house itself was deeded to Mrs. M.F. Cowan on September 5, 1890.[41]

The Cowan Occupancy

Mary Frances Cowan was the wife of Lieutenant Ludwell Blackstone Cowan, who served in Company G of the 1st Mississippi Light Artillery. Commonly known as Cowan's Battery, the company was under the command of Captain James J. Cowan, Ludwell's uncle. At the Battle of Champion Hill on May 16, 1863, part of this battery was cut off, with only

[34] Vicksburg City Directory of 1866.
[35] 1870 Federal Census, "Inhabitants in Vicksburg, Miss. Ward No. 6," John Rankin, Asst. Marshall, page 11.
[36] Warren County Deed Records, Book PP, page 179.
[37] James Morris Perrin, *Rev. Newit Vick: Founder of Vicksburg* (1990).
[38] Warren County Deed Records, Book 59, page 507.
[39] Old Court House Museum, Balfour Family History, page 19.
[40] Warren County Deed Records, Book 64, page 254.
[41] *Ibid.*, Book 72, page 112.

some men making it back to Vicksburg. The men that got away, including Ludwell, were then assigned to Culbertson's Battery. Lieutenant Cowan lived in the house until his death on May 24, 1892.[42]

Figure A - 4 *View of house from northwest, unknown date c. 1900. J. Mack Moore Collection, negative no. 105.*

Lieutenant Cowan's widow continued to reside in the house for some time after his death. According to city directories, a Dr. J. Warren King also lived in the house as early as 1906, along with Mrs. Cowan. The 1914 Directory names Dr. King's wife as Helen J., and lists him as "Physician and Manager of King & Co., Prescription Druggists and Dealers in Paints, Oils & Varnish, Surgical Supplies, etc. (1204 Washington)."[43] Mrs. Cowan died on October 17, 1914. On April 10, 1919, the house was deeded by executors of her estate to the Sisters of Mercy.[44]

The Sisters of Mercy

When the Sisters of Mercy acquired the house, they were continuing an educational legacy that began in Vicksburg in 1860. In that year, the Catholic Bishop of Natchez requested a contingent of the Sisters to come from their home in Baltimore, Maryland, to set up a school. There was no parochial education in Vicksburg at that time (the first public school had opened in 1847), and the number of Catholic residents was increasing. The Sisters first used the Cobb House across Crawford Street from the Willis-Cowan House for their convent. Their school opened in October 1860 and operated until 1862 when shelling forced them to close. The Sisters then agreed to serve the Confederate Army as nurses. After the war, they sought to return to their convent building, but Union occupiers were using the building as barracks. The Sisters' connections in Baltimore persuaded Secretary of War Edwin Stanton to issue orders returning the building. Then the Sisters built a larger convent on the corner of Crawford and Adams in 1868. In the 1880s they added an auditorium at Crawford and Cherry streets and their school continued to grow.[45]

[42] Carl McIntire, "National Landmark: Pemberton Headquarters at Vicksburg Gets Recognition," *Clarion-Ledger: Jackson Daily News*, 28 May 1978.
[43] Polk's Vicksburg City Directory of 1914.
[44] Warren County Deed Records, Book 137, page 436.
[45] Sister Ignatius Sumner, R.S.M., Sister Mary P. Oakes, R.S.M., ed., *Angels of Mercy: An Eyewitness Account of*

Sister M. Clementine kept records that are now invaluable regarding the Sisters' 1919 acquisition of the Willis-Cowan House and subsequent repair and modification:

> Improvements July 1, 1917 – July 1, 1920
>
> The great increase in the boarding department in 1918-19 forced us to look about for more commodious apartments. Being unable to build a dormitory, we thought of renting the upper part of the old Cowan property. However, this was absolutely untenable, and the heirs refused to improve. The matter was then laid before the Bishop who allowed us to purchase the house for $5000.00. This amount was borrowed from Mr. T. M. Morrissey at 5% interest, the good Bishop kindly giving us $500.00 to pay the first years interest.
>
> Bishop Gunn showed his usual solicitude regarding the Sisters' health and comfort and donated the sum of $1000 towards the erection of a sleeping porch, which porch together with the room below cost $1770.00. The above work was done by Messrs. Curphey and Mundy, who also floored six downstairs rooms and did general repair work, amounting to $1203.25.
>
> We installed two bathtubs, one shower bath, lavatories, etc. under Mr. Chas Roesch's auspices, as well as roofing the porch, repairing the other parts of the roof, putting up gutters etc. at a cost of $1184.63.
>
> Mr. J. Laughlin was employed to renew the plastering in the rooms that had previously been plastered, besides that he did a good deal of brick work, concrete walks etc. the whole amounting to $764.05.
>
> Mr. Albert Bonhauser was engaged to paint both the interior and exterior of the entire house his services amounting to $925.00.
>
> The paint, varnish and all materials of that class were bought of the Pittsburgh Plate Glass Co. of New Orleans, for $738.66.
>
> Improvements from July 1920 to July 1923
>
> We had borrowed from Mr. Morrissey $5000.00 to cover Cowan property… now St. Anthony's. On April 29, 1921 we borrowed this amount from the First National Bank in order to pay Mr. Morrissey. The bank charging 6%.
>
> On the same day we paid the First National Bank…….$1000.00
> On April 25, 1922..……..$1000.00
> On Oct. 29, 1922……..……$2000.00
> Paid in full Oct. 23, 1922…….……$1000.00
>
> $5000.00[46]

Upon their ownership of the house, the Sisters began calling the house St. Anthony's Hall, presumably to distinguish it as part of their religious complex. Several alumnae wrote letters to the editor of the *Vicksburg Post* to compliment the school soon after the house was acquired and repairs made. The first, undated but assumed c. 1920, reads:

> …A visit was made to the new St. Anthony's Hall, fitted out during the past summer. The downstairs has been set aside for the commercial department, and stenographic courses. The appointments being the latest and selected with taste and plainness, beautiful hardwood floors have also been put in, and the freshly painted interior make all pleasing to the eye. The upper floors are to be used as dormitories, with shower baths and all modern sanitary improvements, also a beautiful sleeping porch accommodation [sic] a dozen beds or more.[47]

Civil War and Yellow Fever (Baltimore: Cathedral Foundation Press, 1998).

[46] Sister M. Clementine, Superior, July 30, 1926, Sisters of Mercy Vicksburg Archives, Southern Cultural Heritage Foundation.

[47] Letter to the Editor of the *Vicksburg Post*, undated but assumed c. 1920, Scrapbook 6, Sisters of Mercy Vicksburg Archives, Southern Cultural Heritage Foundation.

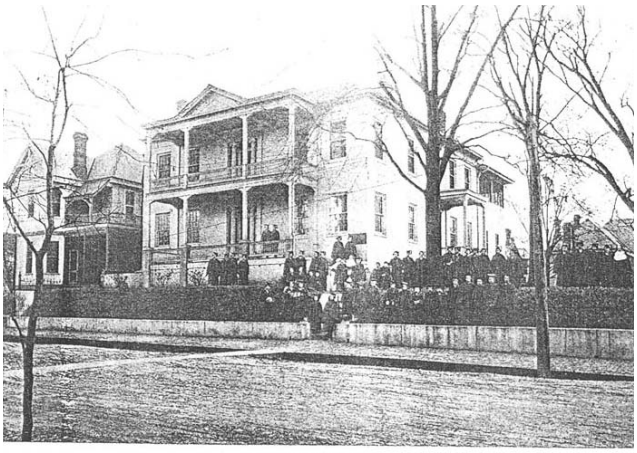
Another, also assumed c. 1920, echoes those sentiments:

> …The recently renovated and spacious St. Anthony's Hall is devoted to the Business or Commercial Course. Only the other day the latest model of Burrough's Bookkeeping machine was installed. The machine is being used by all banks and many wholesale houses and when mastered by a young business student, enable her to command double an ordinary salary.[48]

An article entitled "New Notes of Interest from St. Francis Xavier's Academy," published in the *Vicksburg Post-Herald* in May of 1920, gives even more information:

> …The year 1920 marks a new epoch in the annals of the Academy – the graduation of the first Commercial Class from St. Anthony's Hall – the newly established business branch of St. Xavier's… Class '20 of the Commercial Department has also worked wonders in their task of fully equipping two rooms in St. Anthony's Hall by installing two typewriters, a handsome and up-to-date Burroughs Bookkeeping machine, and a Rotospeed.[49]

City directories from 1921 and 1924 list St. Francis Xavier's Academy at the house now numbered 1018 Crawford, while directories from 1926 to 1946 also call the house St. Anthony's Hall. A 1991 interview with Marie Pantoliano, who attended the school beginning in the late 1920's, gives more insight into how the house was used:



ST ANTHONY'S HALL.

Figure A - 5 *Photo marked "St. Anthony's Hall", from a booklet entitled St. Francis Xavier Academy, unknown date, assumed c. 1920.*

> In the afternoon hours, having school only one block west, I'd go up to what is now Pemberton's Headquarters. The boarding students lived there in the years when I was in the elementary grades, and I just loved this because I could go back when I finished my homework and visit with the boarding students and play on [sic] the yard with the other kids… But the Sisters had a wonderful boarding school up there in those years; girls were there from all over this part of the country, Louisiana, and down south of us and east of us.[50]

In the early 1940's, the role of the house then known as St. Anthony's Hall began to change as the Sisters took on more responsibility within the city of Vicksburg. The Vicksburg Sanitarium/Street Sanitarium, begun by Dr. Donald P. Street in 1900, asked the Sisters of Mercy to assume its operations in 1942; the Sisters agreed, and prepared to run the hospital and instruct its nurses. The name of the institution was changed to Mercy

[48] Letter to the Editor of the *Vicksburg Post*, "St. Francis Xavier's Academy," undated but assumed c. 1920, Scrapbook 6, Sisters of Mercy Vicksburg Archives, Southern Cultural Heritage Foundation.
[49] "New Notes of Interest from St. Francis Xavier's Academy," *Vicksburg Post-Herald*, May 1920, Scrapbook 6, Sisters of Mercy Vicksburg Archives, Southern Cultural Heritage Foundation.
[50] Susan Tolbert, "An Interview With Marie Pantoliano", March 1991, from "St. Francis School: Cradle of Humanities 1860-1890," Oral History Interviews, Vol. IV, No. 16, Sisters of Mercy Vicksburg Archives, Southern Cultural Heritage Foundation.

Hospital/Street Memorial when the Sisters assumed operations on August 15, 1943. At that time, the Willis-Cowan House became the student nurses' quarters[51] as well as the Street Clinic Medical Library. City directories from 1948 to 1956 list this library along with St. Anthony's Hall at 1018 Crawford Street. During this time, nursing students lived upstairs, and the library and classrooms were located downstairs. The parlor to the left of the main hall was the doctors' boardroom; the halls and the parlor on the right contained the library itself. The librarian's office was located in the small rear room on the left of the main hall. Chemistry and anatomy labs were conducted in the rear addition, and the Kitchen Building housed the mimeograph machine along with an autopsy room.[52] The 1950-51 city directory also shows Elizabeth Fincher, personnel director at Mercy Hospital, as living in the house. In 1957 a new building for Mercy Hospital/Street Memorial was constructed on Grove Street, and all associated activities moved to this building. City directories from 1958 to 1962 list the house as vacant.

In subsequent years, the house was used by the Sisters for operation of a kindergarten. The 1964 city directory calls it St. Anthony's Kindergarten; from 1965 to 1968 it was known as the St. Francis Xavier Kindergarten. In 1969 the house was again indicated as vacant. Officially listed on the National Register of Historic Places on July 23, 1970, the house was later sold by the Sisters of Mercy to William Robbins.[53]

In the 1980's, the Mother House of the Sisters of Mercy in St. Louis elected to close the school in Vicksburg, because there were fewer nuns, fewer responsibilities, and less money. The convent was officially closed in 1989, and the last Sisters of Mercy left Vicksburg in December 1999.

[51] "Fine Medical Facilities Afforded by Hospitals," *Vicksburg Sunday Post*, 15 October 1972.
[52] Details of the layout as given on 30 June 2004 by Glenda LaGarde, Director of the Southern Cultural Heritage Foundation, whose mother was librarian there until c. 1957.

[53] Warren County Deed Records, Book 502, page 45.

Figure A - 6 *Photograph from the Historic American Buildings Survey, MS-266-1. April 1972, photographer Jack E. Boucher.*

conditions. In response, the city building inspector in March of 1991 declared the house to be "dangerous"; Robbins was ordered to make repairs in a timely manner or face the consequence of being forced to demolish the house.[56] In an apparent delaying action, Robbins deeded the house to his son, William Robbins, Jr., in May of 1995.[57] The following year the city decreed the younger Robbins guilty of demolition by neglect; he subsequently declared his intention to sell the house. In a dramatic development, Robbins was arrested on the neglect charge when he came to Vicksburg in December of 1996 to complete the promised sale.[58]

After the Sisters of Mercy

William Robbins bought the house on March 19, 1973, intending to restore it as a home for himself, his wife, and their son.[54] The Robbins family lived on the upper floor while working to restore the first floor, but in 1983 the effort slowed as the expenses mounted. For a while, Robbins opened the house on weekends for public tours charging a modest admission fee.[55] Complaints accumulated regarding the deteriorated appearance of the house and the lack of progress in correcting the unsightly

The new owners of the house, Andrew and Beverly Johnson,[59] were more successful in completing the long-overdue repairs. In early 1997, they began the tasks necessary to renovate the house as a bed and breakfast. After a major reworking of the existing building material and installation of modern utilities, it opened for business in 2000.[60] Repairs included rebuilding the south masonry wall of the main block of the house, rebuilding the interior dining room wall that was removed in 1851, and partitioning off

[54] "Pemberton House Will Be Restored," *Vicksburg Sunday Post*, 25 March 1973.
[55] Sylvia Campbell Hall, "General's ghost leads tourists to wartime past," *Jackson Clarion-Ledger*, 2 August 1983.
[56] Leslie Criss, "Historic Home Gets Reprieve from Demolition," *Vicksburg Evening Post*, 22 June 1991.
[57] Warren County Deed Records, Book 1044, page 103.
[58] Paul Purpura, "Pemberton House sold to couple in Tennessee," *Vicksburg Post*, 11 December 1996.
[59] Warren County Deed Records, Book 1073, page 433.
[60] Alison Hopton Davis, *Mississippi* Magazine, September/October 2000.

rooms to create bathrooms and a kitchen. The business closed the following year, and the house again became vacant.

Addition to Vicksburg National Military Park

When Congress enacted legislation establishing the Vicksburg National Military Park in 1899, it provided only for the "marking with historical tablets …the headquarters of General Grant and of General Pemberton," even though the veterans who had sought the establishment of the park had also recommended that both headquarters be included in the Park boundary.

In 1990 new Federal legislation changed the interpretive responsibilities of Vicksburg National Military Park. It mandated to the park the responsibility "…to interpret the campaign and siege of Vicksburg from April 1862 to July 4, 1863, and the history of Vicksburg under Union occupation during the Civil War and Reconstruction."[61] This expanded interpretive mandate compelled the park to consider eventually acquiring the Willis-Cowan House for inclusion in the park boundary and interpretation as Pemberton's Headquarters.

President George W. Bush signed into law the Vicksburg National Military Park Boundary Modification Act of 2002 in October of that year, authorizing the Secretary of the Interior to acquire the Pemberton's Headquarters property and up to one acre of adjacent land. Thus, the building known at various times over the years as Mrs. Willis's House, Pemberton's Headquarters, the Willis-Cowan House, and St. Anthony's Hall, was officially deeded to the United States Department of Interior on October 18, 2003, and began a new phase of its history.[62]

[61] Senate Bill S.2437, "Vicksburg National Military Park Expansion," Section 103.

[62] Warren County Deed Records, Book 1314, page 527.

B. CHRONOLOGY OF DEVELOPMENT AND USE

1835-36: Initial Construction as Single Family Residence

Almost without question the house on Crawford Street known as "Pemberton's Headquarters" was built between 1834 and 1836 by William Bobb, an accomplished builder and investor in Vicksburg real estate. Court records identify Bobb as the purchaser of the property in 1829. Further, he secured a $1,200 mortgage in late 1834, subdivided the lot into two parcels, and sold each for a sizable sum, first the Balfour House on the west half in early 1836 and then this house on the east half to Martha P. Willis in November of that year. The increase in property value indicates a marked improvement such as the construction of a fine house. Both the Balfour and Mrs. Willis's House are fine houses, two of the finest in Vicksburg from any era.

The Greek Revival-style design of the Willis-Cowan House matches up well with an 1834-36 construction period. The type of nails and absence of circular-sawn lumber also tend to place the construction period earlier in the period when the Greek Revival-style buildings were popular instead of later, i.e., the 1830s and early 1840s as opposed to the 1850s and early 1860s.

Figure B - 1 *Front view of the house*

Unfortunately, beyond the few court papers, documentary sources that could shed more light on the original design, construction, and sale of the house have not been found. No descriptions, maps, plats, renderings, photographs, or other visual representations have been found.

Fortunately a large amount of original building fabric appears to have survived and provides a wealth of tangible evidence about the configuration and use of the original house. Physical investigations indicate that the house was originally constructed in an L-shaped configuration, with a single-pile main block oriented to face north onto Crawford Street. The side-gabled front block featured a chimney at the center of each gable end. The

ell housed the stair hall connecting first- and second-floor levels and an adjoining room to the south on both floors. A separate, one-story Kitchen Building, now demolished, was located to the rear of the ell. Ghost marks of pilasters and framing indicate there was originally a smaller, two-story front porch more in keeping with the Greek Revival-style of the house. There probably were two levels of porches in back of the house, along the south side of the main block and the east side of the ell. Triple-hung sash windows, now out of position, probably allowed the occupants of the first-floor rooms to exit onto these porches. Quite notably, the exterior brickwork above foundation level was laid up in "running bond coursing," a rare form of masonry construction found in a few scattered locales across the country. It is most commonly associated with Greek Revival-style architecture where it was desirable for the building fabric of the walls to take on a monolithic appearance. It is worth noting that the Cobb House across Crawford Street from this house is attributed to the same builder and also exhibits this unusual form of masonry construction. Though the builder sought an unusual texture to the brickwork, he nonetheless left the red-orange bricks exposed and decorated the mortar joints with penciling.

Figure B - 2 *Front view of the adjacent Balfour House; it is likely the Willis-Cowan House originally had a similar front porch*

1850-51: Expansion

Looking further to the house for evidence, it is apparent that a major expansion took place about mid century. The two levels of porches were enclosed in order to create more interior space. Stack joints in the brickwork along the east and south walls reveal the lines of expansion. Along the roof lines, chimneys were added and parapets constructed to connect pairs of chimneys.

In this instance, some explanation of the event is provided in documentary sources. Emma Balfour, the neighbor who resided in the house immediately to the west on the same block, was a prolific letter writer. She

explains that in preparation for John Willis's pending wedding, his mother, Martha Willis, in 1851 embarked on a painting campaign and extended the length of her dining room to contain a twenty-foot long table. It is perhaps at this time that the exterior masonry received its first of several coatings of paint, probably in an effort to blend the old and the new brick. Mrs. Balfour's account reads:

> My next door neighbor's son "John Willis" of whom you have heard me speak (the mother and son, who are such strict conformers to etiquette, as never to see each other – but in full dress) one of the wealthiest young men in this state – has just married a very wealthy lady (of course) and very beautiful and fascinating I must do him the justice to say. The old lady was so delighted that she thought she could not do enough in the way of preparations; so she has been for the last three months adding to her house, which was large before, and painting; re-furnishing &c. and wound up by giving really a splendid party – only it was so exceedingly warm in the crowded rooms. She added to the length of her dining room and had the table set about twenty feet long – with short tables crossing at the tops & bottom and center like the letter I.[1]

1863: Confederate Headquarters and Damage During the Siege

Accounts associated with the Siege of Vicksburg provide invaluable descriptions of the organization and operation of Pemberton's staff that are also useful hints about how the house was then configured. An especially important account by James H. Morrison, lieutenant and aide-de-camp to Pemberton during that time, detailed the use of the house

Figure B - 3 *Ceiling joists above the original L-shaped porch are resting in formed joist pockets in the brick wall, indicating they are an original feature*

as Pemberton's Headquarters in an affidavit dated April 1903. It suggests that the major changes in configuration of the floor plans were largely complete by the time of the Siege; that configuration remains largely intact today. The interview states:

> Lieut. James H. Morrison, Aide-de-camp to Lieut. Gen. John C. Pemberton having visited Vicksburg by order of the War Department and being in the office of the Park Commission this 18th day of April 1903, states that Gen. Pemberton's headquarters were, for the first days of the defense, in a building then standing on or near the present site of the Catholic Brothers School, that his headquarters remained at that place not longer than five days and were then moved to 110 East Crawford St., as the houses in Vicksburg are now numbered; that the house, which he has today visited, remains almost as it was in

[1] Letter from Emma Balfour to Louise Harrison, July 7, 1851.

> 1863; that Gen. Pemberton's office was in the room, on the first floor, at the right of the hall as one enters the building on the Crawford St. side or front entrance; that the office of the Adjutant General of the Department, Major R.W. Memminger, was immediately in the rear of the General's office, and, still farther to the rear, was the general office in which the work of the Department was done; the on the opposite side of the hall and on the same floor Lieut. Col. J.S. Saunders, Chief of Ordnance, had his office; and that, Major W.H. McCardle, Assistant Adjutant General of the Department had his office in the room above Gen. Pemberton's office.[2]

In addition, Emma Balfour's diary speaks of damage done to the house by shelling. Though the exact locations and descriptions of the damages are not known, it is assumed that the damage was relatively minor, requiring repairs only, and would not have resulted in major changes to the house. Tradition has long held that the damage to the floor framing in the northeast second-floor bedroom was the result of the bombardment; nothing has been observed to suggest otherwise. One window sash, the lower sash of the double-hung sash window that opens onto the stairs, is a mid-nineteenth century replacement. Three sashes, all in the East Parlor, Room 101, have stiles and rails that are original but the muntins date to mid century. In both circumstances, these conditions probably indicate that a number of windows were "blown out" during the bombardment. No photographs of the house dating from the time of the Siege have yet been discovered to offer more evidence.

1865-1919: Postwar Years

An inspection of the building finds little to suggest that much, other than maintenance, was done to the house in the four or five decades following the war. No major modifications to the existing spaces appear to have occurred.

After John Willis sold the house in 1886, it had two short periods of different ownership before being bought by the Cowan family in 1890; Mrs. Cowan then lived in the house until her death in 1914. Any major post-bellum changes to the house would likely fall under the period of Cowan ownership; but again, specific changes that were made, if any, are not documented in any source that has been found.

[2] Lieut. James H. Morrison, interview at Vicksburg National Military Park, 18 April 1903, NPS records.

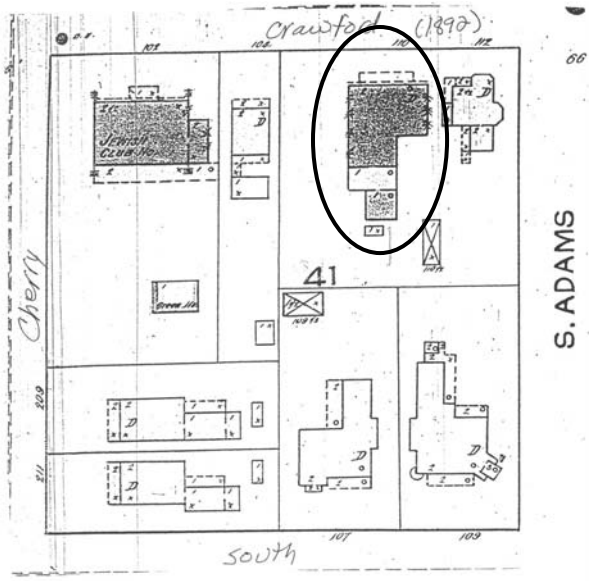


Figure B - 4 *Sanborn Fire Insurance Company Map, 1892*

Sanborn Fire Insurance Company Maps show modest changes in footprint over this time period. The first Sanborn map for Vicksburg was made in 1886; that map did not show the block containing the house. The next map, made in 1892, shows the house much as it stands today, with large two-story brick ell footprint and wide front porch. The map shows the brick Kitchen Building, now demolished, and a one-story frame connector between the brick ell and the Kitchen. Behind the Kitchen Building stands a small, one-story frame building (likely the privy), and at the southeast corner of the lot, a likely carriage house, also one-story and of frame construction. The 1897 map shows much the same layout, with an addition of a one-story porch in an L-shape between the Kitchen and the one-story frame connector. The 1902 and 1907 maps are again similar. In 1913 a one-story frame addition at the southeast corner of the main block of the house is shown; this room now houses a bathroom. The privy and carriage house are no longer indicated on this map.

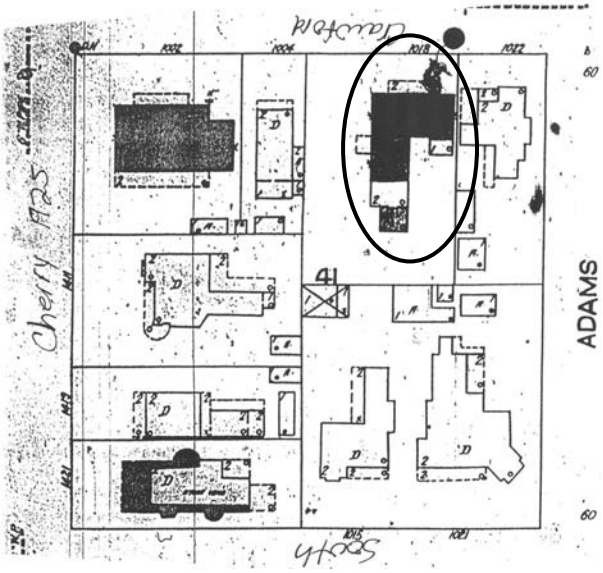


Figure B - 5 *Sanborn Fire Insurance Company Map, 1925*

1919-20: Sisters of Mercy Early Alterations & Additions:

Thanks to excellent record keeping by the Sisters of Mercy, more is known about their acquisition of the property and the changes they made than about any previous occupant. Repairs were made, new flooring added, bathrooms installed, and a frame sleeping porch added to the south end of the ell. Sister M. Clementine's records read:

Improvements July 1, 1917 – July 1, 1920

The great increase in the boarding department in 1918-19 forced us to look about for more commodious apartments. Being unable to build a dormitory, we thought of renting the upper part of the old Cowan property. However, this was absolutely untenable, and the heirs refused to improve. The matter was then laid before the Bishop who allowed us to purchase the house for $5000.00. This amount was borrowed from Mr. T. M. Morrissey at 5% interest, the good Bishop kindly giving us $500.00 to pay the first years interest.

Bishop Gunn showed his usual solicitude regarding the Sisters' health and comfort and donated the sum of $1000 towards the erection of a sleeping porch, which porch together with the room below cost $1770.00. The above work was done by Messrs. Curphey and Mundy, who also floored six downstairs rooms and did general repair work, amounting to $1203.25.

We installed two bathtubs, one shower bath, lavatories, etc. under Mr. Chas Roesch's auspices, as well as roofing the porch, repairing the other parts of the roof, putting up gutters etc. at a cost of $1184.63.

Mr. J. Laughlin was employed to renew the plastering in the rooms that had previously been plastered, besides that he did a good deal of brick work, concrete walks etc. the whole amounting to $764.05.

Mr. Albert Bonhauser was engaged to paint both the interior and exterior of the entire house his services amounting to $925.00.

The paint, varnish and all materials of that class were bought of the Pittsburgh Plate Glass Co. of New Orleans, for $738.66.

Improvements from July 1920 to July 1923

We had borrowed from Mr. Morrissey $5000.00 to cover Cowan property… now St. Anthony's. On April 29, 1921 we borrowed this amount from the first National Bank in order to pay Mr. Morrissey. The bank charging 6%.

On the same day we paid the First National Bank…….$1000.00
On April 25, 1922……..$1000.00
On Oct. 29, 1922……$2000.00
Paid in full Oct. 23, 1922……...……$1000.00
$5000.00[3]

Other accounts of changes made by the Sisters and their uses of the building can be seen in letters to the editor of the *Vicksburg Post*. One letter mentions that the downstairs was used for the commercial department and stenographic courses, while the upstairs was used for dormitory and bathroom space.[4] Another mentions the installation of a Burroughs Bookkeeping machine for the business or commercial course.[5]

Figure B - 6 *Southeast oblique of the house showing two-story frame portion with sleeping porch on second floor*

[3] Sister M. Clementine, Superior, July 30, 1926, Sisters of Mercy Vicksburg Archives, Southern Cultural Heritage Foundation.
[4] Letter to the Editor of the *Vicksburg Post*, undated but assumed c. 1920, Scrapbook 6, Sisters of Mercy Vicksburg Archives, Southern Cultural Heritage Foundation.
[5] Letter to the Editor of the *Vicksburg Post*, "St. Francis Xavier's Academy," undated but assumed c. 1920, Scrapbook 6, Sisters of Mercy Vicksburg Archives, Southern Cultural Heritage Foundation.

c. 1940-70: Sisters of Mercy Changing Uses

After the Sisters of Mercy assumed operations of Mercy Hospital in August of 1943, the house became the student nurses' quarters[6] as well as the Street Clinic Medical Library. City directories from 1948 to 1956 list this library along with St. Anthony's Hall at 1018 Crawford Street. During this time, nursing students lived upstairs, and the library and classrooms were located downstairs. The parlor to the left of the main hall was the doctors' boardroom; the parlor on the right and the halls contained the library itself. The librarian's office was located in the small rear room on the left of the main hall. Chemistry and anatomy labs were conducted in the addition, and the Kitchen Building housed the mimeograph machine along with an autopsy room.[7] In 1957 a new building for Mercy Hospital/Street Memorial was constructed on Grove Street, and all associated activities moved to this building. City directories from 1958 to 1962 list the house as vacant.

In subsequent years, the house was used by the Sisters for operation of a kindergarten. The 1964 city directory calls it St. Anthony's Kindergarten; from 1965 to 1968 it was known as the St. Francis Xavier Kindergarten. In 1969 the house was again indicated as vacant. On July 23, 1970, the house was officially listed in the National Register of Historic Places. It was one of the earliest nominations to the National Register from the State of Mississippi, indicating its obvious historical importance.

In 1973 the Sisters of Mercy sold the house to William Robbins. The new owner's stated goal was to bring the house to sound condition, restore the original section and operate it as a museum, and live with his family in the twentieth-century addition.

1970-96: Unwillful Neglect

William Robbins owned the house until May of 1995, at which point he deeded it to his son William Robbins, Jr. During the Robbins family ownership, 1970-96, a few major changes were attempted but most fizzled due to lack of money. Rewiring of the electrical system was the most important undertaking. Apparently, as indicated by a 1996 real estate promotional film, many of the plaster walls were channeled and metal conduit installed; however, the installation was not completed and the channels were not patched. Another effort was the stripping of paint from the wood trim. The process began in the West Parlor, Room 103, the room reputed to have

[6] "Fine Medical Facilities Afforded by Hospitals," *Vicksburg Sunday Post*, 15 October 1972.
[7] Details of the layout as told on 30 June 2004 by Glenda LaGarde, Director of the Southern Cultural Heritage Foundation, whose mother was librarian there until c. 1957.

been used for General Pemberton's office. Again, the effort seems to have stalled and little beyond this room was affected. The subsequent owner, Andrew Johnson, found what appeared to be recently installed narrow, red oak flooring in Room 105/106 and in all the floors of the main house on the second floor level; his assumption is that Robbins installed this flooring. The Robbinses lived in the second floor for a time and opened the first floor for tours on the weekends. William Robbins, Jr., was eventually forced to sell the house after being charged with demolition by neglect by the City of Vicksburg.

