National Park Service – National Capital Parks
U.S. Department of the Interior

Mary McLeod Bethune Council House
Washington, District of Columbia



Mary McLeod Bethune Council House

1318 Vermont Ave., NW, Washington DC

April 29, 2008

Contract No.
C3000060016

NPS PMIS Reference
No. 7592

Beyer Blinder Belle
Architects & Planners LLP

Historic Structure Report

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