1997-99: Renovation

The subsequent owner, Andrew Johnson, began repairs in February 1997 with the goal of operating the house as a bed and breakfast. Structural repairs and other repairs were required immediately. The south masonry wall of the main block of the house, between the ell and the one story frame addition, was in poor condition and was partially rebuilt. Inside, the beam above the dining-room wall that Mrs. Willis removed in 1851 was collapsing, so the original wall was rebuilt with masonry, returning the dining room to its original dimensions. Since some red oak flooring in this area was damaged by termites, sound boards were taken from the 1851 portion of the dining room to replace damaged boards in the original portion. Mrs. Willis had placed one of the original chimney cabinets at the far east side of her enlarged dining room; when the wall was rebuilt, Mr. Johnson moved the cabinet to the upstairs bedroom above the dining room (Room 205). The window sash at the window the cabinet blocked were then moved to the window south of the fireplace in the northeast bedroom (Room 201), because the sash there were decayed.

All ceiling plaster was removed and replaced with gypsum board, except in the center hall and hall extension of the second floor (Rooms 202 and 207). Other plaster was patched and skimmed. In the alcove created by the rebuilding of the original dining-room wall (Room 106A), gypsum board was installed on all walls and the ceiling. The modern French door leading from the dining room to this alcove was installed with a transom that was purchased at auction. Paneled bi-fold doors separating the stair hall from the back part of the center hall of the first floor were removed and placed in storage.

To allow the house to function as a bed and breakfast, several new bathrooms and a large kitchen were installed. The first floor of the 1919 frame addition, which had been a large open room, was subdivided into a bedroom and kitchen (Rooms 109A/B). A bathroom

was added off the new bedroom, in the space created by rebuilding the original dining-room wall (Room 106B). The small frame addition on the southeast corner of the main block of the house, which had been a bathroom for students, was modified into a bathroom and laundry room (Rooms 110A/B). Upstairs, four bathrooms were added to serve the bedrooms. The large, narrow room in the east part of the main block was subdivided into two bathrooms (Rooms 208A/B), one accessed through an existing door in the northeast bedroom (Room 201) and the other accessed through a pocket door in the hallway (Room 207). Another was added off of room 205, in the space over the enlarged dining room. Finally, the large open room on the second floor of the 1919 frame addition was divided into a bedroom and bathroom (Rooms 209A/B). All of the new plumbing lines were copper.

The Johnsons completed the electrical rewiring of the house begun by Robbins. For the electrical system they installed one new electrical panelbox to supplement the one existing panelbox left in place, and installed new lighting fixtures throughout all portions of the building. They also installed central heating and cooling systems. Repairs were completed in 1999 and the house operated as a bed and breakfast until closing in 2001.

Timeline

1826	June 3	Lucy Vick deeds Square 41, Lot 243 of Vicksburg to John Bobb
1829	March 10	John Bobb deeds Square 41, Lot 243 to William Bobb, his brother
1834-36 c.		William Bobb constructs two houses on Square 41, Lot 243
1836	Nov. 9	Martha P. Willis purchases east half of Lot 243, presumably with house
1851 c.		Martha Willis enlarges house for wedding of John Willis, her only son[8]
1856	June 17	Martha Willis dies in the house[9]
1860		City Directory lists M. Willis, planter, as resident
1863	May 18	Siege of Vicksburg begins
	May 22	Shell from bombardment strikes the house[10]
	May 23	Lieutenant General John C. Pemberton begins using the house as his headquarters (local tradition)
	May 30	Two shells strike the house, killing two horses at the front; Pemberton and staff evacuate[11]
	July 3	In evening meeting with senior staff at his headquarters, Pemberton decides to surrender
	July 4	Pemberton surrenders his army to Union forces under General U.S. Grant; surrender was made in a meeting between Pemberton and Grant's subordinates at the house
1866		City Directory lists John Willis as resident
1874	June 1	John Willis mortgages property to D.W. Randolph
1886	April 19	John Willis transfers ownership to Emma Balfour
1888	March 14	After Emma Balfour's death, court transfers property to Alice B. Crutcher
1890	September 5	Mrs. M. F. Cowan acquires deed to property

[8] Letter from Emma Balfour to Louise Harrison, 7 July 1851.
[9] Letter from Emma Balfour to Louise Harrison, 28 September 1856.
[10] Gordon A. Cotton, ed., *Mrs. Balfour's Civil War Diary* (2004), page 20.
[11] *Ibid*.

1892		The first year that a Sanborn Fire Insurance Company Map includes this section of Vicksburg. This year and subsequent years 1897, 1902, 1907, and 1913, show a wide front porch and one-story frame addition connecting the ell of the house and the brick Kitchen. An undated photograph (Appendix I.8) shows a narrow, one-story, frame attachment with shed roof and one window on west wall. The west side porch appears on the 1897, 1902, and 1913 Sanborn Maps but not the 1892 and 1907
1895		Union and Confederate veterans form the Vicksburg National Military Park Association and lobby Congress for establishment of a park
		Vicksburg Printing and Publishing's City Directory lists Mrs. M. Cowan, widow, residing at the house, address 110 East Crawford Street
1899	February 21	President McKinley signs legislation authorized by Congress creating the Vicksburg National Military Park
1906		Maloney's City Directory lists Dr. J. Warren King as resident of 110 Crawford Street
1911-1912, 1914		Polk City Directories list Dr. J. Warren King as resident, along with Mrs. Mary F. Cowan; street number changes have updated the address to 1018 Crawford Street. The 1914 Directory says Dr. King has a wife, Helen J., and he is listed as "Physician and Manager of King & Co., Prescription Druggists and Dealers in Paints, Oils & Varnish, Surgical Supplies, etc. (1204 Washington)"
1913		The small frame addition to the southeast corner of the house first appears on the Sanborn Fire Insurance Company Map
1919		With an increase in boarders, the Sisters of Mercy buy the property, with permission of the Bishop and borrowed money from T.M. Morrissey
		Improvements are made, including: a clapboard addition at the southwest corner of house to serve as a sleeping porch on the second floor (and may have extended farther south the already existing first level addition); new flooring in six downstairs rooms; roofing the porch and other roof repairs; new gutters; installation of two bathtubs, one shower bath, and lavatories; renewing of earlier plasterwork; painting of the interior and exterior; brickwork and concrete walks; and other general repairs [12]
1920 c.		The building houses Business and Commercial courses for St. Francis Xavier's Academy[13]

[12] See note 3.
[13] Letter to the Editor, *Vicksburg Post-Herald*, c. 1920

1921, 1924	Polk City Directories list St. Francis Xavier's Academy at 1018 Crawford
1925	Sanborn Fire Insurance Company Map shows the house much like its current configuration, plus the brick Kitchen at the back of the ell
1926-46	Polk City Directory lists St. Anthony's Hall at 1018 Crawford
1943 c.	The house is used to board student nurses and contains a medical library after the Sisters of Mercy assume operations of Mercy Hospital/Street Memorial in October
1948-49	Polk City Directory lists St. Anthony's Hall and the Street Clinic Medical Library at 1018 Crawford
1950-51	Polk City Directory lists Elizabeth Fincher, personnel director at Mercy Hospital, as a resident, in addition to St. Anthony's Hall and the Street Clinic Medical Library
1953-56	Polk City Directory again lists only St. Anthony's Hall and the Street Clinic Medical Library at 1018 Crawford
1957	Construction of the new Mercy Hospital/Street Memorial Building is complete, and all units move to the new facility, including those from 1018 Crawford
1958-62	Polk City Directory lists 1018 Crawford as vacant
1964	Polk City Directory lists St. Anthony's Kindergarten at 1018 Crawford
1965-68	Polk City Directory lists St. Francis Xavier Kindergarten at 1018 Crawford
1969	Polk City Directory lists 1018 Crawford as vacant
1970 July 23	National Park Service includes Pemberton's Headquarters in the National Register of Historic Places
1973 spring	William Robbins purchases the property for interpretation of the 1835-36/1850-51 sections as a Civil War museum and use of the 1892/1919 wing as personal residence. Work includes: stripping of paint in Room 103, the room identified as Pemberton's Office, repair of termite damage in Northwest Bedroom hearth, installation of red oak floors in Rooms 105 and 106 and throughout second-floor level, and extensive rewiring of electrical system but channeled masonry was not covered[14]

[14] Unidentified Real Estate promotional film dated 8 May, 1996.

1977		National Park Service designates the property a National Historic Landmark
1981		The Historic Conservation and Recreation Service approves a $2,800 grant for repainting the exterior of the house
1990		Federal legislation changes the interpretive mission of the Vicksburg National Military Park
1991		Vicksburg building inspector declares house "dangerous" and orders Robbins to make repairs or demolish the house
1995		William Robbins deeds property to his son, William Hal Robbins, Jr.
1996		City declares new owner guilty of "demolition by neglect"
1996	Dec.	Andrew and Beverly Johnson purchase the property from William Hal Robbins, Jr.
1997	Feb.	The Johnsons begin repairs and modifications in preparation for operating the house as a bed and breakfast Work includes: completing the electrical rewiring begun by William Robbins and installing new lighting fixtures, installing central heat and air conditioning systems, replacing the plumbing, reconstructing part of the south masonry wall of the main block of first level of the 1850-51 expansion, installing a concrete grade beam and CMU piers beneath Room 107, rebuilding the floor and steps of the west entrance porch, rebuilding the floor framing of the 1913 addition, rebuilding the interior dining room wall that was removed in 1851, replacing the plaster ceilings with gypsum board, subdividing the secondary rooms to create five bathrooms and installing a kitchen[15]
2000		The Johnsons open the house as a bed and breakfast
2001		Johnsons close the bed and breakfast. The house becomes vacant
2002	October 11	President George W. Bush signs into law "The Vicksburg National Military Park Boundary Modification Act of 2002," authorizing the Secretary of the Interior to acquire Pemberton's Headquarters and up to one acre of adjacent land
2003	October 18	Andrew and Beverly Johnson transfer property deed to the United States of America

[15] Telephone interviews by Joseph K. Oppermann, FAIA with Andrew Johnson on 26 and 27 October, 2004

C. PHYSICAL DESCRIPTION

General Description: The House in 2004

Situated on a grassy bank in a pleasant residential neighborhood, the Willis-Cowan House faces north onto Crawford Street between Adams and Cherry streets. In front of the house at the sidewalk is a cast-iron fence on a low masonry wall. Brick steps lead from the sidewalk towards the northwest corner of the house.

The house is a handsome and prominent two-story brick Greek Revival structure built in an L-shape. The side-gabled, symmetrical front façade is five bays wide with central entrance and large windows at both levels. At the front is a three-bay, two-story porch covering sophisticated entrances at both levels. Evidence indicates the house was built with a two-story front porch of a more shallow and narrow width typical of the Greek Revival residential style, and that it was replaced with the current porch during the 1850-51 remodeling.

The ornate cornice of the porch roof and its false gable are similar to the cornice of the main block of the house. Each level of the front porch is supported by four posts with corner beads and unadorned, sawn scroll brackets. On the first level, the posts have been modified to rest on Craftsman-style brick posts with stuccoed caps, and the porch floor is poured concrete. The second-level porch retains full-height posts and its wooden tongue-and-groove floor.

The front entrance to the house is notable. A wide, eight-paneled wood door is surrounded by a narrow transom and sidelights, in a design motif (Plate XXVII) found in the popular Asher Benjamin book of 1830, *The Architect, or Practical House Carpenter*. These elements are held in a delicate decorative surround flanked by fluted Ionic pilasters. This grouping, in turn, is recessed behind the front wall, the whole encased in a larger more elaborate enframement. A pair of free-standing, fluted Ionic columns flank the shallow inset sheathed with paneled sidewalls and paneled ceiling above, the whole creating a complex three-dimensional effect. A similar door and doorway composition is at the central bay of the second-floor porch.

An unusual feature of the house is the brick bond of the north and west elevations, as well as the northmost part of the east elevation. In these locations, the original 1835-36 sections of the house, the handmade bricks, painted

today but originally exposed, are laid in a stretcher course.

The main roof of the house is slate with clay tile ridges. The gable portion of the front porch roof is also of slate, although painted flat-seamed terne metal covers the low-pitched sections.

The north (front) and west elevations were the most public and therefore the most adorned. Cornice lines on these facades are emphasized with wide bands of trim, divided into frieze and architrave to represent a classical entablature. Similarly, the stretcher course brickwork described above is used only on the two most public facades, while other elevations are laid in the more typical one-to-six common bond. On the east and south gable ends, the wide band of trim is discontinuous as the cornice gives way to a simple rake board at the junction of wall and roof. At all elevations, the windows have square cut sills and broad lintels with corner blocks. On the south elevation, and on all but the two northernmost windows on the east elevation, these elements are made of wood. On the north and west facades, and the two northernmost windows of the east façade, the sills and lintels are marble. All windows are 3'-10" wide. The southmost first-level window of the east elevation is triple hung, each sash with eight lights, for a total height of just over nine feet. All other windows are double hung 12-over-12 light sash, for a total height of 6'-6".

On the west façade is a small, one-story, one-bay porch with detailing similar to the front porch.

Behind the west ell is a two-story, weatherboard-clad, frame addition with a painted, standing seam, terne metal, hipped roof. Two, large, two-over-two light, double-hung sash windows, are at both the east and west elevations of the first level. On the second floor, a ribbon of 6-over-6 windows runs beneath the roofline along the entire west and south elevations and half of the east.

Of the five chimneys on the house, three are corbelled while two are unadorned brick. The house was built with three brick chimneys, one centered at each gable end of the front block, and the third at the south terminus of the ell. Two were added in 1850-51, one each near the existing chimneys at the south and east gable ends. New parapets were added to span the space between the old and new chimneys, creating a dramatic pairing of chimneys at these elevations. The pair at the south gable end are straight with no corbelling. The pair at the east gable end and

the chimney at the west end of the front block have elaborate brick corbelling, which probably dates to the 1850-51 remodeling.

Construction Characteristics: Building Sections of 1835–36/1850–51

Structural Systems

Foundation & Cross Walls: The perimeter walls and cross walls of both the original house and the 1850-51 addition are constructed of handmade brick laid up in a one to six common bond to the height of first-floor level. Characteristics of the wall base below grade for either period are unknown. A stack joint extends from grade to roofline at the south and east elevations where the 1850-51 addition meets the original house; no physical connection between the two wall sections is apparent at either location.

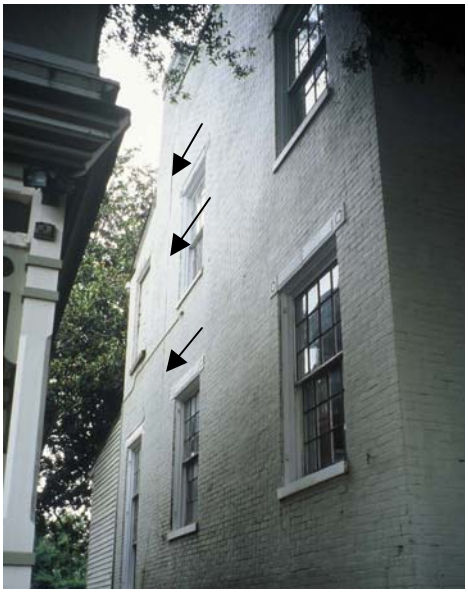


Figure C – 1 *Stack joint on east elevation*

Exterior Walls: The exposed handmade bricks of the original building walls of all elevations are laid in a stretcher course; the nature of connection of outer wythe to inner wythe is not known. (Note: If 8" square pavers were used for connection, this being the same dimension as that of brick stretcher, care was taken at the corners of the building to use only bricks and not any square pavers.)
The walls of the 1850-51 addition are laid in a one to six common bond. The walls of the two construction periods are not mechanically connected; a stack joint occurs between the two at both the east and south elevations. The bricks of both the original house and the addition are dimensionally the same, 2¼" x 8" x 4". The quality of workmanship varies, however: the exterior courses of brick in the original house are laid with greater precision and regularity.

Ground Beam & Retaining Wall: A brick ground beam was added at grade along the entire east and north elevations and part of the west. The date of this modification is not known, but it appears to have been constructed in response to wall cracks near the northeast corner of the main house block. Several large cracks, on both the north and east elevations, extend vertically up from grade to the roof. The cracks extend through mortar joints, bricks, and stone sills and

lintels. The cracks appear to be active. The outward thrust of the east wall is the result of the cutting back of the grade along the east elevation. This was done to construct the corner house in the later nineteenth century. A low brick wall that separates these two property lots acts as a retaining wall of the higher grade of the Willis-Cowan House property, but it clearly is inadequate as evidenced by the numerous extensions, repairs and current poor condition.

Figure C – 2 *Retaining wall*

Floor Framing: First-level wood floor joists in the original house are 3" x 12" set at 18" o.c. and span the full distance between outer walls and cross walls without intermediate piers. First-level joists of the 1850-51 expansion are 2¾" x 8¾" at 20" o.c. between girders ranging in size from 7¾" x 10" to 9" x 11½". In this addition, a number of treated pine joists have been sistered to termite-damaged original joists and several CMU piers have been installed at same locations for additional support; these repairs date to the Johnson family repairs of the late 1990s. The early joists in both sections are sash sawn and appear to date to the initial installation of the respective construction periods.

Roof Framing: The pitch roofs laid out in an L-plan over the original room sections are framed with 2¾" x 5" to 2 7/8" x 4½" wood rafters set at approximately 24" o.c. Pairs of rafters are joined at the peak with a large cut nail. The shed roofs over the 1850-51 enclosures are framed with a series of separate 2 ¾" x 6" rafters spanning from the peak of each roof rafter pair out to the perimeter of the enclosed porches. The east and south side members of the pitch frame lack any evidence of roofing nails. Thus, it can be concluded that the roofs that cover the rooms enclosed in the 1850-51 expansion were built as part of the 1835-36 construction. The current roof frame configuration dates back to the original 1835-36 construction period. The deck boards throughout appear to be very early if not original and are planks 1" or 5/4" thick with varying widths ranging from 8" to 10", 12", 14", and 16". Framing and deck boards are sash sawn.

The last, several, southernmost rafters along the west elevation of the ell are split. The damage occurred a very long time ago,

judging from the amount of discoloration and dirt at the split, open wood. It is damage caused by a distributed load applied from above, probably the collapse of the adjoining, southwest chimney. Additional framing dating to the twentieth century now sister and provide post support to the damaged rafters.

Figure C – 3 *Split rafters*

Exterior Features

Roof & Rainwater Collection/Dispersal: The pitched roofs are covered with a dark purple slate, 10" x 18," with square edge and 8" weather exposure. The ridges are covered with a clay tile, 6" x 18," with dark brown glazing. The low-sloped, side sections of the main entrance portico (north elevation) are covered with flat-seamed, terne-metal roofing.

Figure C – 4 *Roofing slate*

A built-in gutter is concealed in the ornate cornice of the portico; the downspouts are visible in early twentieth-century photographs and are present today. In the early twentieth-century photographs, gutters can be seen hung at the ornate roof cornices of the north and west elevations; downspout straps are still present along the west elevation at the south end. (Note: this south downspout may have connected through the hole in the exterior lattice screening of Room 002 to that room's ground cistern. These hanging gutters of the photographs are likely to be a late nineteenth-century addition. With such ornate cornices as occurred with Greek Revival style architecture, the preference was to have either built-in gutters or none at all in order to

provide unobstructed views of the handsome cornice craftsmanship.)

Figure C – 5 *Cistern*

Chimneys & Parapets: Of the five chimneys, three were part of the original design and two were added as part of the 1850-51 addition. When the two were added, one at the east and the other at the south gable ends, parapets were constructed at each gable to span between the new chimney and the existing one, creating a dramatic pairing of chimneys. The three chimneys at the east and west ends of the main block, two dating to 1835-36 and one to 1850-51, have matching, elaborately corbelled brick patterns on each chimney elevation, another example of the 1850-51 embellishments. In contrast, at least the tops of the pair at the south gable end have been clearly rebuilt in straight stacks without even simple corbelling. The southwest chimney apparently fell to the north as evidenced by the pattern of split rafters in the attic.

Roof Cornice: A large, Greek Revival style cornice, constructed in wood, spans the north and west elevations. At the gables of the east and south elevations, simple, unadorned rake boards trim out the roof edge.

Figure C – 6 *Cornice of west porch and original house, and corbelled chimney*

Walls: The stretcher course of brickwork of the original construction period helped negate the small scale of the individual brick building blocks by creating a somewhat monolithic appearance to the wall surfaces. This approach was a popular technique for working with the wall surfaces of Greek Revival style architecture, along with the use of stucco scored to look like large blocks of ashlar cut stone. Unlike the small scale of the previous Federal Period and Georgian styles where the pattern of fancy brickwork was a integral design feature, all the features of the Greek Revival style building took on a much larger scale of representation. Curiously, surviving evidence indicates that the mortar joints of the

1835-36 brickwork were originally penciled, a decorative technique that is ostentatious because of the additional expense, but also works visually against the attempt to create a monolithic wall surface by providing additional detail to each brick.

Figure C – 7 *Pencilled brickwork visible in pocket door opening to Room 206A*

In the 1850-51 addition, the brickwork was not exposed to the public. Here it was laid up in the least technically demanding, and therefore the least expensive, method of brickwork, the common bond.

It was probably at the construction of the 1850-51 addition that the first coating was added to all the exterior brickwork, of what appears to be a tinted limewash. This coating may have been applied at least in part to help disguise the transition between old and new brickwork. And it may have been added in part in response to the style of the era; limewashes were popular among buildings of the classical styles. For whatever reasons it was used, the coating further helped create the desired uniformity of appearance. Since that first coating, several additional finishes have been added, including what appears to be oil-based paint and finally latex paint.

Doorways: Perhaps the most architecturally significant features of the house exterior are the two identical Ionic Order entrances at first and second levels of the street façade. The first-level doorway is the primary public entrance to the house. The doorway at second level is a private family access to the front portico. At each entrance, a fluted column and pilaster flank each side of the portal and support an entablature that serves as lintel. Once beyond the columns, a shallow entranceway is formed by paneled sidewalls and ceiling. The broad eight-panel door, transom, and two sidelights over panels are set in a frame ornately detailed. Most elements undoubtedly date to the first construction period. However, the mismatch of sidewall panels with door panels suggests that changes were made to the design of the door, sidelights, and transom during construction or in the 1850-51 remodeling.

Figure C – 8 *Front entrance*

Figure C – 9 *West entrance*

The secondary public doorway is at first-floor level, midsection of the west façade, and probably opened onto a formal garden. A transom of the same design concept as those of the front façade doorways, and now stored in the basement, was the principal decorative feature of an otherwise austere passageway.

Windows & Shutters: The first- and second-floor level windows of the north, east and west elevations of the original 1835-36 house are 12-over-12 light sash, 3'-9" x 6'-8." Many are complete units dating to this construction period, though several sash have been moved to other windows. Three sashes have replacement muntins (Type C) to the original sash (Type A) and one entire sash unit is a Type C replacement. These Type C elements stylistically date to the mid-nineteenth century and probably are repairs to damages incurred during the Siege of Vicksburg.

The windows of the second level along the east and south elevations of the 1850-51 expansion are also 12-over-12 light sash of the earliest 1835-36 construction period; they were almost certainly moved to the new outer wall when the porches were enclosed in 1850-51.

At first level, the southernmost window of the east elevation of the ell is actually a triple-hung window unit with only two sash in place. The adjoining doorway to the north is also a frame for a triple-hung window. These two partial triple-hung window units, and the complete, triple-hung window unit that is on the east elevation of the south extension off the main block, were almost certainly relocated to the new outer walls, also, when the 1850-51 addition was constructed.

All these window units either contain portions of a two-knuckle shutter hinge that was popular in the second quarter of the nineteenth century, or ghost marks of that hinge. There are also a few cast shutter hinges dating to the late nineteenth century that were added as replacement to the early hinges.

Figure C – 10 *Shutter hinges; the upper hinge dating from the second quarter of the nineteenth century, the lower dating from the third or fourth quarter or the nineteenth century*

Also in the masonry flanking the windows of the north, east, and west elevations of the 1835-36 house, are remnants and ghost marks of a shutter dog design popular in the second and third quarters of the nineteenth century.

Figure C – 11 *Shutter dog*

Figure C – 12 *Front elevation*

Figure C – 13 *Front porch balustrade*

Porches: The pedimented, three bay, two level, frame porch of the north façade is a major architectural feature of the house exterior. The elements themselves are not extravagant: chamfered posts with a simple scroll bracket, turned balustrade, and simplified version of the main house block roof cornice. Together they provide a generously proportioned public space at first level and an equal amount of area for more private use at second level. It is a replacement for what would have been a much smaller and shallower porch, probably open at the second level as at the Balfour House, and with details mimicking the columns and pilasters of its own portals. The ghost marks of the removed framing can be discerned in the brickwork.

The current porch was probably constructed as part of the 1850-51 effort to create a more grand house for a forthcoming wedding celebration. From the photographs it can be determined that the brick piers along the first-floor level beneath the columns were added in the early twentieth century, and the first-level concrete porch deck and entrance steps were later installed as replacement elements at mid-century.

The design and construction details of the small, one-level, side porch on the west façade match those of the front porch. Like the front porch, it sits on a perimeter wall of brick that is not keyed to the house foundation. The corner beaded posts, scroll brackets and

handrail, and beaded bottom rail match. The side porch now has a modern, 1½" x 1½," replacement balustrade; the remnants of the original are in storage in Room 001. Both porches were likely constructed to complement one another during the same 1850-51 construction campaign.

Figure C – 14 *Construction of the front porch*

Interior Features

Room 001: This is a modest-sized room, 18'-4" x 18'-0", constructed partially below grade during the initial 1835-36 construction of the house. It appears to have had no direct connection to the rest of the house. A single doorway leads to the exterior, at grade, on the south end of the room. Its exact purpose is not known, but it was strictly utilitarian in nature.

Figure C – 15 *Room 001*

- *Flooring:* Hand-made brick dry laid in a sand bed in a staggered stretcher course pattern. An additional layer of brick, partially intact, is laid on top of the floor between the supports for fireplace of Room 105 and extends about 4'-0" into the room; the platform was probably installed for a heating or cooking device when the flue was added in the late nineteenth or early twentieth century.
- *Walls:* Until the late twentieth century, the brickwork of the walls was exposed. Then a Portland cement-rich stucco was applied on the interior surfaces of all interior walls to a height of about 5'-0," probably in an attempt to stem ground-water infiltration. The 12" above this stucco is eroded from rising damp, and is damp to the touch. The remaining distance up to the ceiling joists retains evidence of whitewash.
- *Doors:* A twentieth-century board door leads up and out at grade through a south

elevation formed doorway in the brickwork. The original door jamb has wrought staple and nails.

- *Windows:* Two windows, each approximately 2'-6" x 4'-2", are on the west wall. The surrounding brickwork has been reworked; the window openings are probably the result of reworking earlier openings, or they may be added features. The sashes in both are early twentieth century, muntin Type E, similar to those of the windows in Room 109 (Type D). This modification may correspond to the installation of the flue and a heating or cooking device.
- *Ceiling:* The whitewashed underside of the flooring and 3" x 12" flooring joists, 18" o.c., form the ceiling.
- *Trim:* No trim was ever applied to the framing members of the doors and windows, a strong indication that this was a room for strictly utilitarian purposes.
- *Finishes:* Remnants of whitewash are apparent on the masonry walls and the door and windows.
- *Other Features:* A small brick flue was added in the late nineteenth- or early twentieth-century at the base of the chimney. Several original doors from openings in the house are stored in this room.

Figure C – 16 *Original doors in storage in Room 001*

Room 101: This, the East Parlor, is one of two parlors on the first level of the 1835-36 house, along with Room 103. These two parlors, along with the Entrance Hall (Room 102), both levels of the Stair Hall (Rooms 104 and 204), and the Upstairs Hall (Room 202), are architecturally the most highly developed rooms in the original house, as would be appropriate for the most public spaces. Among the high style features of these six rooms are fluted door surrounds, another design motif (Plate XLVI) found in the popular Asher Benjamin book of 1830, *The Architect, or Practical House Carpenter.* In addition, the parlors have floor-to-lintel, splayed window jambs, the same fluted casing as the doorway, and a recessed panel beneath each window.

Figure C – 17 *Room 101*

- *Flooring:* The 1919 era, tongue-and-groove, 3¼" pine flooring is laid east-to-west on top of the original random width flooring.
- *Walls:* Early lime plaster, perhaps original, was patched in 1997-99.
- *Doors:* The original five-panel door is now missing and presumably is among the doors stored in Room 001. The doorway retains its 1835-36 vintage, Greek Revival style, paneled jambs and head, and fluted casing with corner blocks.
- *Windows:* Four, 1835-36 vintage, floor-to-lintel window units have splayed paneled jambs and heads, fluted floor to lintel casings, recessed panels, and 12-over-12 light, double-hung, window sash. All sash are the original 1835-36 Type A. Three of the sashes, however, and the muntins of the lower sash of the two north windows and the lower of the southeast window, have been replaced with Type C muntins, probably a Civil War era repair.
- *Ceiling:* The flat plaster ceiling was replaced in the 1997-99 repair effort with the current double layer of gypsum board ceiling with top layer cut to form a border. A synthetic center medallion was also installed at that time.
- *Baseboards:* The tall, 1835-36 vintage, Greek Revival style baseboards with beveled caps are largely intact. Portions have been shuffled and patched along the south wall, probably when two, original, triple-hung sash windows were removed in the 1850-51 modifications.
- *Fireplace & Mantel:* At the center of the east wall, opposite the door from the entrance hall, is the fireplace. The Greek Revival style, wood mantel, presumably dating to 1835-36, matches the one in the other parlor, Room 103. Both are wood, with two fluted Doric columns on 3½" tall x 6" square plinths, supporting a flat, unadorned frieze and square edged rectangular shelf 1½" thick, 11" deep and 6'-5" long. It stands about 4'-4½" tall. The floral-patterned, cast-iron insert matches the one in the Dining Room, Room 105. The modern cement hearth is scored to appear to be composed of 6" square tiles.

- *Finishes:* The floor is varnished. Walls, ceilings and trim are painted. The woodwork was stripped in the 1997-99 repair effort.
- *Mechanical & Electrical Systems:* Modern metal floor registers at two windows supply the heating and cooling. An electrical, pseudo-historical (i.e., with the resemblance of an historic form yet lacking important characteristics of the actual historic design) chandelier hangs from the center of the ceiling. Modern, pseudo-historical switch plates and outlet covers are in place.
- *Other Features:* A plexiglass panel in the ceiling provides a view to a shattered joist reportedly damaged during the Siege of Vicksburg. A built-in bookcase was installed in a door opening in the south wall in 1997-99. According to the owner who made the change, Andrew Johnson, the Victorian 4-panel door and flat board door casing matched that of the doorway that leads from Room 108 to Room 110, as well as the doorways of the Kitchen, Room 109.

Room 102: This Entrance Hall, along with the two Parlors (Rooms 101 and 103), the first and second levels of the Stair Hall (Rooms 104 and 204), and the Upstairs Hall (Room 202), are the most public spaces of the original house and accordingly are the most developed in terms of architectural design.

Figure C – 18 *Room 102*

- *Flooring:* The 1919 era, tongue-and-groove, 3¼" pine flooring was laid north-to-south on top of the original random width flooring.
- *Walls:* The early lime plaster, perhaps original, was patched in the late 1990s.
- *Doors:* The house's main entrance doorway, located at the north end of the room and probably original to the 1835-36 construction, is a spectacular example of Greek Revival style design and craftsmanship. The original eight-panel door is attached with three, 5-knuckle, 4½," iron, butt hinges with the manufacturer's stamp: PERKS. The original and early rim locks are missing.

Immediately opposite, a complimentary composition of fluted pilasters, architrave, and transom frame a double doorway with paneled jambs and head and fluted surrounds; here the doors are missing but are presumed to be among those stored in Room 001. The doorways to the two Parlors, Rooms 101 and 103, opposite each other to the east and west, retain their 1835-36 vintage, Greek Revival style, paneled jambs and head, fluted surrounds and trim.

- *Windows:* None are present.
- *Ceiling:* The original, lime, flat, plaster ceiling was repaired and the synthetic center medallion was added in the 1997-99 repair effort. This room probably never had a three dimensional cornice because of the height of the entrance doorway enframement, though it may have had a wallpaper cornice, which was popular at that time.
- *Baseboards:* The tall, 1835-36 vintage, Greek Revival style baseboards with beveled caps are intact.
- *Fireplace & Mantel*: None are present.
- *Finishes:* The floor is varnished. Walls, ceilings, door, transom, sidelight and trim are painted. The woodwork was stripped in the 1997-99 repairs.
- *Mechanical & Electrical Systems:* A modern metal floor register adjoining the entrance doorway supplies the heating and cooling. An electrical, pseudo-historical chandelier hangs from the center of the ceiling; two pseudo-historical sconces are on the side walls and two additional junction boxes are evident. Modern, pseudo-historical switch plates and outlet covers are in place.
- *Other Features:* A Victorian wooden picture molding encircles the room.

Room 103: This is one of two parlors on the first level of the 1835-36 house, along with Room 101. These two parlors, along with the Entrance Hall (Room 102), both levels of the Stair Hall (Rooms 104 and 204), and the Upstairs Hall (Room 202), are architecturally the most highly developed rooms in the original house, as would be appropriate for the most public spaces. Among the high style features of all six rooms are the fluted door surrounds. In addition, the parlors have floor-to-lintel, splayed window jambs, fluted casing, and recessed panel beneath each window.

- *Flooring:* The 1919 era, tongue-and-groove, 3¼" pine flooring is laid east-to-west on top of the original random width flooring.
- *Walls:* Early lime plaster, perhaps original, was patched in the late 1990s.

Figure C – 19 *Room 103*

- *Doors:* The original five-panel doors to the Entrance Hall, Room 102, and the Stair Hall, Room 104, are now missing and presumably are among the doors stored in Room 002. Both doorways retain their 1835-36 vintage, Greek Revival style, paneled jambs and heads, fluted surrounds and trim.
- *Windows:* Four, 1835-36 vintage, floor-to-lintel window units, with splayed paneled jambs and heads, fluted floor to lintel casing, recessed panel, and 12-over-12 light, double-hung, window sash. All sashes are the original 1835-36 Type A.
- *Ceiling:* The flat plaster ceiling was replaced in the 1997-99 repair effort with the current double layer of gypsum board ceiling with top layer cut to form a border. A synthetic center medallion was also installed at that time.
- *Baseboards:* The tall, 1835-36 vintage, Greek Revival style baseboards with beveled caps are intact.
- *Fireplace & Mantel:* At the center of the west wall, opposite the door from the entrance hall, is the fireplace. The Greek Revival style, painted wood mantel, presumably dating to 1835-36, stands 4'-6" tall and matches the one in the other parlor, Room 101. There is no insert and the firebox is lined with modern firebrick. The modern cement hearth is scored to appear to be composed of 6" square tiles.
- *Finishes:* The floor is varnished. The walls, ceilings, and trim are painted. The woodwork was stripped in the 1990s.
- *Mechanical & Electrical Systems:* Modern metal floor registers at three windows supply the heating and cooling. An electrical, pseudo-historical chandelier hangs from the center of the ceiling. Modern, pseudo-historical switch plates and outlet covers are in place.
- *Other Features:* A Victorian wooden picture molding encircles the room at the height of the top of the window casings.

Room 104: This Stair Hall, along with the two parlors (Rooms 101 and 103), the entrance hall (Room 102), the Upstairs Hall (Room 202), and Upper Stair Hall (Room 204), are the most highly developed rooms,

architecturally, of the original house, as would be appropriate for the most public spaces.

- *Flooring:* The 1919 era, tongue-and-groove, 3¼" pine flooring is laid north-to-south on top of the original random width flooring. In the closet the original floor of 5", 5½", and 6" tongue and groove width, running east-west, is exposed.

Figure C – 20 *Room 104*

- *Walls:* Early lime plaster, perhaps original, was patched in the late 1990s.
- *Doors:* A large doorway with a transom matching that of the Entrance Hall, Room 102, opens to the west. According to the previous owner, Andrew Johnson, paneled bi-fold doors were removed in 1997. A doorway for a single door leads to the northwest Parlor, Room 103, and another to the Dining Room, Room 105. All these doors are stored in Room 001. A fourth doorway, framed for single door and a transom, leads outside at the west elevation. The door is in place, hung with two unmarked, cast-iron, 5-knuckle, butt hinges, but the early rim lock is missing. The transom is not present, but one of matching dimensions is stored in Room 001. All four doorways retain their 1835-36 vintage, Greek Revival style, paneled jambs and head, fluted surrounds and corner blocks.

Figure C – 21 *Fluted door casing*

- *Windows:* None are present.
- *Ceiling:* The flat plaster ceiling was replaced in the 1997-99 repair effort with the current, flat gypsum board ceiling.
- *Baseboards:* The tall, 1835-36 vintage, Greek Revival style baseboards with beveled caps are intact.

- *Fireplace & Mantel*: None are present.
- *Staircase:* An elegant, curving, Greek Revival style staircase to the upper level is positioned along the west wall. The first-level newel post is a delicately proportioned Doric order column made of iron; the 3½" round handrail is varnished mahogany; the treads are varnished pine; the 7" risers are painted wood; the balusters are ¾" x 1", rectangular, set at 5" o.c.

Figure C – 22 *View towards top of stairs*

- *Finishes:* The floor is varnished. The walls, ceilings, exterior door, stair risers, balustrade, and trim are painted. All woodwork was stripped in the 1990s. The walls and underside of stair carriage in the closet are whitewashed.
- *Mechanical & Electrical Systems:* A single, modern, metal, floor register along the south wall supplies the heating and cooling. Modern, pseudo-historical switch plates and outlet covers are in place. A single, iron pipe, gas nib is at the center of the ceiling, a remnant of the connection for an early gas chandelier.
- *Other Features:* A small closet is located beneath the stairs. Here, the original floor is exposed, as discussed in the *Flooring* section. Penciled graffiti of children dating to the 1920s is visible against the whitewash.

Room 105: In the early nineteenth century, this room, the Dining Room, was a less public room. The architectural elements of the original 1835-36 construction period reflect this secondary importance. The windows, for example, while still splayed to display craftsmanship and flood the room with natural light, do not extend all the way to the floor as they do in the two, more public rooms that also have windows, the parlors. The door surrounds are not fluted as they are in the public rooms, nor are the window surrounds fluted as they are in the two parlors. In 1850-51, a portion of the original porch was enclosed and the east exterior wall of the Dining Room was demolished, thus creating an enlarged dining area of the combined Rooms 105 and 106. By the late 1990s, pronounced structural problems had resulted from the diminished support and the wall was partially rebuilt.

Figure C – 23 *Room 105*

- *Flooring:* The 1970s, tongue-and-groove, 2¼" red oak flooring was laid east-to-west here and in Room 106 into which this room opened.
- *Walls:* Early lime plaster, perhaps original, was patched in the late 1990s.
- *Doors:* The doorway to the Stair Hall, Room 104, dates to 1835-36; the original five-panel door is now absent but presumably is among the doors stored in Room 001. The doorway to the Kitchen, Room 109A, was added, probably in 1850-51, when enclosing the east side porch would have necessitated another route to the Kitchen Building. The door, probably a reused 1835-36 era, five-panel door or a 1850-51 reproduction, is now absent but presumably is among the doors stored in Room 001. It is noteworthy that the Greek Revival style casing of this doorway, while appearing to be identical to the other 1835-36 and 1850-51 door casings, is the only example in the house joined on the diagonal. The cased, paneled doorway to Room 106 was constructed in 1997-99; the pattern of casing and paneled jamb are very poor replications of the Greek Revival style detailing found elsewhere in the house.

Figure C – 24 *Simpler door casing*

- *Windows:* Two window units have 1835-36 vintage, Greek Revival style, paneled jambs and heads, and contain 12-over-12 light, double-hung, window sash. Three sashes are 1835-36 vintage Type B, typical of the rooms of the ell. A fourth sash is the more graceful and expensive Type A, apparently moved from one of the more public rooms.
- *Ceiling:* The flat plaster ceiling was replaced in 1997-99 with a gypsum board ceiling of cut and applied layers in a

scalloped pattern, with a cast resin synthetic center medallion.

- *Baseboards:* The tall, 1835-36 vintage, Greek Revival style baseboards with beveled caps are intact along the north and west walls. Portions have been shuffled and patched along the south wall that was reorganized in 1850-51 and the east wall which was largely rebuilt in 1997-99.
- *Fireplace & Mantel:* At the center of the south wall is the fireplace. The Greek Revival style wood mantel presumably dates to 1835-36, and matches the one of the southwest bedroom, Room 205, immediately above. Both are wood with two 3'-0" tall, fluted Doric columns on 3" high, 6" square pedestals. Each supports a vertical section with a single narrow inset panel that frames the frieze. The frieze is characterized by horizontal bands that recede in succession to a center flat band 2" in width. The square-edged, rectangular shelf is 1'-0" deep by 6'-2" long and 1½" thick. This mantel stands 4'-8" tall. The floral patterned, cast-iron insert matches the one in the northeast Parlor, Room 101. As was done in the two parlors, Rooms 101 and 103, the cement hearth has been scored to appear to be composed of 6" square tiles.
- *Finishes:* The floor is varnished. Walls, ceilings, and trim are painted. The woodwork was stripped in 1997-99.
- *Mechanical & Electrical Systems:* Modern metal floor registers at two windows supply the heating and cooling. A modern, electrical, pseudo-historical chandelier hangs from the center of the ceiling. Two modern, electrical, pseudo-historical wall scones are on the north wall. Modern, pseudo-historical switch plates and outlet covers are in place.

Figure C – 25 *Greek Revival style cupboard*

- *Other Features:* A modern chair rail, installed in 1997-98, encircles the room. A Greek Revival style cupboard, probably dating to 1835-36, is built into the space between the chimney and the west wall,

likely its original location. On the opposite side of the chimney would likely have been a matching cupboard, almost certainly the one moved in 1997-99 to the room above, Room 205. (The cupboard now in Room 205 was apparently moved to the southeast corner of Room 106 in the 1850-51 reorganization of Rooms 105 and 106 into a single room; the two cupboards then once again appeared to be end-pieces along one wall of the same room.)

Room 106A & B: Originally constructed as sections of an open porch in 1835-36, they were enclosed in the expansion of 1850-51. At the same time, the east wall of the Dining Room, Room 105, was demolished. Thus, Room 105 and the new Room 106 became one large dining area.

Figure C – 26 *Room 106A*

- *Flooring:* The 1970s, tongue-and-groove, 2¼" red oak flooring was laid east-to-west here and in Room 105 into which Room 106 opened. By the 1990s, there was termite damage throughout the red oak flooring of Rooms 105 and 106. During the remodeling of 1997-99, the perimeter of the original Dining Room, Room 105, was re-established, and the Dining Room Extension, Room 106, was subdivided. Red oak flooring was salvaged from the area that became Room Section 106B, and used to patch the flooring of 106A and 105. In its place, a plywood subfloor with carpet was installed in the resultant bathroom of Room 106B.
- *Walls:* In 1997-99, at the east wall, early lime plaster, perhaps the original dating to 1850-51, was patched, the south wall was furred out with gypsum board to create a plumbing chase, and a new wall was constructed where the 1835-36 east wall of the Dining Room, Room 105, originally stood. Also in 1997-99, an east-west, gypsum board on stud, cross wall was constructed to divide the room into two sections. All wall surfaces in 106A are gypsum board.
- *Doors:* The wide doorway with transom to the Entrance Hall Extension, Room 107, dates to 1850-51. Originally framed for two picket doors, it was later converted for

a pair of hinged doors. The doors are now missing and presumably are among the doors stored in Room 001. The wide cased doorway to Room 105 was constructed in 1997-99 when the wall between Room 105 and Room 106 was partially reconstructed. The door casing is a very poor replication of the Greek Revival style detailing found elsewhere in the house. The modern French door on the east wall of Room Section 106A leading outside was installed in the 1997-99 in an existing triple-hung sash window frame, and the transom is a salvaged architectural antique the owner bought at auction. The window frame probably dates to the 1835-36 period that was reinstalled in this location during the 1850-51 modifications. The doorway to Room 109B already existed by the mid-1990s. A modern, cast-resin reproduction of an historic six-panel door was installed in the opening during the 1997-99 remodeling.

- *Windows:* The one window unit in Room Section 106B contains two sashes in a 12-over-12 light configuration; one sash is Type A and the other is Type B. The frame is actually a triple-hung sash unit. It probably dates to the 1835-36 period and was relocated to this location during the 1850-51 remodeling.
- *Ceiling:* The early lime plaster ceiling was replaced with gypsum board in 1997-99 and a modern synthetic medallion was installed in the center of the ceiling.
- *Baseboards:* The tall, 1850-51 vintage, Greek Revival style baseboards with flush caps, mimicking the 1835-36 designs found in the earliest portions of the house, are partially intact in Room 106 but have been rearranged. In Room 106B the baseboards and caps are modern and were installed during the 1997-99 remodeling.
- *Fireplace & Mantel*: None are present.
- *Finishes:* The floor of Room 106A is varnished. The floor of Room 106B has a wall to wall carpet, installed in 1997-99. Walls, ceilings, and trim are painted. The woodwork was stripped in 1997-99.
- *Mechanical & Electrical Systems:* A modern metal floor register at the windows of Room Section 106B supplies the heating and cooling. A modern, electrical, pseudo-historical chandelier hangs from the center of the ceiling of Room Section 106A and another in Room Section 106B. A modern lavatory, toilet and bath tub was installed in Room Section 106B in the 1997-99 repair effort.
- *Other Features*: None are present.

Room 107: Originally constructed as an open porch in 1835-36, it was enclosed in the remodeling of 1850-51 and became an extension of the Entrance Hall, Room 102.

- *Flooring:* The 1919, 3¼" tongue-and-groove, pine flooring was laid north-south on top of the 1850-51 flooring.
- *Walls:* In 1997-99, the early lime plaster, presumably the original dating to 1850-51, was patched.

Figure C – 27 *View into Room 107 from the Stair Hall, Room 104*

- *Doors:* The openings to the Entrance Hall, Room 102, and the Stair Hall, Room 104, apparently date to 1835-36 as indicated by the decorative lintel panels on what was originally exterior brick walls. (The lintel corner blocks were removed from the opening to the Entrance Hall when the wall separating Rooms 107 and 108 was constructed.) Either opening could have been a doorway or a window originally. After 1850-51, both were doorways with transom. The pair of paneled, bi-fold doors that led to the Stair Hall, Room 104, were removed in 1997-99 and placed in storage in Room 001. The doors leading to the Entrance Hall (Room 102) were missing at that time but may be in Room 001 as well. The doorway with transom to the Dining Room Extension, Room 106A, was constructed for a pair of picket doors in 1850-51. The doorway with transom to Room 108 was constructed for a pocket door in 1850-51; the current swinging door was installed prior to 1997-99. Door trim is Greek Revival style dating to 1850-51.
- *Windows:* None are present.
- *Ceiling:* The early lime plaster ceiling was replaced with gypsum board in 1997-99.
- *Baseboards:* The tall, 1850-51 vintage, Greek Revival style baseboards with flush cap, mimicking the 1835-36 designs found in the earliest portions of the house, are intact.
- *Fireplace & Mantel*: None are present.
- *Finishes:* The floor is varnished. Walls, ceiling, and trim are painted. The woodwork was stripped in 1997-99.
- *Mechanical & Electrical Systems:* There is a modern, metal, floor return grill. A modern, electrical, pseudo-historical chandelier/fan combination hangs from the

center of the ceiling. There are modern, pseudo-historical switch plates and outlet covers.

- *Other Features*: None are present.

Room 108: Originally constructed as part of an open porch in 1835-36, this section was enclosed in the remodeling of 1850-51.

Figure C – 28 *Room 108*

- *Flooring:* Circa 1919, 3¼" tongue-and-groove, pine flooring was laid east-west on top of the 1850-51 flooring.
- *Walls:* In 1997-99, the early lime plaster, presumably the original dating to 1850-51, was patched.
- *Doors:* The doorway to the Entrance Hall Extension, Room 107, retains its 1850-51 vintage, Greek Revival style door casing. The tracks for the original pocket door are also present, but the current swing door was apparently salvaged from elsewhere in the house and installed in this location at some subsequent date. The doorway on the south side of the room leads to Room 110, a small attached frame structure housing a student restroom. The addition first appears on a 1913 Sanborn Fire Insurance Company map. The entrance door was created from an existing window.
- *Windows:* A triple-hung sash window unit of 1835-36 Type A design, was probably moved in 1850-51 from the south wall of the East Parlor to its current east elevation location. (A double-hung sash window, perhaps a modified triple-hung unit, was removed when the south wall was rebuilt in 1997-99.)
- *Ceiling:* The early lime plaster ceiling was replaced with gypsum board in 1997-99.
- *Baseboards:* The tall, 1850-51 vintage, Greek Revival style baseboards with flush cap, mimicking the 1835-36 designs found in the earliest portions of the house, are largely intact; sections have been removed to install the bookcase and the doorway to the Student Restroom, Room 110.
- *Fireplace & Mantel:* A small, corner fireplace was installed in 1850-51. The wood mantel is distinguished by two brackets, each topped with an acanthus leaf, beneath a plain frieze.

- *Finishes:* The floor is varnished. Walls, ceilings and trim are painted. The woodwork was stripped in the 1997-99 repairs.
- *Mechanical & Electrical Systems:* A modern, electrical, pseudo-historical chandelier/fan combination hangs from the center of the ceiling. There are modern, pseudo-historical switch plates and outlet covers.
- *Other Features:* A built-in bookcase was constructed in 1997-99 in a doorway to the East Parlor, Room 101. (Reportedly, the four-panel Victorian door that was at this location matched the door leading from this room to Room 110, the student restroom, and the door casing matched the plain, unadorned door casings of the Kitchen, Room 109.)

Room 201: This, the Northeast Bedroom, is one of two bedrooms on the second level of the 1835-36 house that are larger and more finely detailed. These bedrooms feature the most intricate mantel friezes in the house, and the more complex window sash.

Figure C – 29 *Room 201*

- *Flooring:* The 1970s, tongue-and-groove, 2¼" red oak flooring is laid east-to-west on top of the original random width flooring.
- *Walls:* Early lime plaster, probably original, was patched during the 1997-99 remodeling.

Figure C – 30 *"PERKS" Hinge*

- *Doors:* In the doorway to the Hall, Room 202, an original five-panel door is hung with two early, 4½", 5-knuckle, iron butt hinges with the fabricator's mark: "PERKS;" a modern, 5-knuckle hinge has been added at mid-section of the door. This doorway retains its original 1835-36 vintage, Greek Revival style, paneled jambs and head, and door casing. A second doorway, also with paneled jambs and header, opens to Room 208, a section of the original open porch that was enclosed to be a secondary space in 1850-51. The door is a five-panel door hung with two modern 5-knuckle butt hinges. This doorway has Greek Revival style trim, probably dating to 1850-51, mimicking the 1835-36 trim found elsewhere.
- *Windows:* Four original window units, two on the east wall and two on the north, contain 12-over-12 light, double-hung, window sash. All but two sashes are the more sophisticated Type A of 1835-36. Two sashes are Type B, the two sashes in the window south of the fireplace which were placed here from the Southwest Bedroom, Room 205, when the cupboard was moved there in 1997-99.
- *Ceiling:* The flat plaster was replaced in the 1997-99 repairs with gypsum board.
- *Baseboards:* The tall, 1835-36 vintage, Greek Revival style baseboards with beveled caps are largely intact, except for a missing section where the 1850-51 doorway was added to access ancillary space of Room 208.
- *Fireplace & Mantel:* At the center of the east wall, opposite the door from the entrance hall, is the fireplace. The Greek Revival style, wood mantel, with fluted columns, presumably dating to 1835-36, matches the one in the other major bedroom, Room 203, and is similar to the one in the third 1835-36 bedroom, Room 205. The firebox has had modifications: a metal strap has been added as support for the lintel, a liner of additional brick has been added to the firebox, and a modern cement hearth has been poured.
- *Finishes:* The floor is varnished. The wall, ceilings, and trim are painted, except for the varnished mantel. The woodwork was stripped in the 1997-99 repair effort.
- *Mechanical & Electrical Systems:* Two, modern circular ceiling registers supply the heating and cooling. An electrical, pseudo-historical chandelier and fan combination hangs from the center of the ceiling. Modern, pseudo-historical switch plates and outlet covers are in place.

- *Other Features:* Two wrought iron hooks, used for hanging a picture or mirror, are in the chimney breast.

Room 202: This Hall separates the two major bedrooms and provides a common access to the upper front entrance porch.

- *Flooring:* The 1970s, tongue-and-groove, 2¼," red oak flooring was laid east-west on top of the original random width flooring.
- *Walls:* The early lime plaster, probably original, was patched during the late 1997-99 repairs.

Figure C – 31 *Room 202*

- *Doors:* The doorway to the upper level of the front entrance porch is located at the north end of the room and is probably original, dating to the 1835-36 construction period. Like its match at first level, it is a spectacular example of Greek Revival style design and craftsmanship. The original eight-panel door is secured with three 5-knuckle, 4½," iron, butt hinges. The original and early rim locks are missing. Immediately opposite, a complimentary composition of fluted pilasters, architrave, and transom frame a double doorway; here there is a pair of five-panel doors, each with two, 5-knuckle, 4" iron butt hinges labeled "PERKS." The doorways to the two large bedrooms, Rooms 201 and 203, opposite each other to the east and west, retain their 1835-36 vintage, Greek Revival style, paneled jambs and head, and fluted casing.
- *Windows:* None are present.
- *Ceiling:* The early lime plaster ceiling was patched and the synthetic center medallion was added in the 1997-99 repair effort.
- *Baseboards:* The tall, 1835-36 vintage, Greek Revival style baseboards with beveled caps are intact.
- *Fireplace & Mantel*: None are present.
- *Finishes:* The floor is varnished. Walls, ceilings, door, transom, sidelight, and trim are painted. The woodwork was stripped in the 1997-99.
- *Mechanical & Electrical Systems:* A modern circular ceiling register supplies the heating and cooling. An electrical, pseudo-historical chandelier hangs from the center of the ceiling. Modern, pseudo-

historical switch plates and outlet covers are in place.

- *Other Features:* The room has a plaster Greek Revival style cornice, with egg-and-dart motif. It is the only early room cornice in the house.

Room 203: This Northwest Bedroom is one of two larger and more finely detailed bedrooms on the second level of the 1835-36 house, along with the Northeast Bedroom, Room 201.

Figure C – 32 *Room 203*

- *Flooring:* The 1970s, tongue-and-groove, 2¼" red oak flooring was laid east-to-west on top of the original random width flooring.
- *Walls:* Early lime plaster, probably original, was patched in the 1997-99 repairs.
- *Doors:* The doorway to the Entrance Hall, Room 202, and the one to the Stair Hall, Room 204, each has an early Greek Revival style, five-panel door, presumably the originals. Each door has two, 5-knuckle, iron butt hinges, stamped "PERKS." Both doorways also retain their original Greek Revival style, paneled jambs and heads, and door casing.
- *Windows:* Four 1835-36 window units contain 12-over-12 light, double-hung, window sash. All sashes but one are Type A; one sash is Type B.
- *Ceiling:* The flat plaster ceiling was replaced in the 1997-99 repairs with gypsum board.
- *Baseboards:* The tall, 1835-36 vintage, Greek Revival style baseboards with beveled caps are intact.
- *Fireplace & Mantel:* At the center of the west wall, opposite the door from the entrance hall, is the fireplace. The Greek Revival style, wood mantel, presumably dating to 1835-36, matches the one in the other large 1835-36 bedroom, Room 201, and is similar to the one in the third but smaller 1835-36 bedroom, Room 205. The mantel is wood, with two 2'-10" tall fluted Doric columns on 3½" tall x 6" square plinths, supporting a flat, unadorned frieze and square edged rectangular shelf 1½" thick, 10" deep and 6'-5" long. It stands about 4'-6½" tall. A floral-patterned, iron firebox insert

matches the one in the smaller Southwest Bedroom, Room 205. The cement hearth has several Victorian tiles.

- *Finishes:* The floor is varnished. Walls, ceilings, and trim are painted. The woodwork was stripped in 1997-99.
- *Mechanical & Electrical Systems:* Two, modern, metal, circular ceiling registers supply the heating and cooling. An electrical, pseudo-historical chandelier/fan combination hangs from the center of the ceiling. Modern, pseudo-historical switch plates and outlet covers are in place.
- *Other Features:* None are present.

Room 204: This room is the Upper Stair Hall.

Figure C – 33 *Room 204*

- *Flooring:* The 1970s, tongue-and-groove, 2¼" red oak flooring is laid east-to-west on top of the original random width flooring.
- *Walls:* Early lime plaster, probably original, was patched in the 1997-99 repair effort.
- *Doors:* A double doorway with a transom matching that of the Hall, Room 202, opens to the west; the doors are now missing but presumably are among those stored in Room 001. A doorway for a single-leaf door leads to the Northwest Bedroom, Room 203, and another to the Southwest Bedroom, Room 205. All three doorways have 1835-36 vintage, Greek Revival style, paneled jambs and heads, and fluted door casing.
- *Windows:* A single window unit with double-hung, 12-over-12 light sash is centered on the west wall. One sash is 1835-36 era Type B and the other is Type C and a Civil War era repair.
- *Ceiling:* The flat plaster ceiling was replaced with gypsum board in 1997-99.
- *Baseboards:* The tall, 1835-36 vintage, Greek Revival style baseboards with beveled cap are intact.
- *Fireplace & Mantel*: None are present.
- *Staircase:* An elegant, curving, Greek Revival style staircase to the first floor level is positioned along the west wall. The handrail height is now, with added flooring, 3'-0½" above the floor at second level where it terminates into a 3¼" wide square cut pilaster with simple cap.

Figure C – 34 *Top stair post*

- *Finishes:* The floor is varnished. Walls, ceilings, exterior door, stair risers, balustrade, and trim are painted. All the woodwork was stripped in the 1990s. The handrail of the staircase is varnished mahogany.
- *Mechanical & Electrical Systems:* A single, modern, metal, ceiling register supplies the heating and cooling. There is a modern, pseudo-historical, electrical chandelier. Modern, pseudo-historical switch plates and outlet covers are in place.
- *Other Features:* None are present.

Room 205: This, the Southwest Bedroom, is smaller than the other two original 1835-36 bedrooms, Rooms 201 and 203 at the front of the house.

Figure C – 35 *Room 205*

- *Flooring:* The 1970s, tongue-and-groove, 2¼" red oak flooring was laid east-to-west.
- *Walls:* Early lime plaster, perhaps original, was patched in the 1997-99 repairs.
- *Doors:* The doorway to the Stair Hall, Room 204, dates to 1835-36, and has Greek Revival style paneled jambs and head and trim. An original five-panel door is hung on two, 4½" iron, butt hinges stamped "GREENWOOD CIN O". The doorway to the Sleeping Porch, Room 209, was installed in an original window opening, probably when the second level was added in 1919; the four-panel door and three-light transom are of early twentieth century design. A third doorway was installed in an original 1835-36 window opening on the east wall and leads, now, to a modern bathroom in Room 206A installed in 1997-99. This

doorway has a three-light transom matching the one leading to the Sleeping Porch, suggesting that the doorway may date to 1919; the door surround was reworked, and a resin door cast in an historical six-panel design was installed in 1997-99.

Figure C - 36 *"GREENWOOD CIN O" Hinge*

- *Windows:* Two window units of 1835-36 vintage, Greek Revival style design are located on the west wall. Each is a 12-over-12 light, double-hung, window sash. All four sashes are Type B. The remnants of two matching windows are immediately opposite on the east wall. Both have had their sashes removed. The north window of the east wall retains its original sill and stool, and has a poorly copied, 1997-99 vintage reproduction of a 1835-36 Greek Revival style window surround. The south window of the east wall has been stripped of its original trim and modified for a doorway.
- *Ceiling:* The plaster ceiling was replaced with gypsum board in the 1997-99 repair effort.
- *Baseboards:* The tall, 1835-36 vintage, Greek Revival style baseboards with beveled caps are largely intact along the north and west walls. Portions have been rearranged and patched along the east and south walls where doorways have created and a cupboard has been installed.
- *Fireplace & Mantel:* At the center of the south wall is the fireplace. The Greek Revival style wood mantel presumably dates to 1835-36, and stands 4'-6" tall. Both are wood with two 2'-11" tall, fluted Doric columns on 4" high, 6" square pedestals. Each supports a vertical section with a single narrow inset panel that frames the frieze. The frieze is characterized by horizontal bands that recede in succession to a center flat band 2" in width. The square-edged, rectangular shelf is 11" deep by 6'-2" long and 1¼" thick. The floral-patterned, cast-iron insert matches the one in the Northwest Bedroom, Room 203. There is a modern, poured cement hearth.

- *Finishes:* The floor is varnished. Walls, ceilings, and trim are painted. The woodwork was stripped in the 1997-99 repairs.
- *Mechanical & Electrical Systems:* Two, modern, metal, circular ceiling registers supply the heating and cooling. A modern, electrical, pseudo-historical chandelier/fan combination hangs from the center of the ceiling. Modern, pseudo-historical switch plates and outlet covers are in place.
- *Other Features:* A Greek Revival style cupboard, the doors of which probably date to 1835-36, is built into an original 1835-36 window opening, the space between the chimney and the west wall. The original cupboard undoubtedly originated in the Dining Room, Room 105, and was moved to the Dining Room Extension, Room 106, in 1850-51, where it was found in the 1990s to be badly damaged by termites. In 1997-99, the doors were salvaged and installed on a new frame constructed in the current second floor location.

Room 206A & B: Originally constructed as an open porch in 1835-36, the space was enclosed as a single ancillary room of unknown function in the remodeling of 1850-51. The space was subdivided into two sections for bath and laundry in 1997-99.

- *Flooring:* The Laundry Room, Room 206A, has sheet vinyl flooring, and the Bathroom, Room 206B, has carpet. Both floorings date to 1997-99.

Figure C – 37 *Room 206A*

- *Walls:* In 1997-99, the early lime plaster, perhaps the original dating to 1850-51, of the north, east, and west walls was patched. The south wall, containing the remnants of a small firebox added in 1850-51, was furred out with gypsum board to create a plumbing chase. A new gypsum board on stud, cross wall running east-west, was constructed to divide the room into two sections.

- *Doors:* The doorway from the Laundry Room, Room 206A, to the Hall Extension, Room 207, retains its 1850-51 vintage, Greek Revival style trim. The doorway to the Southwest Bedroom, Room 205, is installed in an original window opening. The early window trim has been stripped, and a resin door, cast in an historical six-panel design, was installed in 1997-99. The doorway also includes a early twentieth century, three-light transom, matching the one of the doorway from the Southwest Bedroom, Room 205, to the Sleeping Porch, Room 209.
- *Windows:* The two window units of 12-over-12 lights, double-hung sash, match the 1835-36 vintage, Greek Revival style windows found elsewhere on the second level of the original house. These windows were placed here in the 1850-51 expansion. Their places of origin are not known, but likely were locations in Room 205. The window of Room 206A has one Type A sash and one Type B. The window of Room 206B has Type B sash.
- *Ceiling:* The early lime plaster ceiling, probably original, was replaced with gypsum board in 1997-99.
- *Baseboards:* The room was stripped of most early baseboard elements in 1997-99. A few elements were reused in the Bathroom, Room 206B, but none in the Laundry Room, Room 206A.
- *Fireplace & Mantel*: None are present.
- *Finishes:* Walls, ceilings and trim are painted. The woodwork was stripped in 1997-99.
- *Mechanical & Electrical Systems:* A modern metal circular ceiling register in Room 206B supplies the heating and cooling. The Laundry Room, Room 206A, contains washer/dryer hook-ups, water heater, and air handler. A modern lavatory, toilet, and bathtub was installed in Room 206B in the 1997-99 repairs. Both rooms have modern electrical lighting fixtures installed in 1997-99.
- *Other Features*: None are present.

Room 207: Originally constructed as an open porch in 1835-36, this room was enclosed in the remodeling of 1850-51 to create an extension of the Hall, Room 202.

Figure C – 38 *Room 207, looking into Room 202*

- *Flooring:* The 1970s, 2¼" tongue-and-groove, red oak flooring was laid east-west on top of the 1850-51 flooring.
- *Walls:* In 1997-99, the early lime plaster, presumably the original dating to 1850-51, was patched.
- *Doors:* The openings to the Hall, Room 202, and the Upper Stair Hall, Room 204, apparently date to 1835-36 as indicated by the decorative lintel panels. Either opening could have been a doorway or a window, originally. After 1850-51, both were doorways with transom. Both have paneled jambs and heads, and no trim on this side of the openings, except for the original paneled lintel. The doorway to Room 206 was constructed in 1850-51. It was constructed for a pocket door with transom; the transom is missing and a five-panel door of 1835-36 design is now hung as a swinging door with early, 5¾" iron butt hinges. The door trim is Greek Revival style dating to 1850-51. The doorway with transom to Room 208 was constructed as a pocket door in 1850-51, and the pocket door is still in place. The door trim is Greek Revival style dating to 1850-51.
- *Windows:* None are present.
- *Ceiling:* The lime plaster ceiling, probably original, patched in 1997-99.
- *Baseboards:* The tall, 1850-51 vintage, Greek Revival style baseboards with flush caps, mimicking the 1835-36 designs found in the earliest portions of the house, are intact.
- *Fireplace & Mantel*: None are present.
- *Finishes:* The floor is varnished. Walls, ceilings, and trim are painted. The woodwork was stripped in the 1997-99 repair effort.
- *Mechanical & Electrical Systems:* There is a modern, metal, circular, ceiling register. A modern, electrical, pseudo-historical chandelier/fan combination hangs from the center of the ceiling. There are modern, pseudo-historical switch plates and outlet covers.
- *Other Features*: None are present.

Room 208 A & B: Originally constructed as part of an open porch in 1835-36, this section was enclosed in the remodeling of 1850-51. With apparent direct connection to the Northeast Bedroom, it was ideal for ancillary functions, including use as a nursery.

Figure C – 39 *Room 208A*

- *Flooring:* The 1970s, 2¼" tongue-and-groove, red oak flooring was laid east-west on top of the 1850-51 flooring.
- *Walls:* In 1997-99, the early lime plaster, presumably the original dating to 1850-51, of the north and west walls was patched; the east and south walls were furred out with gypsum board for plumbing chases. At the same time, a gypsum board on stud cross wall was constructed to subdivide the room into two bathrooms.
- *Doors:* The doorways to the Hall Extension, Room 207, and to the Northeast Bedroom, Room 201, retain 1850-51 vintage, Greek Revival style trim.
- *Windows:* There are two window openings for double-hung window units, both in Room 208A. Both conform to the 1835-36 design features found in the earliest part of the house. They were moved to their current locations during the 1850-51 remodeling. Their places of origin are not known, but they would likely be along the south wall of the Northeast Bedroom, Room 201. The window unit now on the east wall is blocked in. The window unit now on the south wall has two Type A sashes. A third double-hung window unit was removed from the south wall of Room 208B during the 1997-99 remodeling.
- *Ceiling:* The early lime plaster ceiling was replaced with gypsum board in 1997-99.
- *Baseboards:* The baseboards of both 208A and 208B are modern, dating to the 1997-99 remodeling.
- *Fireplace & Mantel:* A small, corner fireplace was installed in 1850-51. In 1997-99, the firebox was blocked off and the mantel placed in storage in Room 002. The mantel is made of painted wood. Its most distinctive feature is the decorated frieze containing a classical urn at the center flanked by a garland on either side.

Figure C – 40 *Room 208 mantel*

- *Finishes:* Walls, ceilings, and trim are painted. The woodwork was stripped in 1997-99.
- *Mechanical & Electrical Systems:* Two, modern, electrical, pseudo-historical chandeliers hang from the ceiling of Room 208A; one hangs in Room 208B. There are modern, pseudo-historical switch plates and outlet covers. A modern, metal ceiling register in each room section provides heating and cooling. Both room sections have a modern lavatory, toilet, and shower.
- *Other Features:* None are present.

Construction Characteristics: Building Sections of 1913/1919

Structural Systems

Foundations Walls & Piers: The 1913 bathroom addition sits on a two wythe, 8" wide, brick perimeter foundation wall that abuts the south wall of the house. The bricks used in the foundation appear to be salvaged from several structures. The workmanship above grade is very amateurish. The design characteristics of the footings, if any, are not known.

The 1919 addition at the south end of the ell relies on part of the brick foundation walls of two early buildings: the south end of the original 1835-36 ell and the north wall of the 1835-36 Kitchen Building. In both cases, the brick wall is three wythe, or about 1'-2" thick, constructed of the same reddish-orange brick found throughout the 1835-36 construction. About midpoint between the two end walls is a row of brick piers running east to west. These piers are constructed of a different brick, brownish in appearance. The design of a footing, if any, for these walls and piers is not known.

Floor Framing: The floor framing of the 1913 addition is dimensional 2" x 8" lumber. Because of extensive rot and termite damage, a number of additional 2" x 8" were sistered onto existing framing during the 1997-99 repair campaign.

The first floor framing of the 1919 addition is composed of a number of salvaged timbers, some whitewashed and some not, and

conventional 2" x 10" joists (actual 1 5/8" x 9 3/8.")

Roof Framing: The roof framing of the 1913 addition was not accessible, but would be expected to be lightweight conventional framing of 2" nominal dimension.

The roof framing of the 1919 addition is salvaged lumber, 3" x 5," set 22" o.c. The roof deck is also salvage material in a wide variety of widths.

Exterior Features

Roofs & Rainwater Collection/Dispersal: The 1913 addition has a shed roof with 5-V galvanized roofing panels. A four-inch, aluminum gutter and downspout brings the rainwater to grade.

The 1919 addition has a standing seam, terne metal roof. It has no gutters.

Chimneys: Neither addition has a chimney.

Roof Cornice & Fascia Boards: The 1913 addition has a nominal 1" x 4" fascia board.

The 1919 addition has a nominal 1" x 6" fascia board.

Walls: Both additions have stud walls and are covered with weatherboard. Both have extensive amounts of recently installed siding with 4½" exposure and wire nails for fasteners.

Doorways: there are no exterior doorways on the 1913 addition.

The 1919 addition has an exit on the south elevation. The exterior door casing is plank 1" x 4" and the door is a cast resin, six-panel door of an historical design.

Windows & Shutters: Along its south elevation, the 1913 addition has a 2-over-2 light, double-hung sash window, approximately 2"-10" x 5'-2" with Type D muntin profile. In addition, there is next to the window a one-light transom, approximately 1'-3" x 2'-10."

The first level of the 1919 addition has two large, 3'-6" x 6'-2," double-hung sash windows with Type D muntins on the east and west elevations. At second level, a continuous row of double-hung sash windows, about 3"-0" x 5'-2," with Type F muntins continues along the entire west and south elevations and halfway across the east elevation.

Porches: The 1913 addition does not have a porch.

The 1919 addition has a small porch landing with two runs of stairs on its south elevation outside its first level door. This porch and stairs configuration was constructed in 1997-99 of treated, nominal lumber and is unpainted.

Interior Features

Figure C – 41 *Room 002*

Room 002:

- *Flooring:* Poured cement, set at grade, forms the flooring. This cement was poured after the brick piers were constructed. An earlier flooring of brick or even dirt may be below the current cement flooring.
- *Walls:* The 1835-36 south foundation wall of the house ell and porch forms the north wall of this space. The east one-half of the south wall is the remnant wall of the Kitchen Building, now demolished; the west one-half of this wall was constructed in 1919. From grade up to a height of about 3'-3", the brickwork has been parged with a Portland cement-rich stucco, undoubtedly an attempt to stem rising damp. The east and west ends are enclosed with lattice work also dating, probably, to 1919.

Figure C – 42 *Remnant of Kitchen Building wall*

- *Doors:* A single door constructed of the same lattice as the end walls provides entry at the west elevation.
- *Windows:* No windows are present.
- *Ceiling:* The underside of the 1 5/8" x 9½" and various reused framing members that constitute the first-floor level joists and flooring forms the ceiling.
- *Baseboards:* None are present.
- *Fireplaces & Mantels*: None are present.
- *Finishes:* The lattice is painted.
- *Other Features:* A below grade, brick cistern, now abandoned, is located in the southwest quadrant of this space. The

cross that the Sisters of Mercy installed at the pediment of the front porch is also stored in this room.

Room 109 A & B: The first level is subdivided into a roughly equal space by a north-south partition wall. The west room, Room 109A, contains a modern residential kitchen installed in 1997-99 with cabinets along the north, west, and south walls, a large center island, gas stove, and electric refrigerator. A straight run of stairs along the south walls leads to the second level. The east room, Room 109B, became a bedroom in the 1997-99 remodeling; the space below the stairs is a closet.

Figure C – 43 *Room 109A*

- *Flooring:* The flooring of the Kitchen (Room 109A) is 1997-99 vintage sheet vinyl, while that of the Bedroom (Room 109B) is similar vintage carpet.
- *Walls:* Except for the gypsum board on studs partition wall installed in 1997-99 to subdivide the room, the walls retain their 1919 vintage 3¼" beaded boards applied on the vertical.

Figure C – 44 *Room 109B*

- *Doors:* Throughout the first level, the door casings are formed by simple, 1" x 4" plank pine boards of nominal dimensions. The doors in the openings between Rooms 109A and 109B, between Room 109B and its adjoining bathroom (Room 106B) and between 109A and the porch, are all cast resin, six-panel doors of a historic design installed in the 1997-99 remodeling. The door to the closet beneath the stairs is

board and batten construction using the 3¼" beaded boards. The door to the stairs is a modern hollow core slab door.

- *Windows:* There are four large windows, approximately 3'-6" x 6'-2". Each has 2-over-2 light, double hung, 1919 vintage, Type D sash. Two windows are on the east elevation of Room 109B and two are on the west wall of Room 109A.
- *Ceiling:* The same 1919 era, 3¼" beaded board that is applied to the walls is also applied to the ceiling.
- *Baseboards:* Nominal 1"x 4" serves as baseboard at all walls. There is no cap.
- *Fireplaces & Mantels:* None are present. A round, metal flue cover is high on the north wall behind the Dining Room chimney.
- *Finishes:* All the wood wall and ceiling material, as well as the trim and door and window units, are stained a dark brown color and varnished.
- *Mechanical & Electrical:* Two modern rectilinear metal floor registers in each room section provides the heating and cooling. Each room section also has a modern, electric ceiling light/fan combination.
- *Other Features:* The 1919 stair connecting the two floor levels is straightforward in design. The balusters are stock square trim material of the period. The newels are stock square posts. The cabinet in the southwest corner of the kitchen in constructed of 3¼" beaded board material that appears and the wall and ceiling, and apparently dates to the early construction of the room.

Room 209 A & B: A large, open second level room was constructed in 1919 by the Sisters of Mercy to be their Sleeping Porch. It remained that way until the 1997-99 remodeling when partition walls of gypsum board on studs were constructed to create a Bathroom with closet (Room 209B) in the northeast corner. The remaining L-shaped space is Room 209A.

Figure C – 45 *Room 209A*

- *Flooring:* The tongue-and-groove, 3¼" pine flooring, running east-to-west, remains from the original construction of 1919. This flooring is exposed in Room

209A. Carpet was installed in the Bathroom (Room 209B) in 1997-99.

- *Walls:* In carving out Room 209B from Room 209, two stud walls were constructed with gypsum board on both sides. These two walls form the south and west walls of the new Bathroom, Room 209B. The existing north and east walls of Room 209B were furred out with gypsum board on studs to create plumbing chases. Therefore, all wall surfaces of Room 209B are gypsum board. The larger, remaining portion of the Sleeping Porch, now Room 209A, has, in addition to these 1997-99 vintage gypsum board on stud walls, the original 1919, 3¼" beaded board, applied vertically, for wall surface on its entire south and west elevations, and part of its east elevation. For its north elevation, it has the original, exposed brick, of the south elevation of the house ell.
- *Doors:* The doorway casing between the two room sections of this room, and to a small closet are all constructed of 1997-99 vintage, nominal 1" x 4" boards; the doors are 1997-99 vintage, cast resin six-panel, historical design.
- *Windows:* When constructed in 1919, a continuous row of 6-over-6 light, double-hung, Type F windows extended along the entire east, south and west walls of Room 209. Each window opening is 3'-0" x 5'-2". Three windows were removed from the east wall when a bathroom was created during the 1997-99 remodeling. Now, in Room 209A there are two windows on the west wall, eight on the south and five on the west. In Room 209B, the Bathroom, there are no windows.
- *Ceiling:* The beaded board ceiling of Room 209A was installed in 1919. The ceiling boards run north-south. In Room 209B, gypsum board was installed in 1997-99.
- *Baseboards:* Room 209 was constructed without baseboards and there are no baseboards in Room 209A. Room 209B has nominal 1x plank boards for its baseboards.
- *Fireplaces & Mantels*: None are present.
- *Finishes:* The brick, wood, and gypsum board wall and ceiling surfaces are painted. The wood floor is varnished.
- *Mechanical & Electrical Systems:* Two, modern, metal, ceiling registers provide heating and cooling for the Sleeping Porch (Room 209A) and one services the Bathroom (Room 209B). A modern, electrical, pseudo-historical chandelier and a light/fan combination fixture are hung from the ceiling of the Sleeping Porch. A pseudo-historical chandelier and modern electrical fixtures are in the Bathroom. The Bathroom has modern lavatory, toilet,

and bathtub. The electrical and plumbing fixtures date to the 1997-99 remodeling.

- *Other Features:* A simple, utilitarian, service stair, probably dating to the original 1919 construction of the Sleeping Porch, is in the southeast corner of Room 209.

Room 110A & B: This small, frame addition was constructed c.1913 to provide indoor restroom facilities. During the repairs of 1997-99, a gypsum board on stud wall was installed to subdivide the room into a Half-Bath (Room 110A) and a Laundry Room (Room 110B).

Figure C – 46 *Room 110B*

- *Flooring:* Sheet vinyl flooring was installed throughout during the repairs of 1997-99.
- *Walls:* Gypsum board was installed on the walls during the repairs of 1997-99.
- *Doors:* A modern slab door was installed in the dividing wall. A Victorian, four-panel door is in the doorway that leads to Room 108.
- *Windows:* An early twentieth century, 2/2 light, Type D, double hung sash window and a one-light transom are located in the south exterior wall.
- *Ceilings:* Gypsum board was installed during the 1997-99 repairs.
- *Baseboards:* Modern baseboards of nominal 1" x 4" plank boards were installed in the 1997-99 repairs.
- *Fireplaces & Mantels*: None are present.
- *Finishes:* All wood trim and gypsum board surfaces are painted.
- *Mechanical & Electrical Systems:* A modern, electric ceiling light was installed in each room section during the 1997-99 repairs. In addition, new copper water pipes, a water heater, and washer/dryer hook-ups were installed.
- *Other Features:* None are present.

GAS-LIGHT COMPANY.

Gen. B. S. Tappan, *President.*
W. H. Shaw, *Secretary.*

Directors,

B. S. Tappan, Peter Clarke,
B. F. Wilson, W. J. Balfour.

Works erected in 1854.

D. Carnege, *Superintendent,*
John Merlett, *Foreman.*

Figure C – 47 *1860 City Directory*

Utility Systems

The 1860 Vicksburg City Directory has an advertisement for a local gas company, established in 1854, and natural gas apparently came early to the Willis-Cowan property. Remnants of the iron gas supply lines popular at mid-nineteenth century are beneath the house as well as in the attic. The distribution is less easy to follow at first-floor level because of additional floor material at second floor level that masks any patching to floors for installing ceiling lights. There is a gas pipe nib in the first floor ceiling of the stair hall, however.

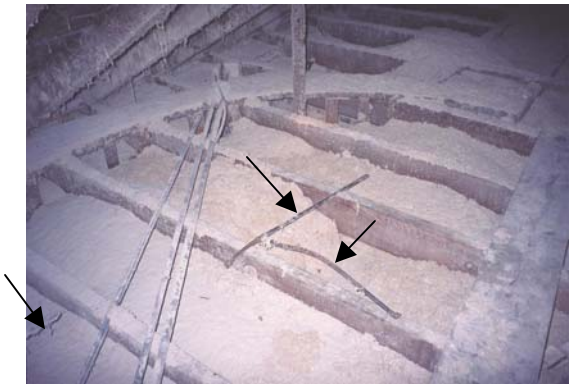


Figure C – 48 *Early gas lines in the attic*

In the attic, part of the pipe has been disconnected when HVAC ductwork was installed and perhaps with other work too, but the remaining sections indicate gas lights were present on the second floor in the stair hall, both principal bedrooms (Rooms 201 and 203) and the interconnecting hall (Room 202.) No gas lighting fixtures were found on site, however. An abandoned, early twentieth-century gas water heater remains in basement Room 001 and a furnace is in a ground level crawl space.

The United Gas Improvement Co.

CONSTRUCTORS AND BUILDERS OF

GAS WORKS,

DREXEL BUILDING,

PHILADELPHIA, PA.

WILLIAM W. GIBBS, *President.*
SAMUEL T. BODINE, *General Manager.*
GEORGE PHILLER, *Vice-President.*
EDWARD C. LEE, *Secretary and Treasurer.*
RANDAL MORGAN, *General Counsel.*
ALEX. C. HUMPHREYS, *General Superintendent.*
WALTON CLARK, *Assistant General Superintendent.*

GAS STOVES.

THE VICKSBURG GAS LIGHT CO., operated by The United Gas Improvement Co., desire to call attention to the convenience, cleanliness, healthfulness, and economy of cooking by gas fires, and invite an inspection of the gas stoves at their office.

Figure C – 49 *Gas advertisement from "In and About Vicksburg," 1890*

Electricity came to Vicksburg in 1886. The earliest evidence of electricity in the house is the late-nineteenth century/early-twentieth century ceramic insulators found in the

basement, Room 002, of the frame addition and in the attic of the original house. The previous owner reported that the house was largely rewired in the 1970s and completed in 1997-99 when the current lighting fixtures were installed. Nothing was observed to contradict those statements.

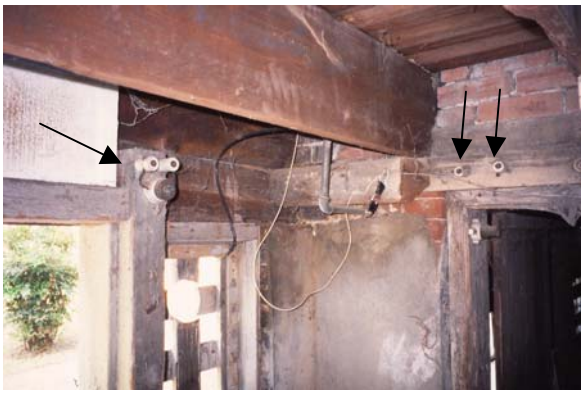


Figure C – 50 *Knob and tubing*

The previous owner also reported installing in 1997-99 the current split system of gas heat and electric cooling.

Figure C – 51 *Abandoned furnace*

Summary of Conditions

The house has the overall appearance of being in very good condition. The 1997-99 remodeling installed a new electrical system, a new mechanical system, new plumbing, and new finishes throughout. In general, the house is in sound condition. However, there are some maintenance conditions that will need to be addressed in the near future:

- The slate roof over the 1835-36 and 1850-51 construction periods is close to the end of its projected life and will need to be replaced soon.

- The brick chimneys and associated roof parapets are in need of repointing.

- Site drainage is poor. The positive slope away from the house has been lost through erosion at downspouts. Water pools at the base of the house.

- Sections of the brickwork, particularly at the base of the building from grade up to about four feet, have been repointed with a Portland cement-rich mortar. In the basement rooms, 001 and 002, a Portland cement-rich stucco has been applied to the lower sections of the interior surfaces of the brick walls. Though done in response to rising damp, the Portland cement mortar

and stucco further contribute to the moisture problem: they force groundwater higher up the walls to escape, causing brick top spall along the way and keeping the building wet.

- Neither the porch deck nor the framing members of the west elevation side porch are treated lumber. Further, the deck was not back primed. These repairs, made in 1997-99, already have extensive decay. The constantly moist conditions are contributing to the decay of adjoining early elements.

Figure C – 52 *Fungus growing on the west porch balustrade*

- The 1997-99 era replacement floor framing of the 1913 restroom addition is not treated lumber. Sections of the new lumber now have decay.

- Termites appear to have been a persistent problem; many of the first floor framing members have termite damage. Though no current activity was observed, the wet building conditions are an invitation for further activity.

- Structural cracks in the brickwork of the east elevation exterior wall can be attributed to the undercutting of grade for construction of the late nineteenth-century frame residence next door. Remnants of a series of unsuccessful attempts at creating a perimeter retaining wall are present. This unresolved problem needs to be addressed.

PART II: TREATMENT & USE

A. INTRODUCTION

The interpretive theme of Vicksburg National Military Park as stated in the park's current General Management Plan, adopted before the acquisition of Pemberton's Headquarters, is the Siege of Vicksburg, with that battle being placed in the context of the Civil War. The 1863 siege was a turning point in the war and marked the beginning of the end of the Confederacy.

In 2003 the United States government acquired a parcel of land in downtown Vicksburg to add to the park. On this newly acquired property is the two-story, Greek Revival style Willis-Cowan House commonly known as "Pemberton's Headquarters." This property is important for inclusion in the park because Lieutenant General John C. Pemberton, who made his headquarters here, was the commanding officer of the Confederate troops defending Vicksburg during the siege.

The significance of the house had long been recognized when, in 1895, a group of Confederate and Union veterans together formed the Vicksburg National Military Park Association. Its purpose was to lobby for creation of a national park to preserve for posterity important properties associated with the Siege of Vicksburg. Pemberton's Headquarters was included among the targeted properties. Unfortunately, the formation of the Park in 1899 failed to provide for the acquisition of this property, located some distance from the site of the battle.

By this point, the property had already undergone a significant change. By 1892 the large, half city lot that made up the Willis-Cowan property was subdivided and on the corner parcel a two-story frame residence was constructed.

The property underwent additional changes after the association's initial efforts at acquisition failed. A small, one-room, frame addition was built about 1913 at the southeast corner of the main block to house a bathroom. Then, in 1919, there was a major change to the house itself. The narrow, one-story frame structure at the back of the ell, probably an enclosed porch dating to the 1850-51 remodeling, was made two stories in height and extended all the

way to the Kitchen Building. Other small modifications followed. The great loss was the demolition of the Kitchen Building in the late 1990s. Modifications to the floor plans, rearrangement of significant elements, the addition of pseudo-historical elements, the stripping of some finishes, and extensive application of inaccurate finishes also occurred during the conversion to a bed-and-breakfast establishment during the last remodeling of 1997-99.

Combined, these many changes largely mask the 1863 appearance of Pemberton's Headquarters. Nonetheless, a great percentage of the 1863-era building fabric remains, though not necessarily in the configuration of that period nor in an appearance easily understood by casual observation. It is currently a murky and confused image of the 1863 headquarters building.

B. ULTIMATE TREATMENT AND USE

Pemberton's Headquarters (Willis-Cowan House) was designated a National Historic Landmark because of its role in the Siege of Vicksburg. Its recent addition to Vicksburg National Military Park presents for the National Park Service the opportunity to protect and interpret another very important property associated with the siege. It would be consistent with the park's theme to interpret Pemberton's Headquarters as it appeared during the 1863 Siege.

The parcel of property containing Pemberton's Headquarters is distinctly different from the remainder of the park: this site is small and urban, as opposed to the open countryside of the battlefields, and the house is stylishly sophisticated, in contrast to the more modest, vernacular, working-farm structures of the rural landscape.

Its characteristics also present special challenges. It is not contiguous with the expanded park and is located miles away from the original park with its abundant acreage, staffing, and support facilities. Its land area is small with almost half taken up by the one structure. The archaeological remains of the site's original Kitchen Building and tightly placed neighboring structures limit the possibilities for further development or even access to the site.

Given these circumstances, it is recommended that the Ultimate Treatment be a restoration of the house to its 1863 appearance and rehabilitation of the 1919 addition. This approach would have the following advantages:

- Preserves and restores character-defining exterior and interior elements of its period of greatest significance, 1863;

- Restores the floor plans and other interior spatial qualities of its period of greatest significance, 1863;

- Rehabilitates the interior of the additions to house management and support activities (staff offices, storage rooms, staff and public restrooms, warming kitchen, and handicapped elevator) thus minimizing adverse effects (from equipment installation and operation, equipment failure, visual incongruity, etc.) to the most

important building fabric, the 1863 house, and freeing it for interpretation activities only.

There also would be the following disadvantage:

- The exterior of the early house would not be fully restored because the south elevation of the ell would be blocked by the 1919 addition which would be retained; interpretation of this exterior elevation could be supplemented, however, using a model, drawings, and narrative text.

C. REQUIREMENTS FOR TREATMENT

Pemberton's Headquarters is an integral part of the story of the Siege of Vicksburg. Although it is not addressed in the park's General Management Plan because it is a new acquisition, it is assumed that the house and site will be expected to conform to the park's theme of interpretation of the siege.

The National Park Service Cultural Resources Management Guideline (DO – 28) requires planning for the protection of cultural resources on park property.

In addition, Section 106 of the National Historic Preservation Act (NHPA) mandates that federal agencies, including the National Park Service, take into account the effects of their actions on properties listed or eligible for listing in the National Register of Historic Places and give the Advisory Council on Historic Preservation a reasonable opportunity to comment.

Further, NHPA regulations (36 CFR 800.10) mandate special requirements for protecting National Historic Landmarks. Section 110 (f) of the Act requires that the Agency Official, to the maximum extent possible, undertake such planning and actions as may be necessary to minimize harm to any National Historic Landmarks that may be directly and adversely affected by an undertaking.

Treatment of the building and site are to be guided by *The Secretary of Interior's Standards for Historic Preservation Projects*, the Americans with Disability Act, and the International Building Code. Threats to public life, safety and welfare are to be addressed; however, because this is an historic building alternatives to full legislative and code compliance are recommended where compliance would needlessly compromise the integrity of the historic building.

D. ALTERNATIVES FOR TREATMENT

In addition to the Ultimate Treatment discussed in Section II.B above, three other alternatives are feasible. These are:

Alternative # 1: Remove all later additions, restore the exterior and interior of the 1835-36/1850-51 building to its 1863 appearance, and reconstruct one-story frame porch at rear of ell.

The strict implementation of the park theme of interpreting the Siege of Vicksburg provides distinct advantages:

- All exterior elevations of the house would be restored to the 1863 period of significance.
- All interior spaces would be restored to the 1863 period of significance.
- The reconstructed rear porch, if enclosed, could provide some space for staff offices, storage space, and a staff restroom.

There are, however, significant disadvantages as well:

- The only evidence of the rear porch at this time is an undated photograph probably from the late nineteenth century. At that time, the porch was enclosed, but it was probably an open porch when initially constructed. Whether it was enclosed in 1863 would likely be difficult to determine from further investigations.
- Even if the rear porch is enclosed, it apparently was narrow and would provide limited usable space.
- Unless a separate facility could be provided nearby, part of the 1863 house interior would have to be set aside for staff offices, staff and public restrooms, storage space, and other support activities. Restrooms and janitorial rooms, with their potential for water leaks, are especially threatening to historic building fabric.
- Access for the handicapped would be limited at best and potentially both physically and visually intrusive. Because of the five to

seven foot change in elevation from grade to the first level of the house, a wheelchair ramp would necessarily be a massive intrusion to the site. A wheelchair lift at the front of the house is impractical because of limitations on access to that part of the site. A lift at the rear of the building could provide access up six or seven feet to a first-level doorway. An elevator would be necessary for providing access to both levels of the house. An outside elevator at any elevation would be a significant visual intrusion, though less so at the crux of the ell. An elevator inside the house footprint would cause major disruption to physical fabric and be financially excessive.

- Though the occupancy of the Sisters of Mercy and others could be interpreted through drawings, photographs, models, narratives and building artifacts, the major tangible evidence of their presence, the 1919 addition, would be lost.

Alternative #2: Remove all later additions, restore the exterior of the 1835-36/1850-51 building to its 1863 appearance and rehabilitate its interior.

The advantages of this approach are:

- All exterior elevations of the house would be restored to the 1863 period of significance.

- The financial expense is reduced to the maintenance of the existing interior building fabric.

There are disadvantages as well:

- The park's interpretive theme is only partially addressed; the house interior is not utilized as the important tangible resource which it is.

- The wealth of cultural information is not completely mined; the value of this information is not fully realized for the public good.

- The appearance of numerous overlays of evolutionary periods at the interior would present in the physical fabric of the building

artifact itself a very clouded image of the 1863 period of interpretation.

- Unless a separate facility could be provided nearby, part of the 1863 house interior would have to be set aside for staff offices, staff and public restrooms, storage space and other support activities. Restrooms and janitorial rooms, with their potential for water leaks, are especially threatening to historic building fabric.

- Access for the handicapped would be limited at best and potentially both physically and visually intrusive. Because of the five to six foot change in elevation from grade to the first level of the house, a wheelchair ramp would necessarily be massive, and inappropriate for the site. A wheelchair lift at the front of the house is impractical because of limitations on access to that part of the site. A lift at the rear of the building could provide access up the five to six feet to a first-level doorway. An elevator would be necessary for providing access to both levels of the house. An outside elevator at any elevation would be a significant visual intrusion, though less so at the crux of the ell. An elevator inside the house footprint would cause major disruption to physical fabric and be financially excessive.

- Though the occupancy of the Sisters of Mercy and others could be interpreted through drawings, photographs, models, narratives and building artifacts, the major tangible evidence of their presence, the1892/ 1919 and 1913 additions, would be lost.

Alternative # 3: Preserve all extant exteriors and interiors as found.

The advantages are as follows:

- All periods of the house's evolution, up through the twentieth century, are retained.

- The financial expense is reduced to the maintenance of the existing building fabric.

There are disadvantages as well. These are:

- The park's interpretive theme is only marginally addressed; the house (and presumably its site) are not utilized as the important tangible resources which they are.

- The wealth of cultural information is not mined; the value of this information is not realized for the public good.

- The appearance of numerous overlays of evolutionary periods would present in the physical fabric of the building artifact itself a very clouded image of the 1863 period of interpretation.

- A complex and confusing combination of historical features masked by inappropriate finishes, jumbled historical elements, and pseudo-historical intrusions is presented to the public.

- The plumbing which threads the original house for the many bathrooms would present numerous opportunities for damage from system failure.

E. RECOMMENDATIONS

The recommended treatment for Pemberton's Headquarters is restoration of the 1835-36/1850-51 house and rehabilitation of the 1919 wing. This approach maximizes interpretive value for the public by restoring the interior spaces and all exterior elevations except the small south elevation of the ell, an elevation of minor architectural importance and lesser public visibility. The rehabilitation of the later, but historically significant, wing provides important ancillary spaces for the administration of the property and remote placement of modern systems, some of which could cause great damage if they malfunctioned.

General Recommendations

This report has clarified the overall image of the house in 1863 and identified the great majority of its surviving components. It is beyond the scope of this report, however, to confirm some aspects of the design or to place all shuffled elements in their proper 1863 location. However, with access to currently inaccessible areas and a historic paint and finish analysis, the period locations of reconfigured elements can be identified and the remaining questions regarding the 1863 design characteristics can be answered.

Because some repairs are urgently needed, especially to the roofs, chimneys, and associated features of the 1850-51 building, the temporary repairs could also provide a very cost-effective opportunity to confirm some of the unknown characteristics of the 1863 roof design. Currently inaccessible areas would be made accessible during the repairs, and valuable information could be gained. For example, nail patterns and perhaps even remnants of nails, roofing material, and ghost marks would become visible on the top sides of the original roof decks; these could identify the early roof characteristics of roofing material, pattern of installation, exposure, flashing design, etc. Also, the enclosed area beneath the front porch roof should contain evidence of the original portico design and help determine the date of its replacement with the current design.

Regardless of what treatment or combination of treatments is chosen, there are certain additional tasks that are critical to the interpretation of this property:

- Historic Paint and Finish Analysis. While much of the interior paint was removed from the interior during the 1980s and in 1997-99, the paint removal effort was most diligent on the first level of the house. Nevertheless, even in these rooms some remnants of finishes were noted at the top of window and door casings and at the juncture of trim pieces. The corners of some plaster walls and ceilings also showed evidence of previous finishes. The rooms should also be tested for remnants of wallpapers and the occurrence of early wallpaper glues. This analysis is essential not only to an accurate portrayal of period finishes, but also the finish serialization of specific architectural elements will allow shuffled elements, primarily doors and some window sash, to be returned to their proper locations and to date their changes. The paint serialization will be especially important to identify repairs to damages incurred during the Siege that are alluded to in contemporary documents and were potentially identified during building fabric investigations. On the exterior, paint analysis will contribute to the dating of the changes to the front portico and the side porch on the west elevation.

- Cultural Landscape Report. Though this report is limited to the house proper, we noted that the house is oriented north to the street as well as west to the now open lawn. These two sides of the house are the most architecturally developed, suggesting major public viewing of these elevations. Both have elaborate porches. And both have marble instead of wood window sills and lintels, as are found on the east and south elevations. One plausible explanation that merits investigation is that the large, west yard was intended for major social events. Perhaps it had gardens, garden structures and furniture. Clearly visible are remnants of walks, paths, and retaining walls. Further to the south are the foundations of the Kitchen Building. Archaeological investigations could help identify other porches and their pathways, garden details, fence lines, ancillary buildings, roof drip lines, downspouts, drainage, wells and cisterns. Site access, especially for

the handicapped, and parking are issues that also will need to be addressed. The intrusion of a late nineteenth-century residence on the east half of the corner lot is also a factor in site interpretation.

- Interpretive Plan. Often important historic sites have undergone previous "restorations" which removed significant quantities of early historic building fabric. The loss of early building fabric makes reinvestigation both difficult and cost prohibitive. In contrast, Pemberton's Headquarters provides the opportunity to analyze a variety of types of evidence embodied in early building fabric that is largely undisturbed. This allows an especially accurate interpretation of physical appearance for the period of prime importance, 1863. This HSR, when supplemented with an Historic Paint and Finishes Analysis and additional investigations of currently inaccessible or otherwise unavailable areas of the property, and the CLR should provide the basis for the Interpretive Plan. As part of the Interpretive Plan, there should be an Historic Furnishings Plan to address the interior furnishings and decorations specifically.

It is important, during repair and interpretive treatment, that great care is taken to preserve both the character-defining features that contribute to NHL status and elements that reflect the broad spectrum of development represented at this National Historic Landmark property. Actions should:

- Retain, protect, and preserve character-defining features that contribute to NHL status;

- Retain in place when possible and/or remove, label, and retain on site any abandoned, less-important elements or elements from less-significant periods (knob and tubing with wiring, early water heater and furnace, shingles, trim, etc.) that document the fuller history of the property;

- At all times maintain environmental systems and features that can conserve both the building as an artifact and the artifacts contained within;

- Place environmental, plumbing and conveyance systems so that the installation process, operation of equipment, and the eventual replacement of equipment cause the least amount of damage to the most important building fabric and is the least disruptive to historic qualities;

- Place systems so that a malfunction has the least likely opportunity to damage the most important building fabric.

Specific Recommendations

A. Restoration of the 1835-36/1850-51 House:

- Restore roofs, parapets, chimneys and rainwater collection systems to the 1863 period in accordance with evidence determined during roof removal and temporary repairs.

- Reconstruct first-level porch floor, porch piers, and column bases.

- Make repairs at east elevation to counteract grade undercutting.

- Remove non-period flooring layers in all rooms of first level (Rooms 101 through 108) and second level (Rooms 201 through 208); restore period flooring.

- Remove modern, pseudo-historical ceiling lights/fans, wall sconces, switch plates, and outlet covers in all rooms of the first and second levels; remove modern, pseudo-historical ceiling medallions; install period gas lighting fixtures (gas or electric power).

- Reconstruct and install board-and-batten door in basement Room 001; restore and reinstall period hinged doors on first and second levels; restore opening and install pocket door between Rooms 107 and 108 and between Rooms 206 and 207; design and install sash door disguised as a window at east end of south wall of Room 205 leading to 209; install period lock or catch mechanism and other hardware as per evidence on all doors except sash door of Room 205 which is to have a hidden catch.

- Infill opening to restore wall between Rooms 101 and 108.

- Remove wall between Room 105 and Rooms 106A and 106B; remove bathroom fixtures of Room 106B; restore triple-hung sash of east elevation of Rooms 106A and 106B; restore wall between Room 106B and 109B; reconstruct fireplace at south wall of Room 106B; return cupboard of Room 205 to restored Room 105.

- Restore triple-hung sash window of the south façade of Room 108 in current doorway to Room 110; remove 1913, one-story, one-room, frame restroom addition (Room 110); reconstruct triple-hung sash window at west end of south wall of Room 108.

- Restore west window of south wall of Room 205.

- Restore fenestration of east wall of Room 205 as per evidence from selective demolition.

- Remove wall between Room 206A and Room 206B; remove plumbing, fixtures, water heater, and air handler; restore Room 206; reconstruct fireplace of south wall according to evidence recovered during demolition.

- Remove partition wall between Room 208A and Room 208B; remove plumbing of both rooms; restore double-hung sash window of east wall of Room 208A and reconstruct double-hung sash window of south wall of Room 208B; restore Room 208; return mantel and restore fireplace.

- Install batt insulation between floor joists of first level.

- Install UV-filtering film or other protective screening at exterior windows.

- Relocate new horizontal air handler for second-level distribution in attic of 1919 Addition if feasible for needed duct sizes, or above 1835-36/ 1850-51 rooms (first and second levels) of less important building fabric.

B. Rehabilitation of 1919 Addition:

- Maintain exterior elevations.
- Provide access for the handicapped to the basement level; install elevator; consider benefits of installing public restrooms versus interpretive value of the space.
- Reconstruct rear entrance stairs and south porch in accordance with archaeological evidence and period designs.
- Remove the partition wall between Rooms 109A and 109B and the modern (1997-99) kitchen furnishings as necessary to accommodate a small warming kitchen, staff rooms, ancillary spaces, and elevator landing.
- Remove large, modern (1997-99), residential bathroom of Room 209B; remove enclosing partition walls of same period and reconfigure as necessary to accommodate staff rooms, ancillary spaces, and elevator landing; inspect east exterior wall for evidence of different fenestration pattern.
- Remove air handler and enclosing partition walls of Room 209C; install horizontal air handler unit in attic for second-level distribution; install dehumidifier; create service hatch for access to attic.
- If there is adequate space for ductwork, install a second horizontal air handler in attic space for distribution to second floor of 1835-36/1850-51 House; install dehumidifier; make access opening for ductwork in south wall of the ell.
- Install insulation in attic.
- Compare benefits of the installation of batt insulation between floor joists of first level versus interpretive value of the space.
- For interior spaces that may contain UV-sensitive materials, install UV-filtering film or other screening devices at exterior windows.

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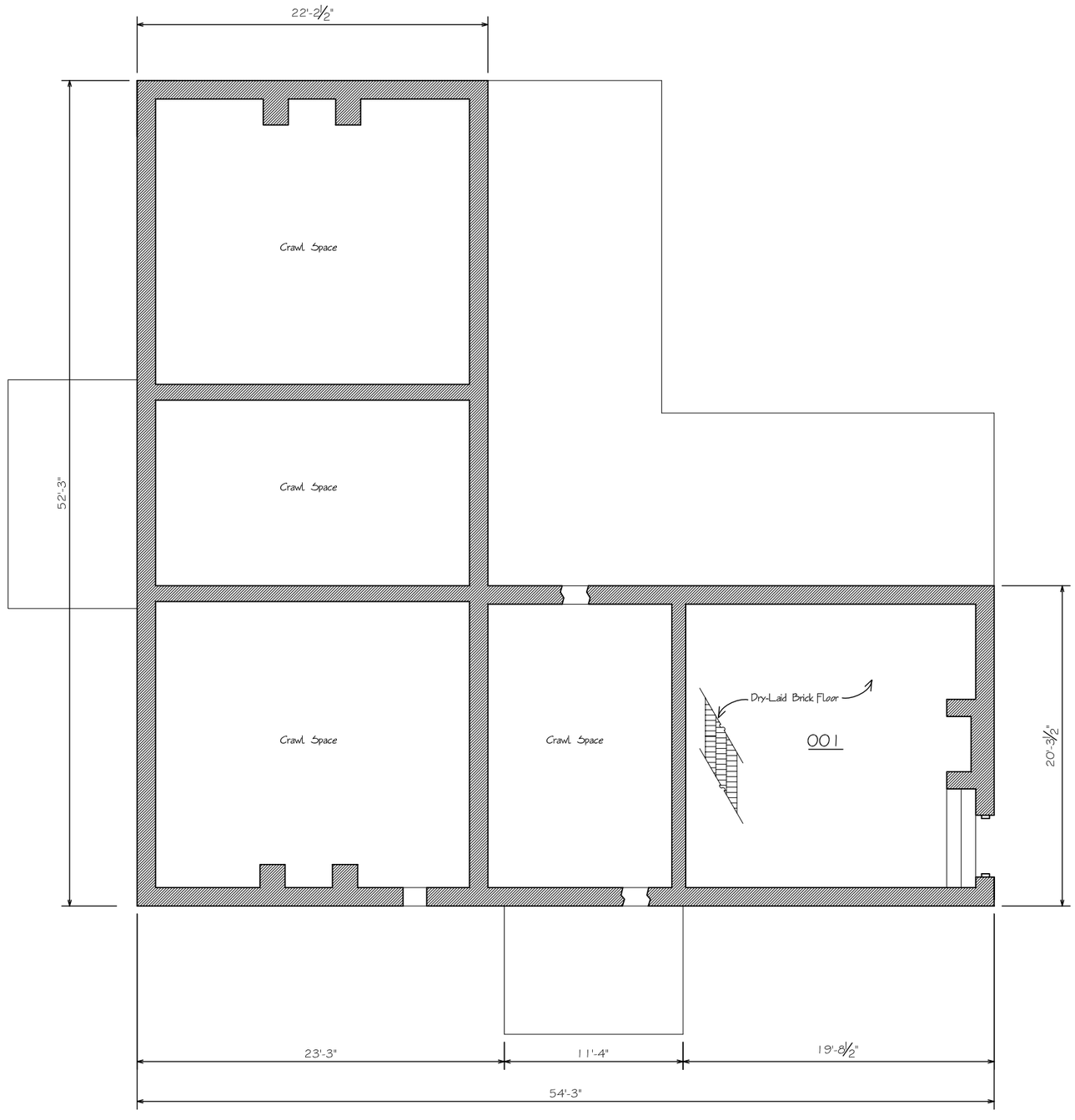
APPENDIX A. 1835-36: Probable Floor Plans



BASEMENT PLAN

1835 – 1836

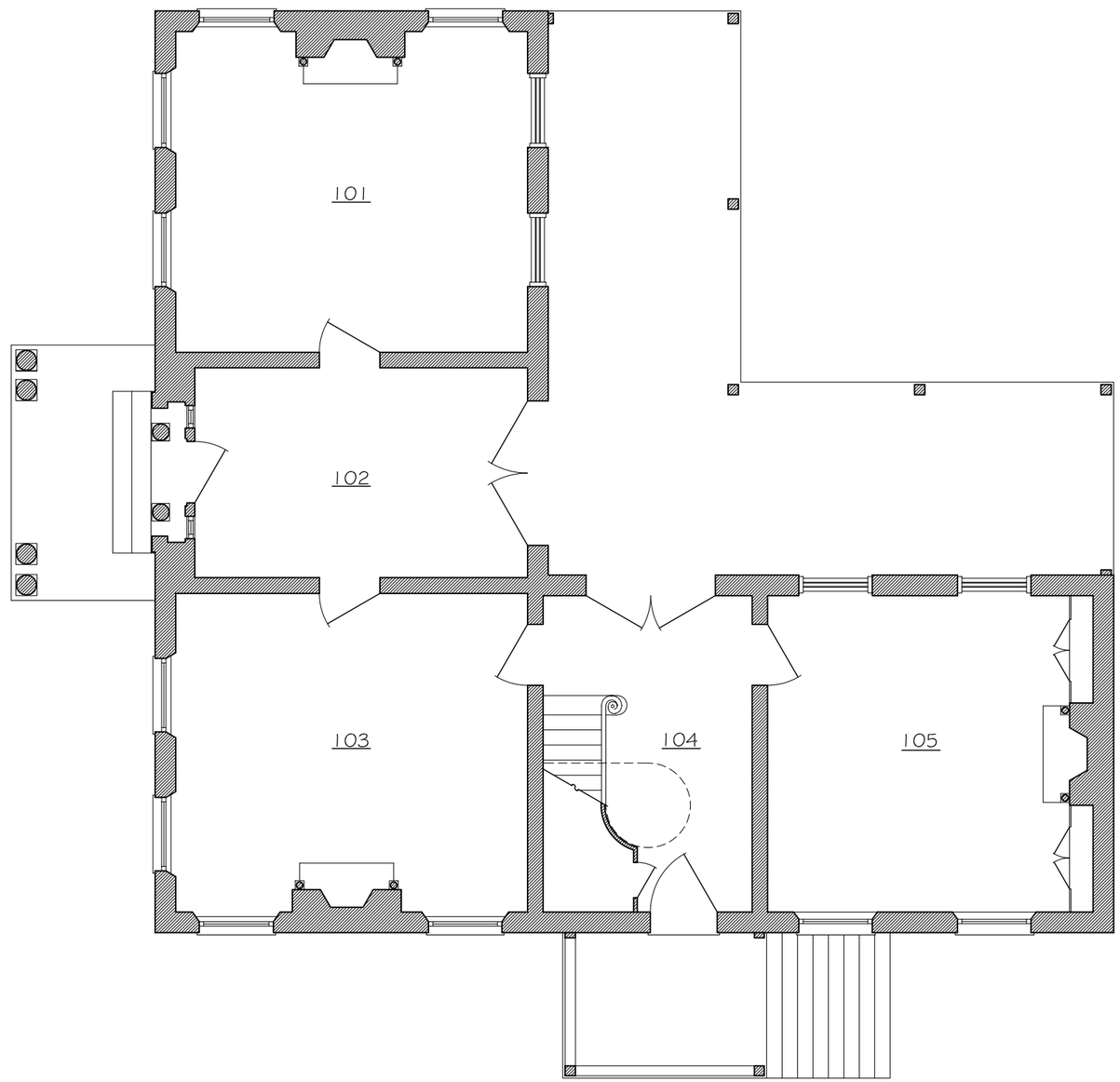
0 5 10 15
SCALE 1/8" = 1'-0"

0 1 2 3 4 5
METRIC SCALE

JOSEPH K. OPPERMANN – ARCHITECT
WINSTON-SALEM, NORTH CAROLINA

PEMBERTON HEADQUARTERS
VICKSBURG, MISSISSIPPI

JOB #	0409
DATE	02-28-05
DRAWN BY	BES
REVISIONS	
BASEMENT PLAN	
SHEET #	A.0



FIRST FLOOR PLAN

1835 – 1836

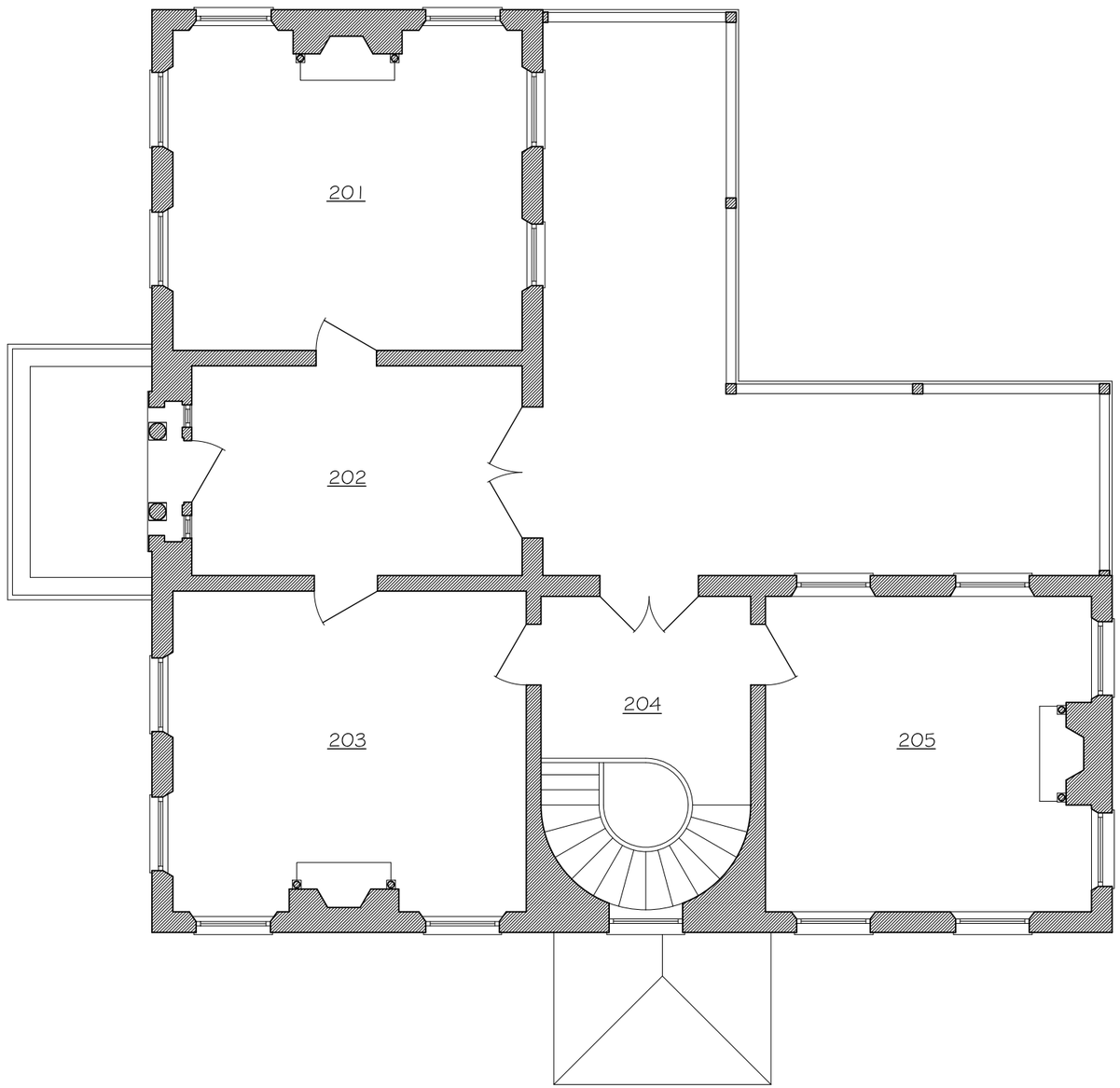
0 5 10 15
SCALE 1/8" = 1'-0"

0 1 2 3 4 5
METRIC SCALE

JOSEPH K. OPPERMANN – ARCHITECT
WINSTON-SALEM, NORTH CAROLINA

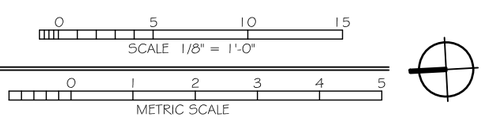
PEMBERTON HEADQUARTERS
VICKSBURG, MISSISSIPPI

JOB #	0409
DATE	02-28-05
DRAWN BY	BES
REVISIONS	
1ST FLOOR PLAN 1835-1836	
SHEET #	A.1



SECOND FLOOR PLAN

1835 – 1836

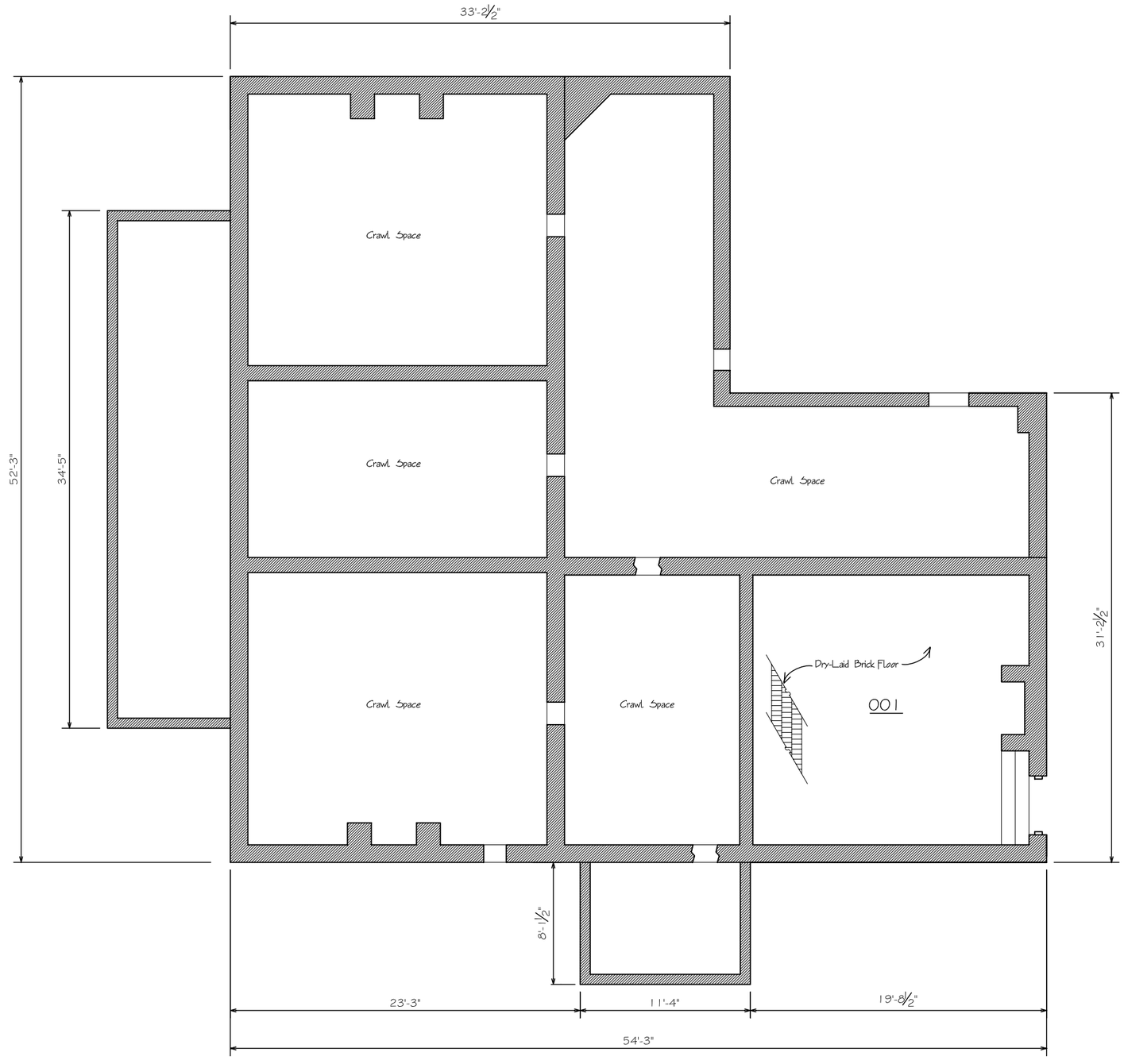


JOSEPH K. OPPERMANN – ARCHITECT
WINSTON-SALEM, NORTH CAROLINA

PEMBERTON HEADQUARTERS
VICKSBURG, MISSISSIPPI

JOB #	0409
DATE	02-28-05
DRAWN BY	BES
REVISIONS	
2ND FLOOR PLAN 1835-1836	
SHEET #	A.2

APPENDIX B. 1850-51: Probable Floor Plans



BASEMENT PLAN

1850–1851

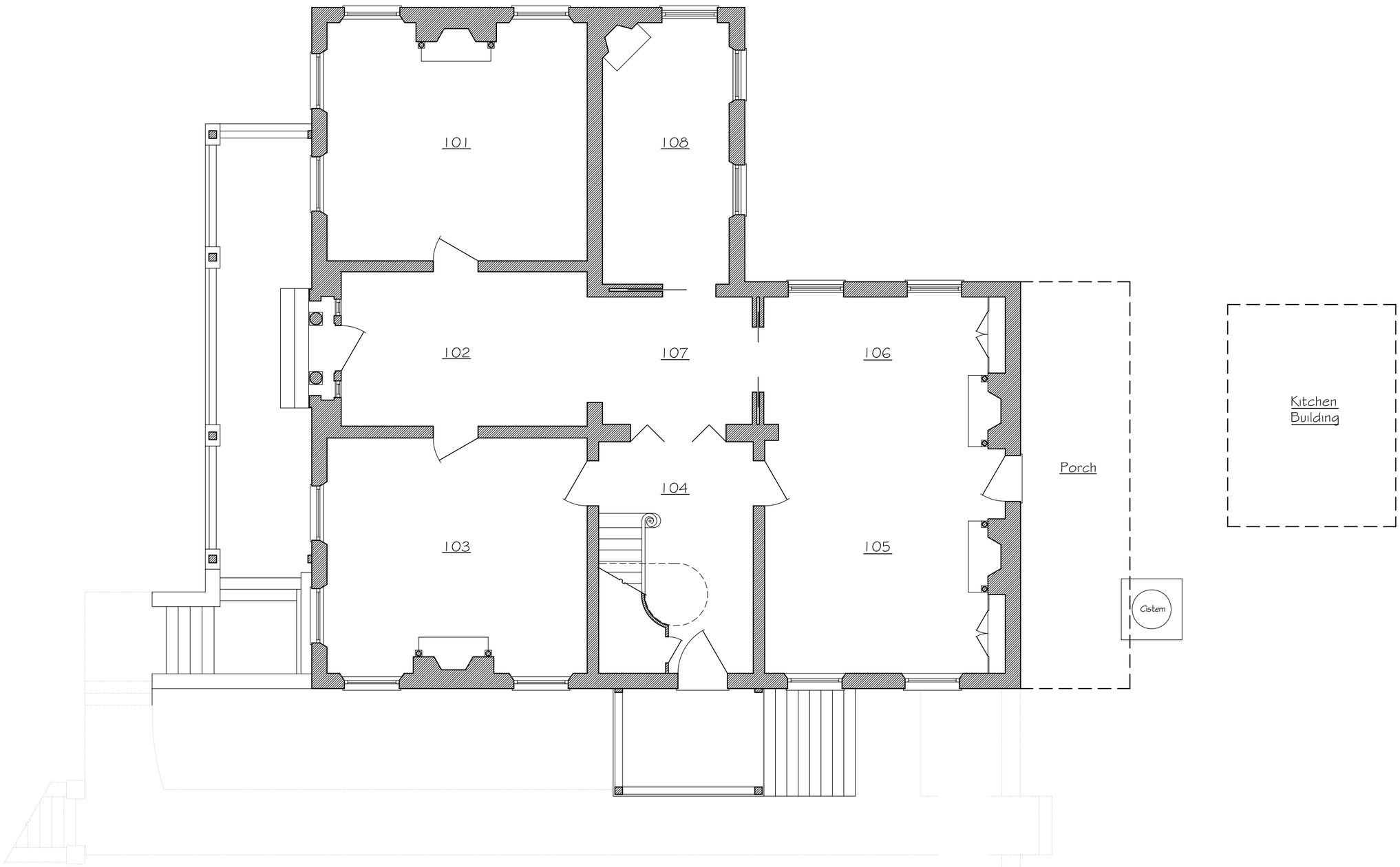
0 5 10 15
SCALE 1/8" = 1'-0"

0 1 2 3 4 5
METRIC SCALE

JOSEPH K. OPPERMANN – ARCHITECT
WINSTON–SALEM, NORTH CAROLINA

PEMBERTON HEADQUARTERS
VICKSBURG, MISSISSIPPI

JOB #	0409
DATE	02-28-05
DRAWN BY	BES
REVISIONS	
BASEMENT PLAN	
SHEET #	B.0



FIRST FLOOR PLAN

1850–1851

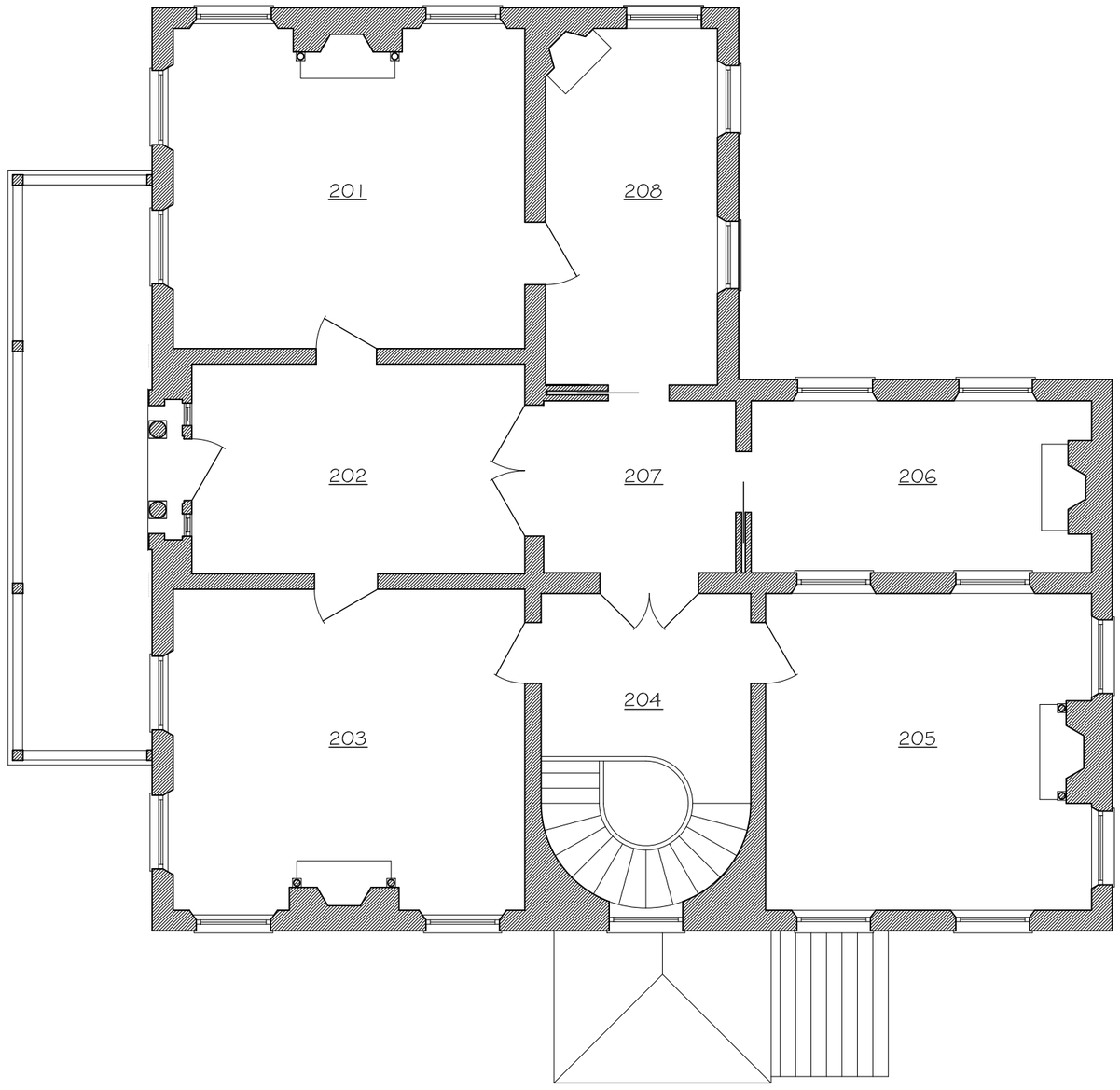
0 5 10 15
SCALE 1/8" = 1'-0"

0 1 2 3 4 5
METRIC SCALE

JOSEPH K. OPPERMANN – ARCHITECT
WINSTON–SALEM, NORTH CAROLINA

PEMBERTON HEADQUARTERS
VICKSBURG, MISSISSIPPI

JOB #	0409
DATE	02-28-05
DRAWN BY	BES
REVISIONS	
1ST FLOOR PLAN 1850-1851	
SHEET #	B.1



SECOND FLOOR PLAN

1850 – 1851

0 5 10 15
SCALE 1/8" = 1'-0"

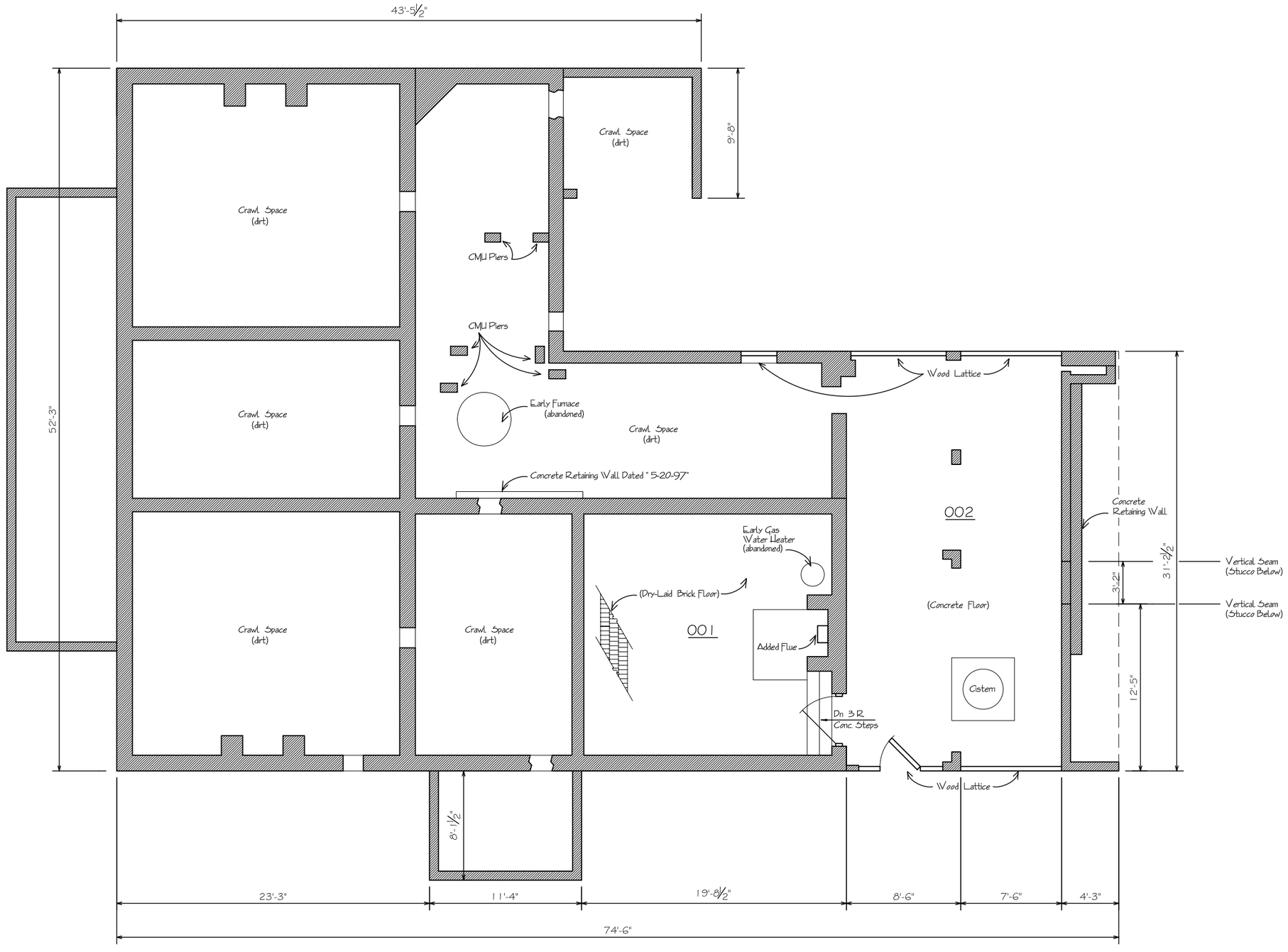
0 1 2 3 4 5
METRIC SCALE

JOSEPH K. OPPERMANN – ARCHITECT
WINSTON-SALEM, NORTH CAROLINA

PEMBERTON HEADQUARTERS
VICKSBURG, MISSISSIPPI

JOB #	0409
DATE	02-28-05
DRAWN BY	BES
REVISIONS	
2ND FLOOR PLAN 1850-1851	
SHEET #	B.2

APPENDIX C. 2004: As-Found Floor Plans & Elevations



BASEMENT PLAN

2004

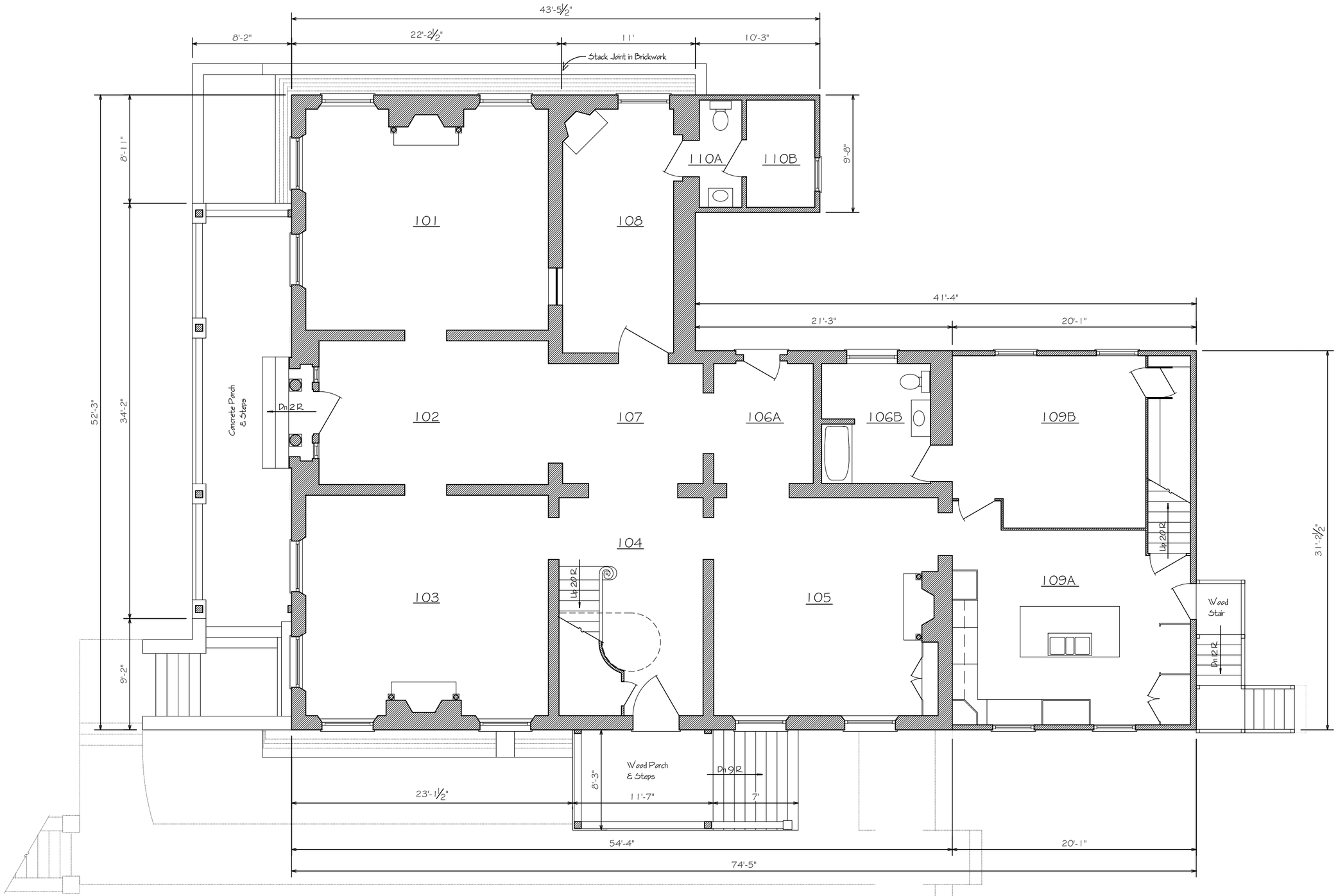
0 5 10 15
SCALE 1/8" = 1'-0"

0 1 2 3 4 5
METRIC SCALE

JOSEPH K. OPPERMANN – ARCHITECT
WINSTON-SALEM, NORTH CAROLINA

PEMBERTON HEADQUARTERS
VICKSBURG, MISSISSIPPI

JOB #	0409
DATE	02-28-05
DRAWN BY	BES
REVISIONS	
BASEMENT PLAN 2004	
SHEET #	C.0



FIRST FLOOR PLAN

2004

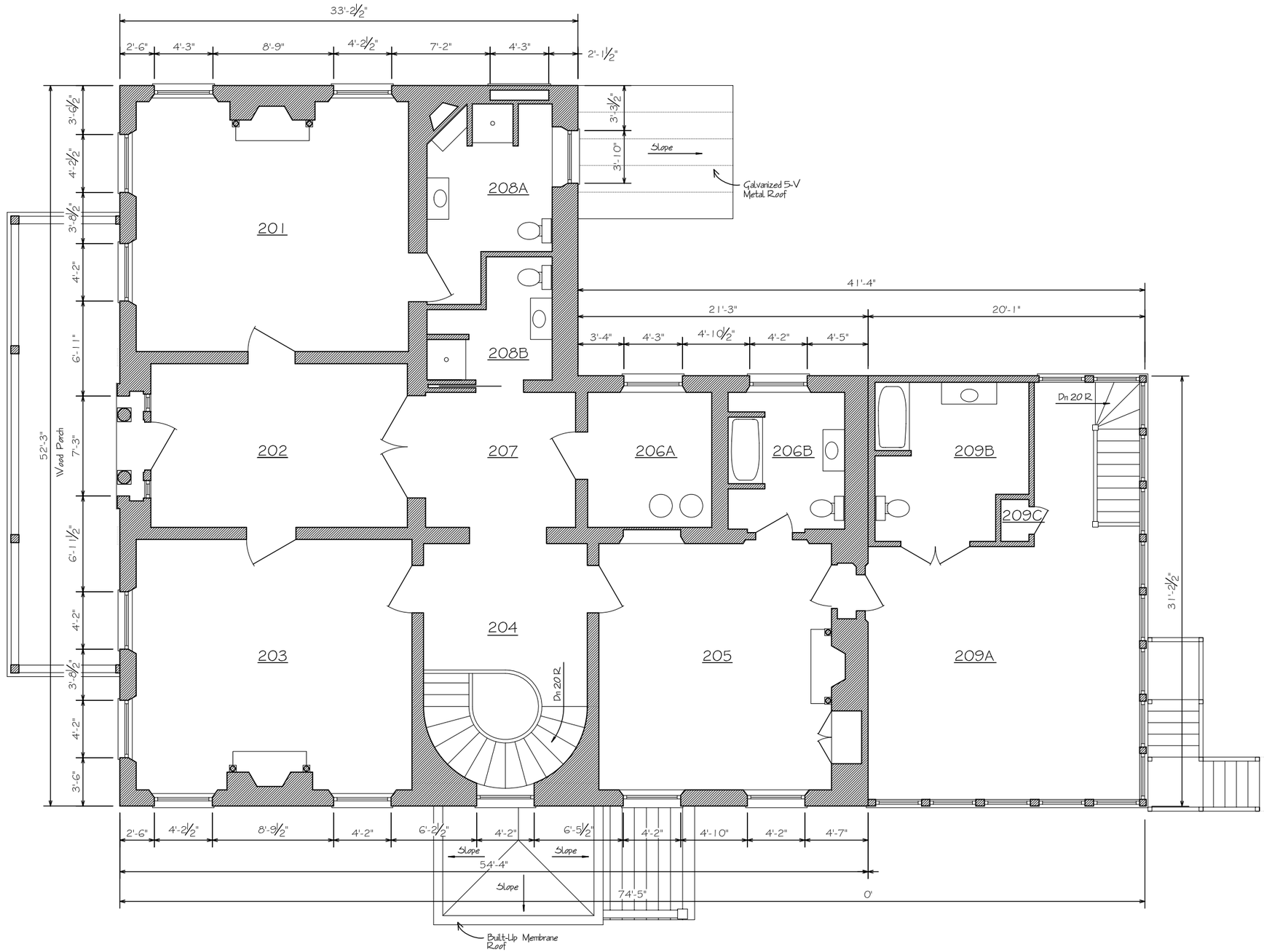
0 5 10 15
SCALE 1/8" = 1'-0"

0 1 2 3 4 5
METRIC SCALE

JOSEPH K. OPPERMANN – ARCHITECT
WINSTON-SALEM, NORTH CAROLINA

PEMBERTON HEADQUARTERS
VICKSBURG, MISSISSIPPI

JOB #	0409
DATE	02-28-05
DRAWN BY	BES
REVISIONS	
1ST FLOOR PLAN 2004	
SHEET #	C.1



SECOND FLOOR PLAN

2004

SCALE 1/8" = 1'-0"

METRIC SCALE

JOSEPH K. OPPERMANN – ARCHITECT
WINSTON–SALEM, NORTH CAROLINA

PEMBERTON HEADQUARTERS
VICKSBURG, MISSISSIPPI

JOB #	0409
DATE	02-28-05
DRAWN BY	BES
REVISIONS	
2ND FLOOR PLAN 2004	
SHEET #	C.2

NORTH ELEVATION

2004

0 5 10 15
SCALE 1/8" = 1'-0"

0 1 2 3 4 5
METRIC SCALE

JOSEPH K. OPPERMANN - ARCHITECT
WINSTON-SALEM, NORTH CAROLINA

PEMBERTON HEADQUARTERS
VICKSBURG, MISSISSIPPI

JOB #	0409
DATE	02-28-05
DRAWN BY	BES
REVISIONS	
NORTH ELEVATION	
SHEET #	C.3

WEST ELEVATION

2004

0 5 10 15
SCALE 1/8" = 1'-0"

0 1 2 3 4 5
METRIC SCALE

JOSEPH K. OPPERMANN - ARCHITECT
WINSTON-SALEM, NORTH CAROLINA

PEMBERTON HEADQUARTERS
VICKSBURG, MISSISSIPPI

JOB #	0409
DATE	02-28-05
DRAWN BY	BES
REVISIONS	
WEST ELEVATION	
SHEET #	C.4

EAST ELEVATION

2004

0 5 10 15
SCALE 1/8" = 1'-0"

0 1 2 3 4 5
METRIC SCALE

JOSEPH K. OPPERMANN - ARCHITECT
WINSTON-SALEM, NORTH CAROLINA

PEMBERTON HEADQUARTERS
VICKSBURG, MISSISSIPPI

JOB #	0409
DATE	02-28-05
DRAWN BY	BES
REVISIONS	
EAST ELEVATION	
SHEET #	C.5

SOUTH ELEVATION

2004

0 5 10 15
SCALE 1/8" = 1'-0"

0 1 2 3 4 5
METRIC SCALE

JOSEPH K. OPPERMANN – ARCHITECT
WINSTON-SALEM, NORTH CAROLINA

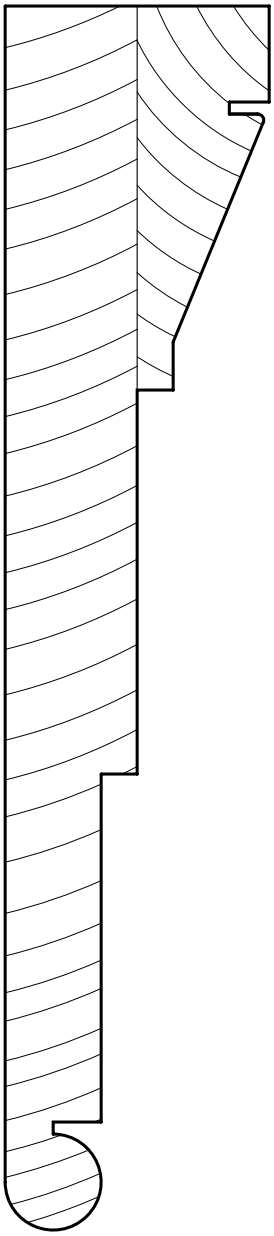
PEMBERTON HEADQUARTERS
VICKSBURG, MISSISSIPPI

JOB #	0409
DATE	02-28-05
DRAWN BY	BES
REVISIONS	
SOUTH ELEVATION	
SHEET #	C.6

APPENDIX D. Window & Door Casings

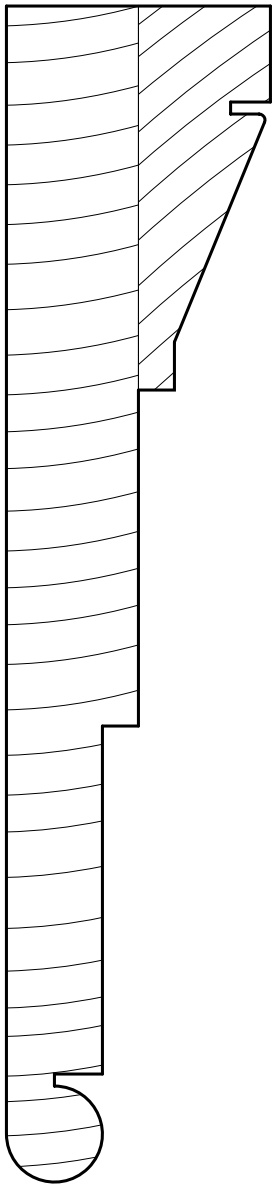
PEMBERTON'S HEADQUARTERS
(Willis - Cowan House)

WINDOW & DOOR CASINGS
The More Private Rooms



1835-36

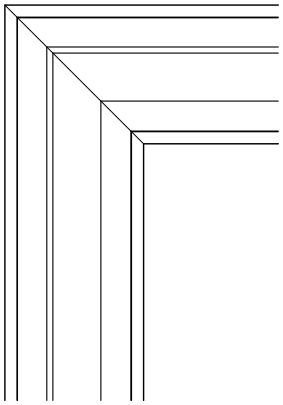
Rooms 105, 201, 203
204 (window), 205



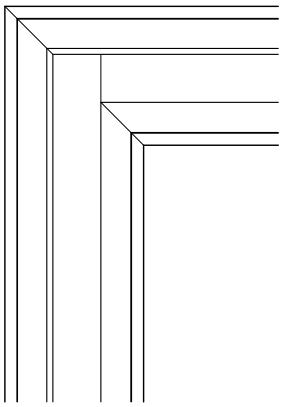
1850-51

Rooms 106, 108,
206, 207, 208

SECTIONS



Room 105
Door from Dining Rm 105
to Current Kitchen 109



1835-36 / 1850-51

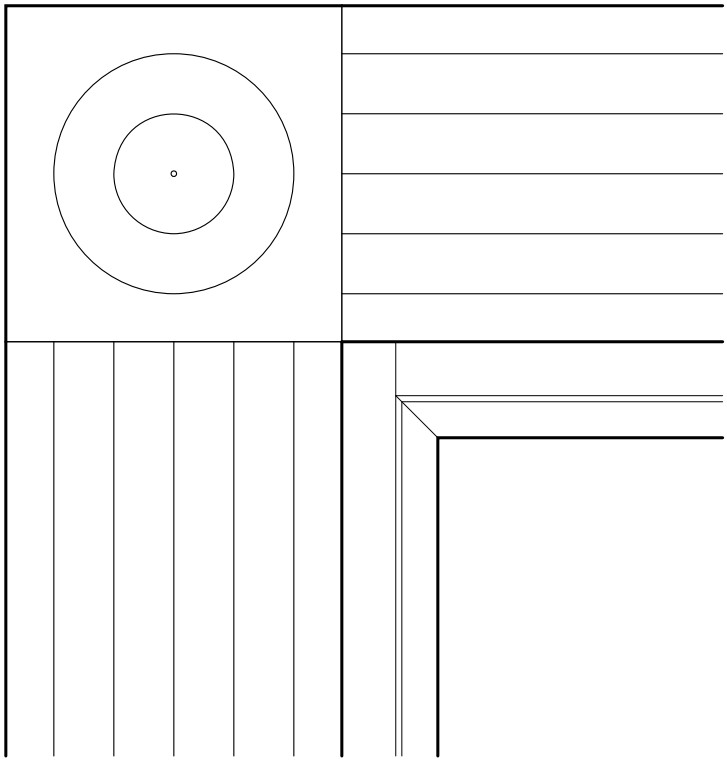
Rooms 105, 106, 108,
201, 204 (window), 205,
206, 207, 208

JOINERY

0 1 2
ACTUAL SCALE

PEMBERTON'S HEADQUARTERS
(Willis - Cowan House)

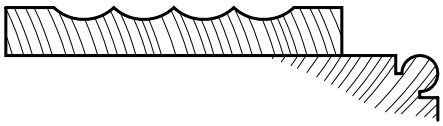
WINDOW & DOOR CASINGS
The Public Rooms



JOINERY

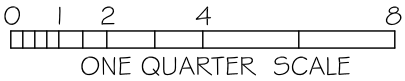
1835-36 / 1850-51

Rooms 101, 102, 103, 104, 107, 202, 204 (doorways only)



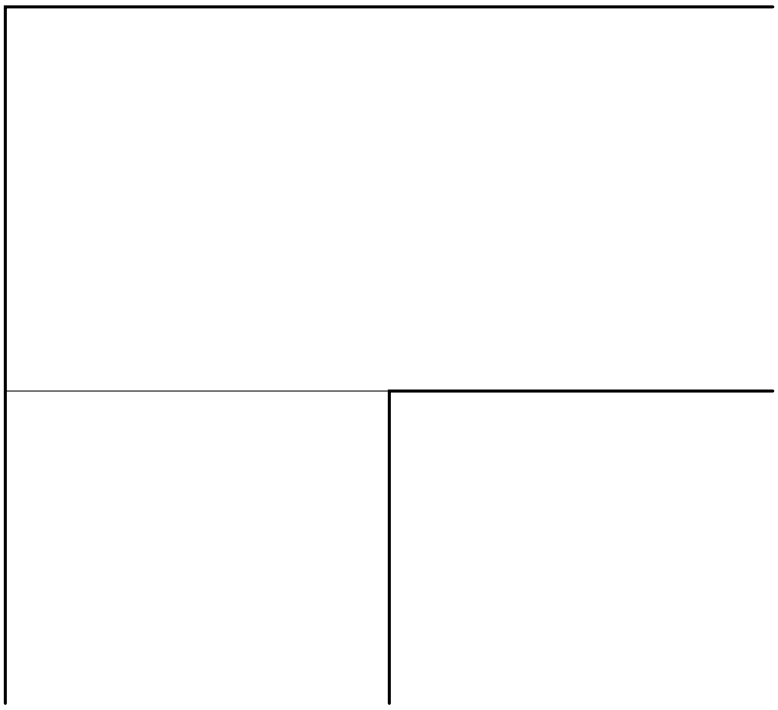
SECTION: CASING AT JAMB

SECTION: CORNER BLOCK



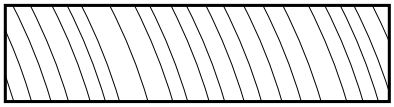
PEMBERTON'S HEADQUARTERS
(Willis - Cowan House)

WINDOW & DOOR CASINGS



1913 / 1919

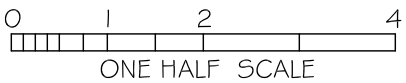
JOINERY



1913 / 1919

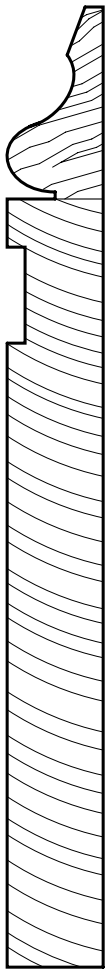
Rooms 109, 110, 209

SECTION



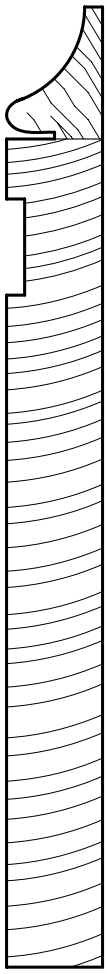
APPENDIX E. Baseboard Profiles

PEMBERTON'S HEADQUARTERS
(Willis - Cowan House)



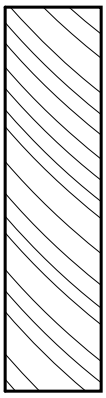
1835-36

Rooms 101, 102, 103, 104, Part of 105, 201, 202, 202, 203, 204, 205



1850-51

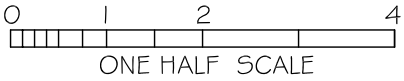
Part of Room 105/106, 107 108, 206, 207, 208



1919

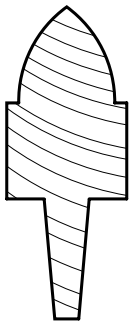
Rooms 109, 110, 209

BASEBOARD SECTIONS



APPENDIX F. Window & Transom Muntin Profiles

PEMBERTON'S HEADQUARTERS
(Willis - Cowan House)

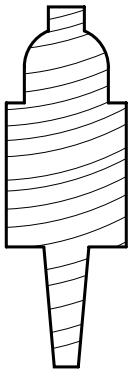


A

1835-36

Rooms 101, 103, 201, 203

The More Public Rms & Major Private Spaces

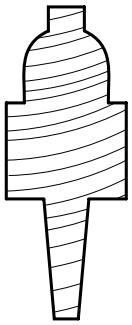


B

1835-36

Rooms 105, 204, 205

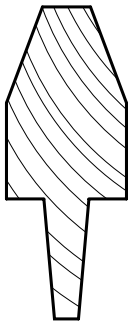
The Less Public Rms & Less Important Private Spaces



TRANSOM

1835-36/ 1850-51

Rooms 102, 104, 107, 202, 204, 207

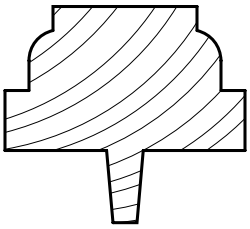


C

1865

Room 101, 204

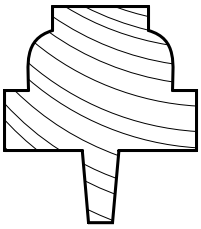
Civil War Era Repair



D

1913/1919

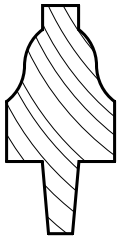
Rooms 109, 110



E

1910-20

Room 001



F

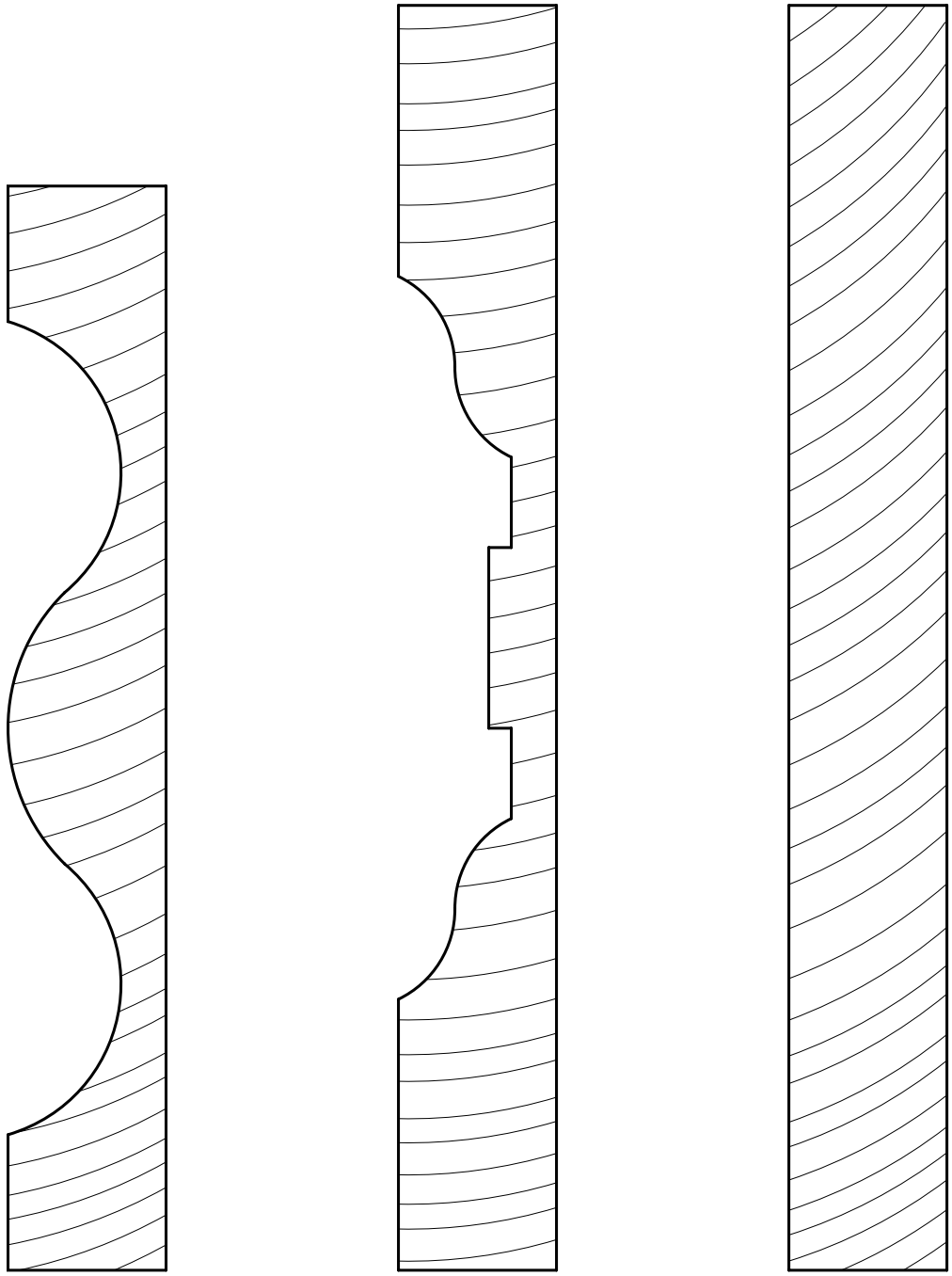
1919

Room 209

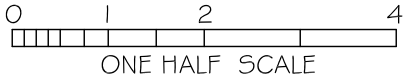
WINDOW & TRANSOM MUNTIN SECTIONS

APPENDIX G. Fireplace Mantel Friezes

PEMBERTON'S HEADQUARTERS
(Willis - Cowan House)



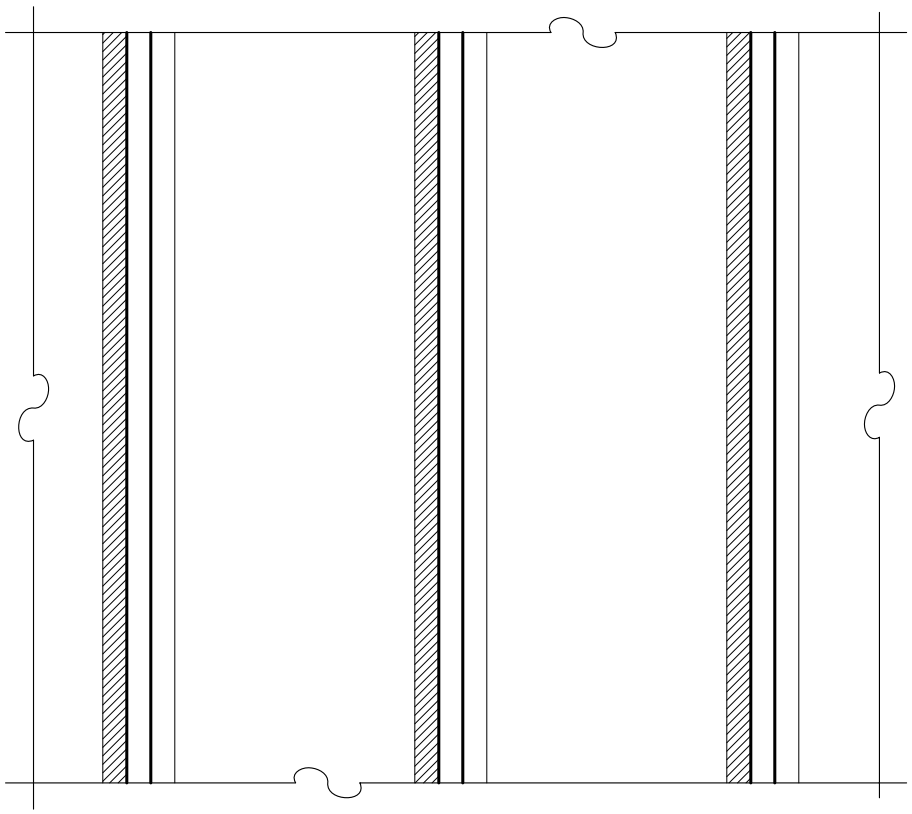
SECTIONS - FIREPLACE MANTEL FRIEZES



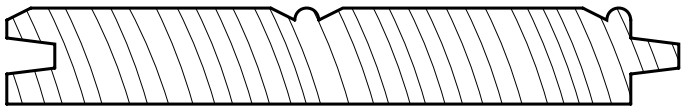
APPENDIX H. Beaded Board Wall & Ceiling Material

PEMBERTON'S HEADQUARTERS
(Willis - Cowan House)

BEADED BOARD WALL & CEILING MATERIAL



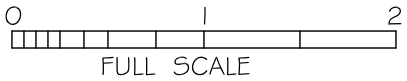
ELEVATION



1919

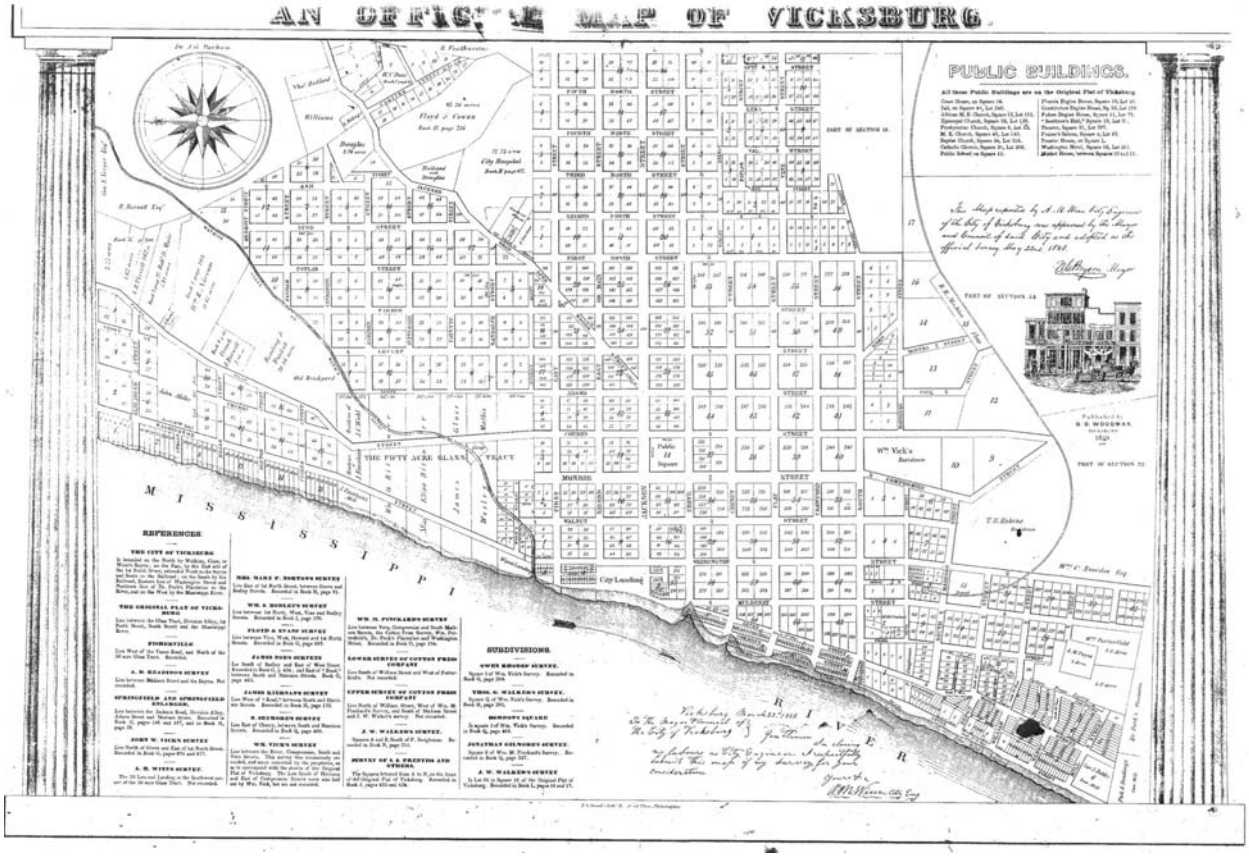
Rooms 109, 110, 209

SECTION

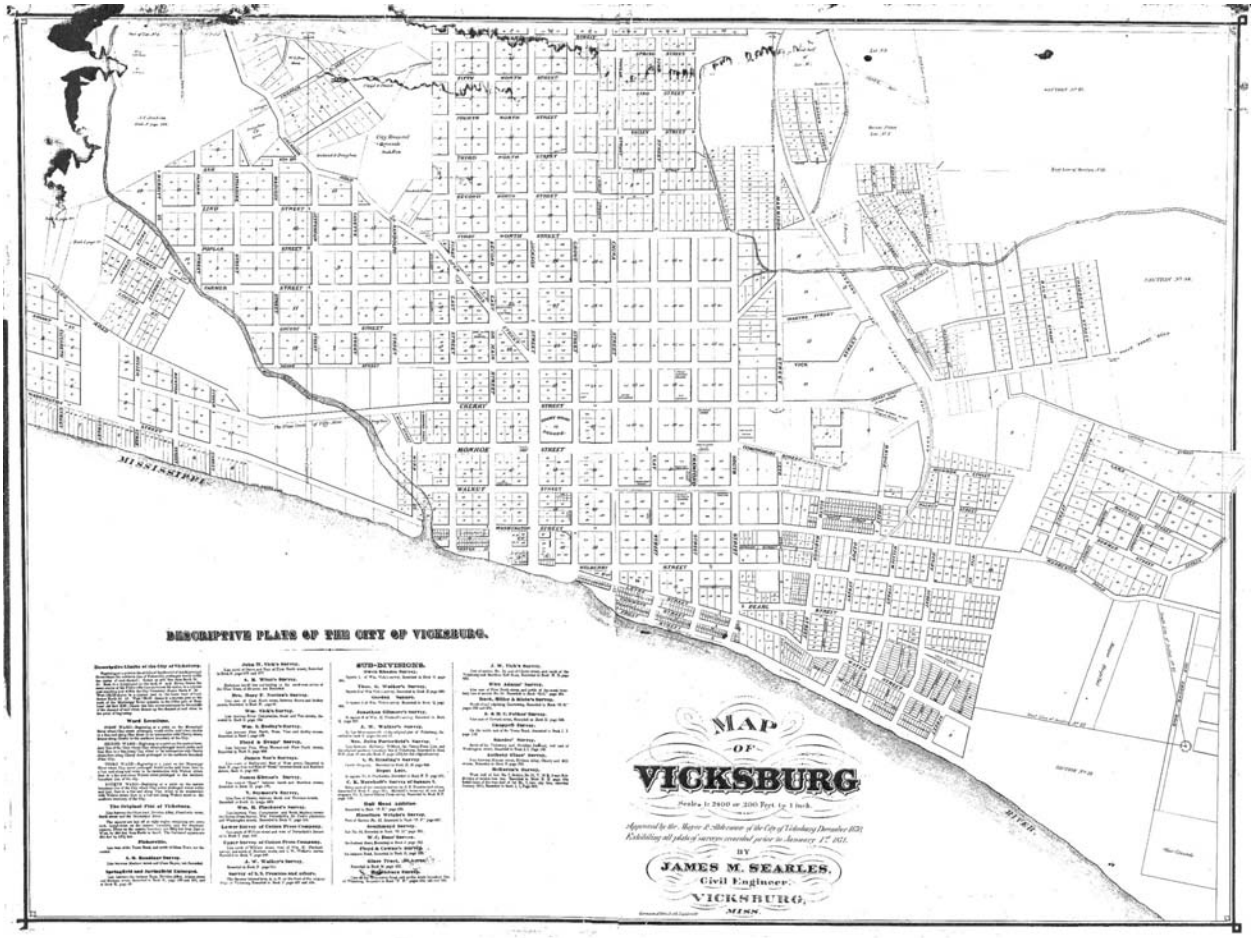


APPENDIX I. ICONOGRAPHIC IMAGES

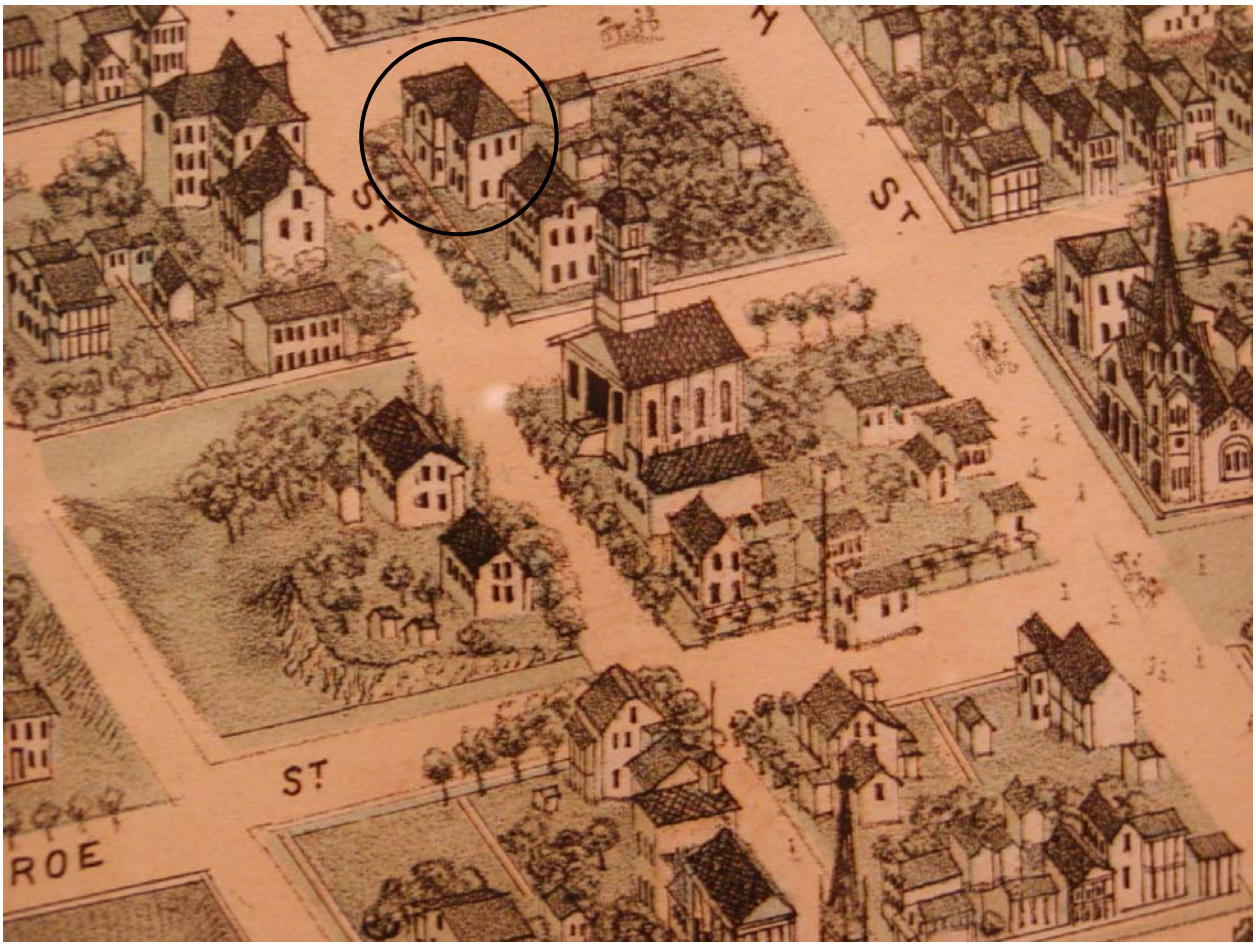
1. An Official Map of Vicksburg, 1848
2. Map of Vicksburg, 1871
3. Birdseye map of Vicksburg, 1871
4. Birdseye map of Vicksburg, 1891
5. Sanborn Fire Insurance Company Map, 1892
6. Sanborn Fire Insurance Company Map, 1897
7. Undated photograph, from *Vicksburg for the Tourist*
8. Undated photograph, from the Old Court House Museum, J. Mack Moore Collection
9. Sanborn Fire Insurance Company Map, 1902
10. Sanborn Fire Insurance Company Map, 1907
11. Sanborn Fire Insurance Company Map, 1913
12. Sanborn Fire Insurance Company Map, 1925
13. Undated photograph, from the Sisters of Mercy Vicksburg Archives
14. Undated photograph, from the Old Court House Museum Collection
15. Undated photograph, from Old Court House Museum Collection
16. Undated photograph, from Old Court House Museum Collection
17. Undated photograph, from Old Court House Museum Collection
18. Undated photograph, from the Mississippi Department of Archives and History
19. Undated photograph, from the Historic American Buildings Survey
20. Undated photograph, from the Mississippi Department of Archives and History



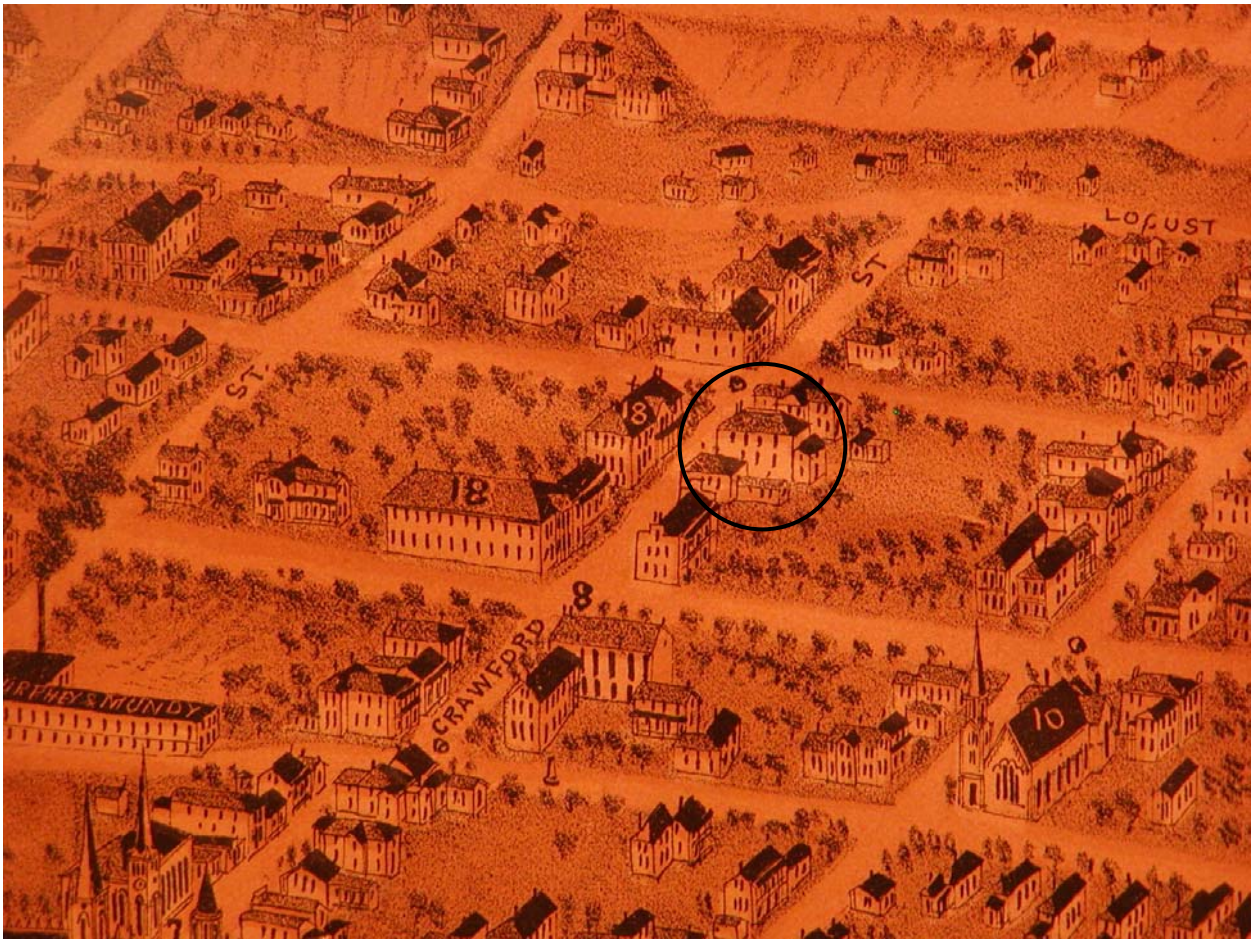
1. An Official Map of Vicksburg
   Published by O.O. Woodman, Vicksburg, 1840, with corrections by A.M. Winn, City Engineer, 1848
   Source: Map Collection, City of Vicksburg



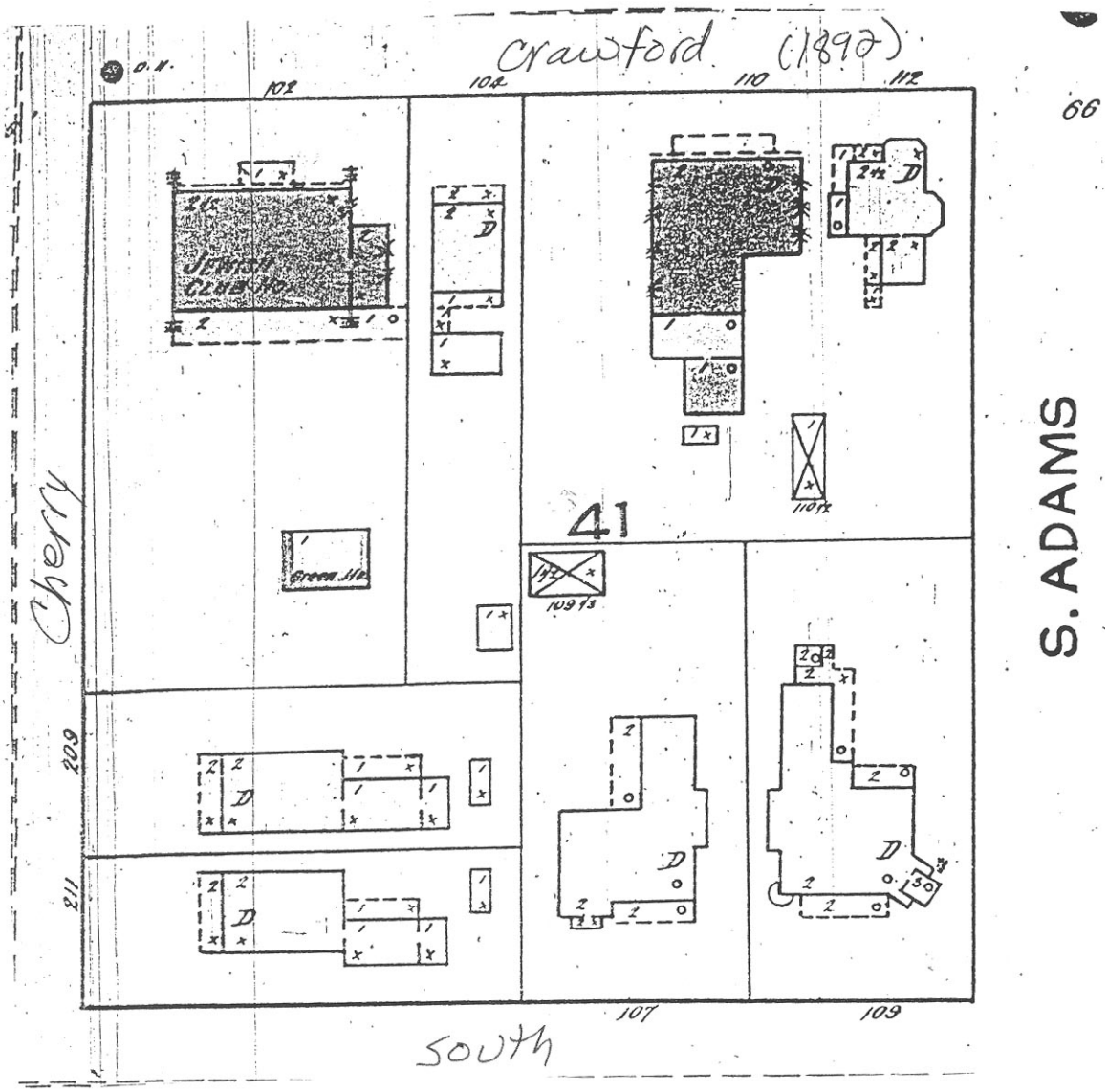
2. Map of Vicksburg
   By James M. Searles, Civil Engineer, Vicksburg, MS, 1871
   Source: Map Collection, City of Vicksburg



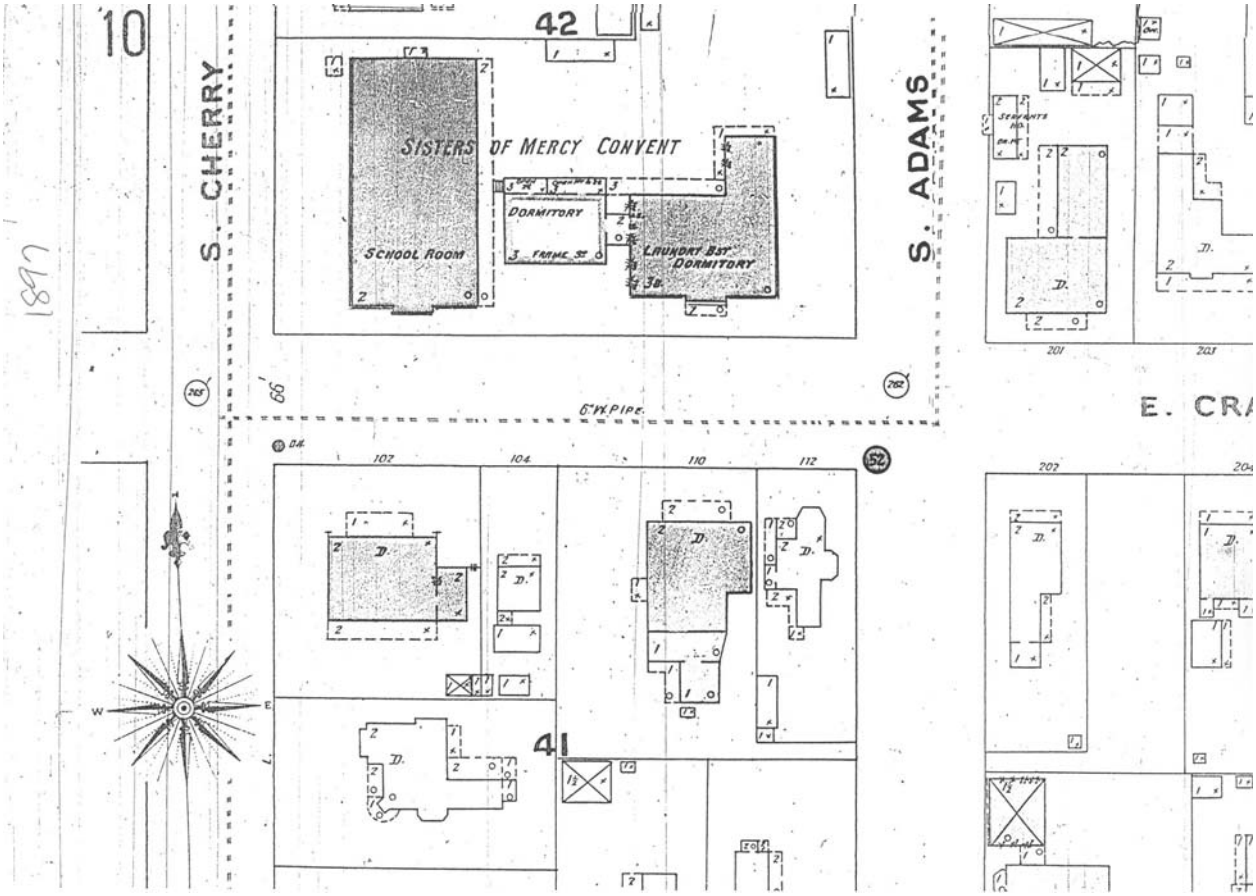
3. Birdseye map of Vicksburg
   Chicago Lithographing Co., 1871
   Source: Old Court House Museum Collection



4. Birdseye map of Vicksburg
   Drawn and published by C.J. Pauli, Milwaukee, 1891
   Source: Old Court House Museum Collection



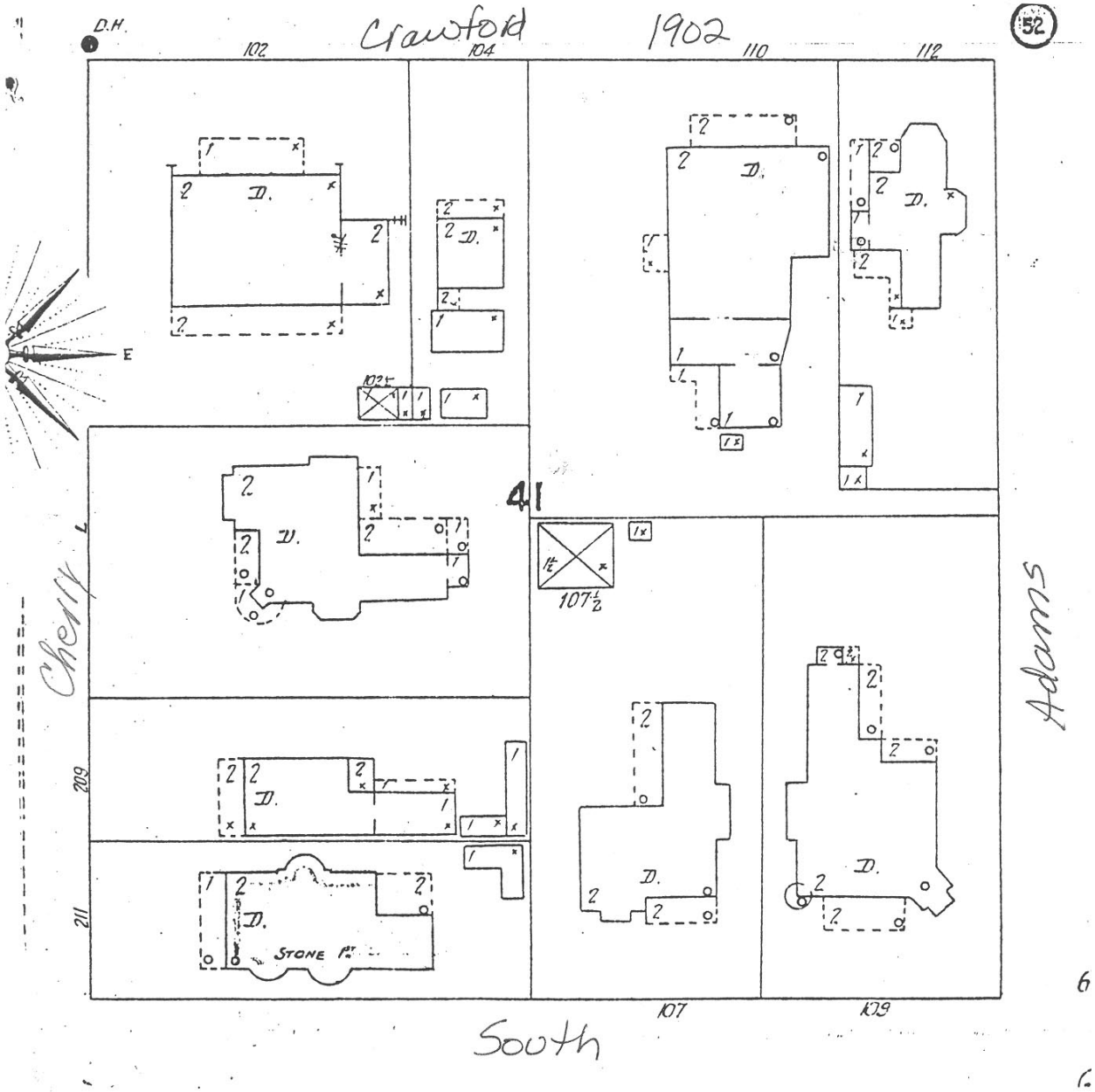
5. Sanborn Fire Insurance Company Map, 1892
   Source: Vicksburg Foundation for Historic Preservation



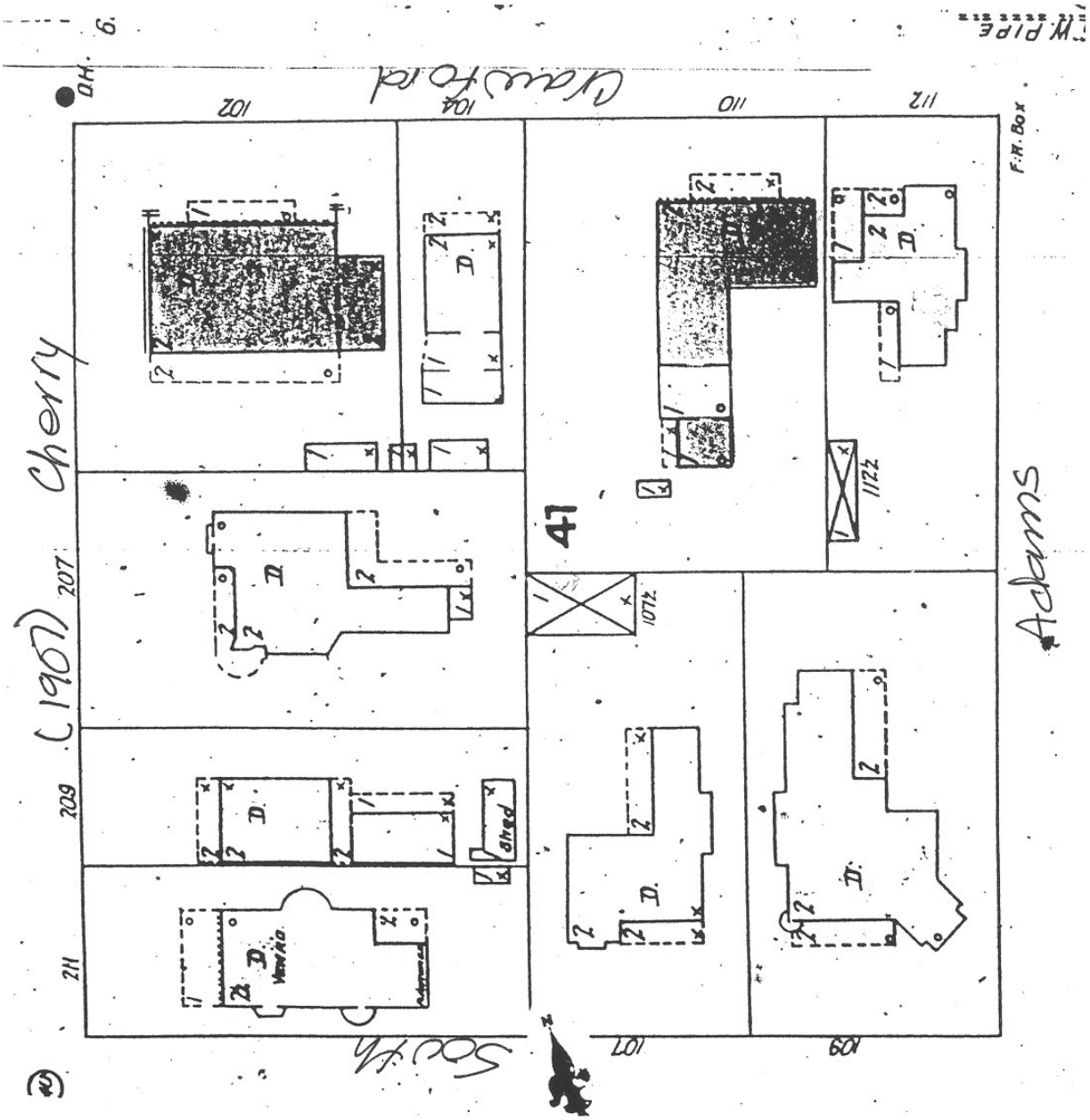
6. Sanborn Fire Insurance Company Map, 1897
   Source: Vicksburg Foundation for Historic Preservation

7. Source: Booklet *Vicksburg for the Tourist*, published by the Illinois Central Railroad, 1908
   Photographer: Unknown
   Date: Unknown, but currently appears to be the earliest known photograph

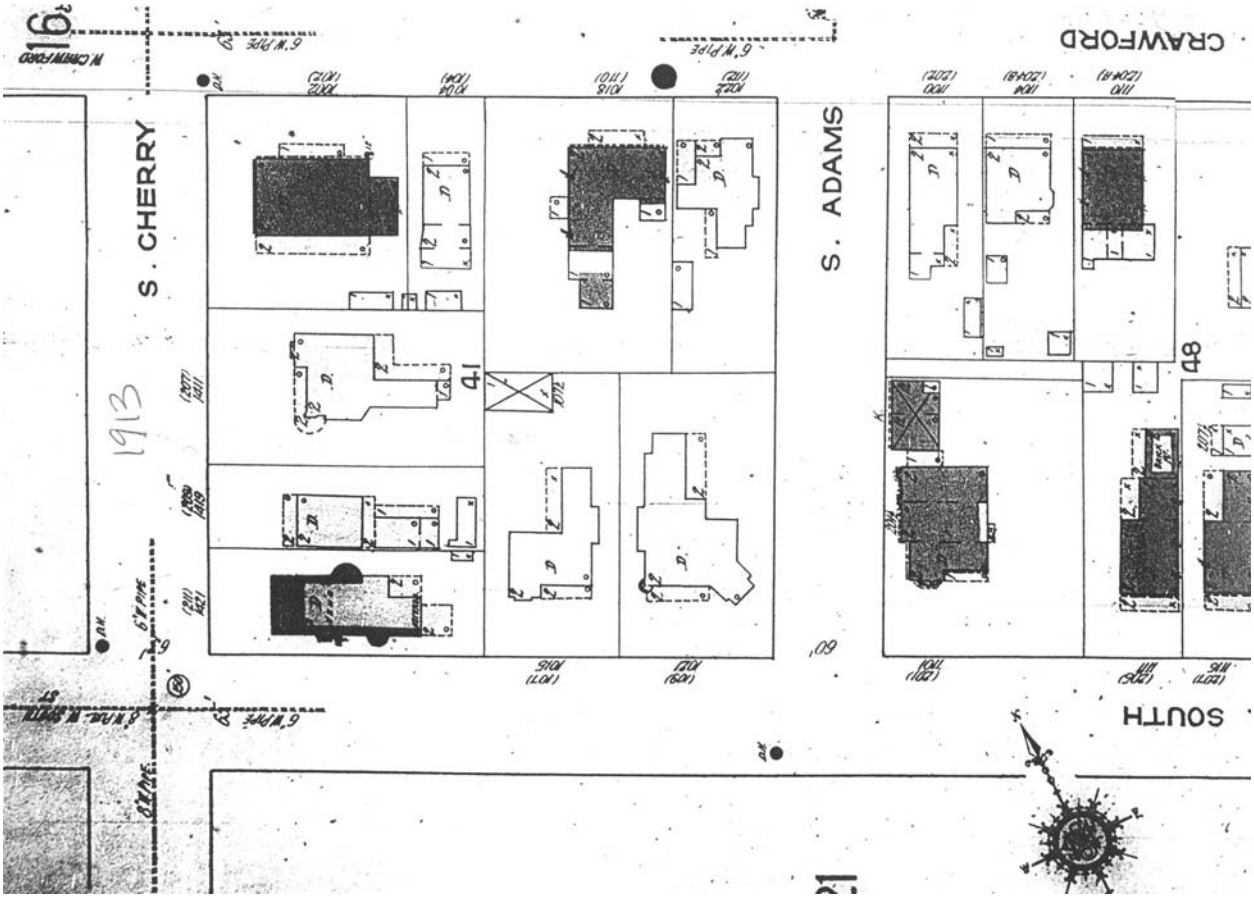
8. Source: Old Court House Museum, J. Mack Moore Collection, Negative #105
   Photographer: Unknown
   Date: Unknown
   Note the one-story weatherboarded addition with shed roof at the back of the ell



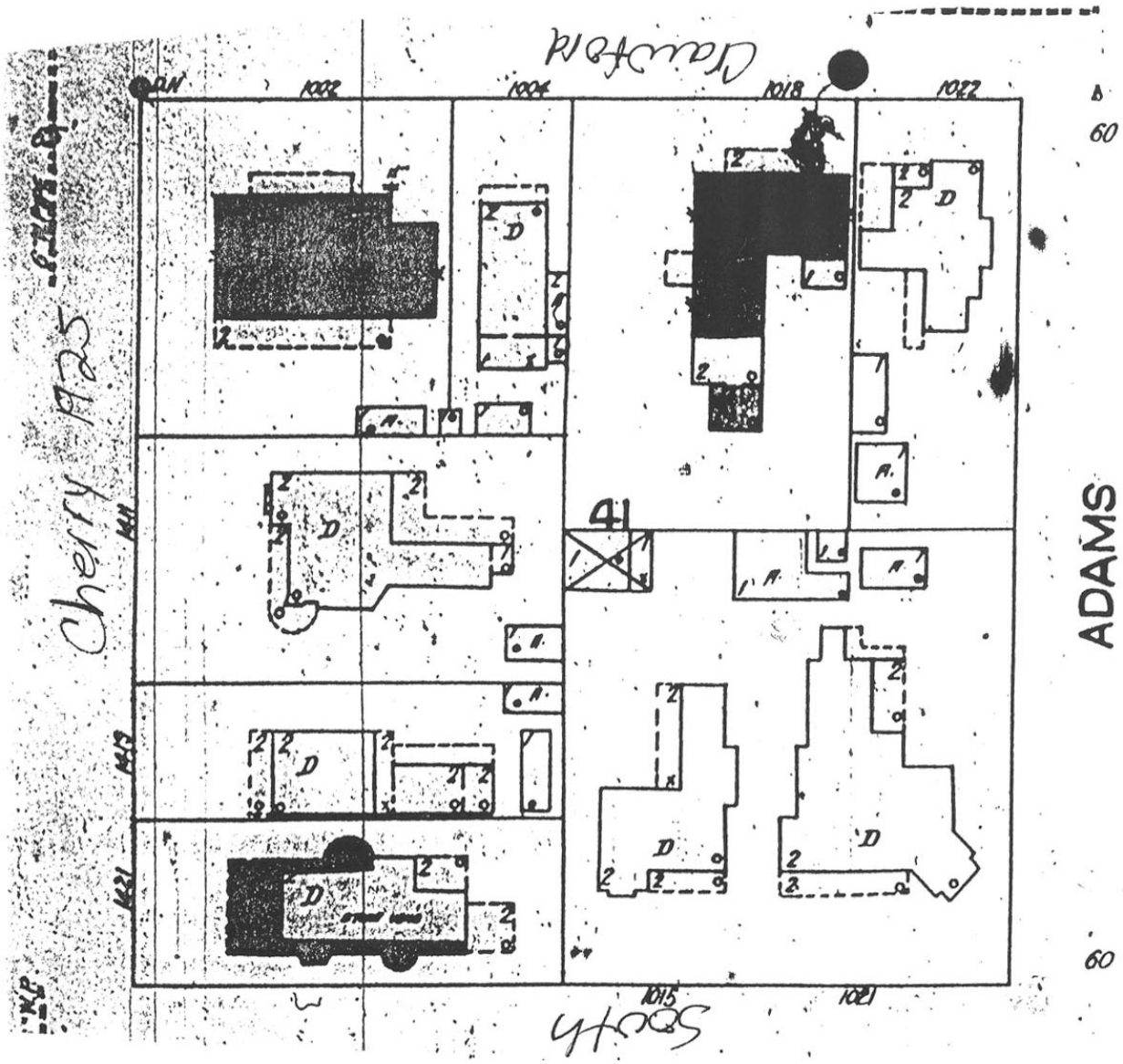
9. Sanborn Fire Insurance Company Map, 1902
   Source: Vicksburg Foundation for Historic Preservation



10. Sanborn Fire Insurance Company Map, 1907
Source: Vicksburg Foundation for Historic Preservation



11. Sanborn Fire Insurance Company Map, 1913
Source: Vicksburg Foundation for Historic Preservation



12. Sanborn Fire Insurance Company Map, 1925
Source: Vicksburg Foundation for Historic Preservation

ST ANTHONY'S HALL.

13. Source: Booklet *St. Francis Xavier Academy*, Date?, in the Sisters of Mercy Vicksburg Archives
    Photographer: Unknown
    Date: 1920?

14. Source: Old Court House Museum Collection, Box 2
    Photographer: Unknown
    Date: Unknown

15. Source: Old Court House Museum Collection, Box 2
Photographer: Unknown
Date: Unknown

16. Source: Old Court House Museum Collection, Catalog No. RA212
Photographer: Unknown
Date: Unknown

17. Source: Old Court House Museum Collection, Catalog No. RA212
Photographer: Unknown
Date: Unknown

18. Source: Mississippi Department of Archives and History, PI CI V 53_5 96
Photographer: Unknown
Date: Unknown

19. Source: Historic American Buildings Survey, MS-266-1
Photographer: Jack E. Boucher
Date: April 1972

20. Source: Mississippi Department of Archives and History, PI CW P 46_3 3
    Photographer: Unknown
    Date: Unknown, but assumed early 1990's

APPENDIX J. Mechanical/Electrical/Plumbing Report

FINAL

REPORT OF FINDINGS
VISUAL CONDITION ASSESSMENT OF
MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS
AT
PEMBERTON'S HEADQUARTERS
VICKSBURG, MISSISSIPPI

Prepared for:

JOSEPH K. OPPERMANN, FAIA
539 N. TRADE ST.
WINSTON-SALEM, NC 27101

Prepared by:

MACTEC ENGINEERING AND CONSULTING, INC.
396 PLASTERS AVENUE
ATLANTA, GEORGIA 30324

January 28, 2005

MACTEC Project 6301.04.0017

January 28, 2005

Mr. Joseph Oppermann
Architect
539 N. Trade St.
Winston-Salem, NC 27101

Phone: (336) 721-1711
Fax: (336) 721-1712

Subject: **Report of Visual Condition Assessment**
Mechanical, Electrical and Plumbing Systems
Pemberton's Headquarters
Vicksburg, Mississippi
MACTEC Project No. 6301.04.0017

Dear Mr. Oppermann:

MACTEC Engineering and Consulting, Inc. (MACTEC) is pleased to submit this report of findings from our visual condition assessment of the mechanical, electrical and plumbing (MEP) systems at 1018 Crawford Street, Vicksburg, Mississippi, also known as Pemberton's Headquarters. A site visit was performed on October 2nd and 3rd, 2004 by MACTEC engineer W.L. (Chris) Christy, Jr. Weather conditions were mild and partly cloudy on these two days. Also on site during this time were Mr. Oppermann, Architect and Mr. David Fischetti, Structural Engineer. This report summarizes the findings of our visual observations, opinions and recommendations.

Background

Pemberton's Headquarters (Willis-Cowan House) is a 5,500 square foot, two-story masonry structure with a partial basement. It was originally constructed around 1835 in Vicksburg, Mississippi. Documentation provided was reviewed and references are made in this report relevant to the history of the structure as presented in the documentation. Chronological events listed in the documentation that were deemed notable with regards to the MEP systems are as follows:

1835 – Original construction

1919 – Acquisition of and renovation by Sisters of Mercy

1943 (c) – Used for boarding nurses and a medical library

1964 – Conversion for use as a kindergarten

1997 – Renovation for use as a bed and breakfast establishment

This report describes observations made regarding the condition of the MEP systems as they exist today and an opinion of how the systems probably evolved from original construction to the present day configuration. Observations were also made regarding fire/smoke detection devices located in the building.

Observations

Mechanical

Originally, the house was heated by fireplaces located in various rooms of the house. This was common for the period during which the house was constructed. According to documentation provided, the property was acquired by the Sisters of Mercy Catholic Church in 1919 and subsequently converted to accommodate both classrooms and sleeping quarters.

There is an abandoned in-place gas-fired heating unit (Photograph #1) located in the crawl-space identified as that space adjacent to Area 102 in the basement area. It appears that the unit was installed in the early 20th century and used for space heating and was probably installed during the renovations that occurred subsequent to the acquisition in 1919 by the Sisters of Mercy.

Currently, the first and second floors are heated and cooled by split-systems installed during the period 1997 - 1998 with direct expansion cooling (Freon R-22) and gas-fired heating. The compressor-condenser units are located outside, adjacent to the house (Photograph #2) on the east side. The air-handling units (AHUs) are located within the

house. The first floor AHU (Photograph #3) is located in the basement and is suspended from the first-level floor joists just above the dirt floor. The second unit is located in the second floor utility room (Photograph #4) adjacent to the two domestic water heaters. Each system has a cooling capacity of approximately five (5) tons or 60,000 BTU per hour and a heating input capacity of 100,000 BTU per hour.

There was a discussion with Mr. Oppermann regarding the possible relocation of the second floor heating and cooling unit. The second floor unit is a vertical flow unit. Due to space limitations in the attic, it will probably be necessary to replace this unit with horizontal flow unit. If the unit is relocated any appreciable distance from the current location, the unit will probably need modification for a higher static pressure.

Upon arrival at the site, the second floor system thermostat was set to 77° F and the lower level system was set to 80° F, both systems in cooling mode. Spot temperature measurements were made with a sling psychrometer and averaged 78° F throughout the house. Both thermostats were adjusted to 74° F to observe operation and system capacity. During the inspection, the individuals mentioned above were moving in and out of the house creating infiltration loads in addition to the human loads. During this period we observed that the existing systems were adequate to serve those conditions.

During the visit, floor registers were removed to observe the ductwork. The ductwork at the registers appeared to be in good condition but older than the current systems. This ductwork was probably installed with a previous system that was removed at the time the existing systems were installed.

Insulation, although in fair to poor condition, was observed in the attic. There was no insulation observed between the 1st floor joists.

The existing glazing has no ultra-violet filtering.

Electrical

Knob and tube electrical construction (Photograph #5) was observed in the basement and attic areas. The first electrical service was probably installed around the turn of the last century.

Currently, 240 volt service is provided to the house from a pole-mounted transformer, metered by an Entergy electrical meter. Service travels underground from the meter to the house via conduit.

There are two circuit breaker panels installed in the basement (Photograph #6). One breaker panel appears to be older and is protected with a 150 amp main breaker. The second panel appears to be newer and fed from the older panel. The apparently newer panel did not have a main breaker. The newer panel had labels indicating that it provided service to the equipment added during the 1997 to 2000 renovation, e.g. the two new air conditioning units, the new water heaters and other miscellaneous new loads.

The older panel was probably installed around 1964 when the then vacant house was converted to function as a kindergarten. This circuit breaker panel probably replaced an intermediate fused panel and braided wiring system but cannot be confirmed as no observations were made of such equipment. Copper wiring was observed at individual receptacles (Photograph #7). Two GFCI (ground fault current interrupt) receptacles were observed. Both were located adjacent to sinks in bathrooms 106B (Photograph #8) and 209B on the first and second floors respectively.

There are twelve period replica chandeliers installed in rooms on the first and second floors and four wall sconces, two in the foyer and two in the dining area. Photographs #9 and #10 illustrate typical fixtures.

Plumbing

There was indication from the documentation provided that a small one-story frame circa 1913 addition probably housed and indoor bathroom. Additional plumbing was probably installed during the 1919 to 1920 renovations completed by the Sisters of Mercy. Abandoned in place early 20th century galvanized piping and a water heater (Photograph #11) were observed in the original basement room (Room 001).

The current plumbing supply system is copper (Photograph #12) was installed during the bed and breakfast renovation completed during the period of 1997 to 1999 and was observed to be in good operating condition. Adequate pressure was observed at various fixtures located throughout the house. Sanitary plumbing is PVC (polyvinyl chloride) and is illustrated in Photograph #13.

Fire/Smoke Detection Devices

A total of five smoke detectors were observed, one each in rooms 109A, 209A, 205, 203 and 201. All units appeared to be battery operated and functional.

Miscellaneous

A During the site-visit no hazardous materials or safety issues were observed.

A security keypad and door contact were installed on the rear door leading into the kitchen.

Conclusions and Recommendations

Overall, the mechanical, electrical and plumbing systems appeared to be in good operating condition. No significant defects or safety issues were observed. The heating, ventilating and air conditioning systems appeared to be in good operating condition and adequately maintained. Installed air conditioning capacity will probably support building occupancy up to about twenty people with miscellaneous additional equipment loads such as office equipment. If any intended future use of the facility projects significant increases in occupancy or equipment loads, the air conditioning may not be adequate as installed.

According to the information provided, the systems were installed with adequate capacity to support the operation of the building as a bed and breakfast establishment. No information was provided that indicated any problems with the existing systems when operated in this manner.

Thank you for the opportunity to work with you. If there are any questions or issues for discussion please do not hesitate to contact me at 404.817.0162 or cchristy@mactec.com.

Sincerely,

MACTEC Engineering and Consulting, Inc.

W. L. (Chris) Christy, Jr.
Senior Mechanical Engineer

Wm. Allen Lancaster
Civil Engineer

APPENDIX K. Structural Report

February 17, 2005 04054

Joseph K. Oppermann
Joseph K. Oppermann – Architect
Salem Station
PO Box 10417
Winston-Salem, NC 27108

Re: Pemberton's Headquarters
Vicksburg, Mississippi

Dear Joe:

The purpose of this report is to describe the structural condition of Pemberton's Headquarters in Vicksburg, Mississippi. The scope of this report includes a preliminary investigation and observation of the house at 476 Crawford Street in Vicksburg.

DESCRIPTION

The original house is an ell shaped building with some symmetry and repetition in layout and framing. The three large rooms on the first floor, which contain large fireplaces, are all framed in similar fashion with 3x12s spaced at 15 to 18 inches on center. Double joists support a double 3x12 header supporting the hearth extension. The original joists, mostly 3 inches in actual width, vary in depth from 10 ¾ to 11 ¾ inches. The two hall areas between are framed with 3x12 joists, spaced approximately 18 inches on center, spanning the short direction between brick masonry bearing walls.

The rear of the building contains a cantilevered floor propped up with miscellaneous supports which appear to be added. (Fig. 1) The framing in this area is questionable, with double dropped 2x8s supporting scabs and simple span fill-in joists between the masonry wall and the outside face of the framed exterior wall.

The rear portion of the house appears to be framed above four original brick piers which may have originally supported a rear porch. This line of support consists of a questionable series of dropped beams including a 4 ¾ " x 8" beam containing a 2" x 5" mortise and another dropped beam consisting of double 3x8s. This center line of beams and piers supports 1 1/2" x 9 1/2" floor joists spaced at 20 to 21 inches on center.

The exterior wood framed wood porches are in fair to poor condition.

The lower level room of the original building (Room 001), which is three steps down, contains a brick floor, brick walls with Portland cement stucco parging at bottom 5 feet of walls, and 3 inch high wood lintels above the window openings.

This room contains a raised brick platform 6 ½" above the floor level at the base of the chimney.
These areas are in good condition except for some deterioration in the northeast section. In that area, the floor has been propped up with two posts and a 4x12 plate. (Fig. 2) This area contains termite tubes on the face of several joists.

It appears that some differential settlement has occurred in the northeast corner of the building due to the instability of earth cuts and slopes in this area. A brick retaining wall apparently contains the exterior wall on two sides of this corner of the house. It appears that the retaining wall on the side was constructed first. Bricks were laid up in stair step fashion to protect the top surface of the earth between the face of the house and the inside face of the retaining wall. Without exploratory excavation, we do not know the configuration of the retaining walls or the bottom of the wall elevation relative to grade in this area. (Fig. 3, 4)

The exterior wall along the east side of the house is not straight. Several areas of repair and old settlement cracks can be observed in the masonry.
The marble lintels above the windows in this corner have been damaged by movement in this wall. Inside the house, the floor framing is lower in this corner of the building and there is a partial collapse of the masonry hearth, which can be observed in the crawl space below.

The concrete front porch, on the street side of the house, appears to be cast on earth fill. Any repairs to the steps or the porch will have to consider this. (Fig. 5)

The roof framing consists of 2 ¾" x 5" to 2 7/8" x 4 ½" rafters spaced approximately at 24 inches on center. Ceiling joists are approximately 3" x 8 ½" in size. There are at least four fractured rafters which can be observed in the attic in the vicinity of the southwest chimney. They have been scabbed and propped up with 2x braces from the ceiling joists below. (Fig. 6)

Drainage in the crawl space is poor. Wood and masonry debris, mechanical odds and ends from an abandoned furnace clutter the crawl space below the narrow rooms adjacent to the center hall.

CONCLUSION

The first floor structure is adequately framed to support a live load of approximately 120 psf to 130 psf in bending and deflection in the original portion of the house. The dropped beams in the rear of the house have a live load capacity of approximately 45 psf while the joists can support 120 psf. The existing floor sheathing may also be a limiting factor. The remainder of the structure is in fair to good condition with repairs required in various locations.

The minimum allowable live load required for various occupancies are as follows:

OCCUPANCY OR USE	UNIFORM (PSF)
Residential	
First Floor	40 psf
Upper floors	40 psf
Office Buildings	
Lobbies and 1st Floor Corridors	100 psf
Offices	50 psf
Corridors above the First Floor	80 psf

Reading rooms of libraries are required to support a minimum uniformly distributed live load of 60 psf and stairs and exits, including porch stairs, of all but residential occupancy are required to support 100 psf live load.

RECOMMENDATIONS

Masonry restoration and repairs are recommended at several exterior locations including around lintels, at the front porch, and in the southeast and northeast corners of the building. The small, c. 1913 southeast frame addition is in poor condition with regards to masonry and framing. Consideration should be given to rebuilding or removing this portion of the building. (Fig. 7)

Repairs to the first floor framing are required in isolated portions of the crawl space. The cantilevered floor on the south side of the house should be re-framed. The rear and side porches and stairs are in poor condition and should be rebuilt.

Dropped headers in the rear section of the house should be replaced in conjunction with debris removal and grading of the crawl space. The four existing (original) piers can be reused for the support of a new dropped header designed to increase the floor capacity in this area.

ACKNOWLEDGMENT

This report has been prepared for the exclusive use of Joseph K. Oppermann-Architect on behalf of the National Park Service, Southeast Support Office, and

your assignees for specific application to the referenced property in accordance with generally accepted engineering practice.

Our inspection consisted of visual observation only, made solely to determine the structural integrity of the described building. Neither the inspection nor the report covers plumbing, mechanical, electrical, hydrological or geotechnical features.

No other warranty, expressed or implied, is made. These conclusions and recommendations may not reflect variations in conditions which could exist intermediate of the observed locations or in unexplored areas of the building. Should such variations become apparent during construction, it may be necessary to re-evaluate our conclusions.

We very much appreciate this opportunity to be of service. If you have comments or questions regarding this report, please do not hesitate to contact us.

Sincerely,
DCF Engineering, Inc.

David C. Fischetti, P.E.
President

Figure 1 South ell showing added supports for cantilevered floor

Figure 2 Added supports under northeast room (Room 101)

Figure 3 Retaining wall at northwest corner

Figure 4 Retaining wall at northeast corner

Figure 5 Concrete front porch

Figure 6 Fractured rafters near southwest chimney

Figure 7 Southeast addition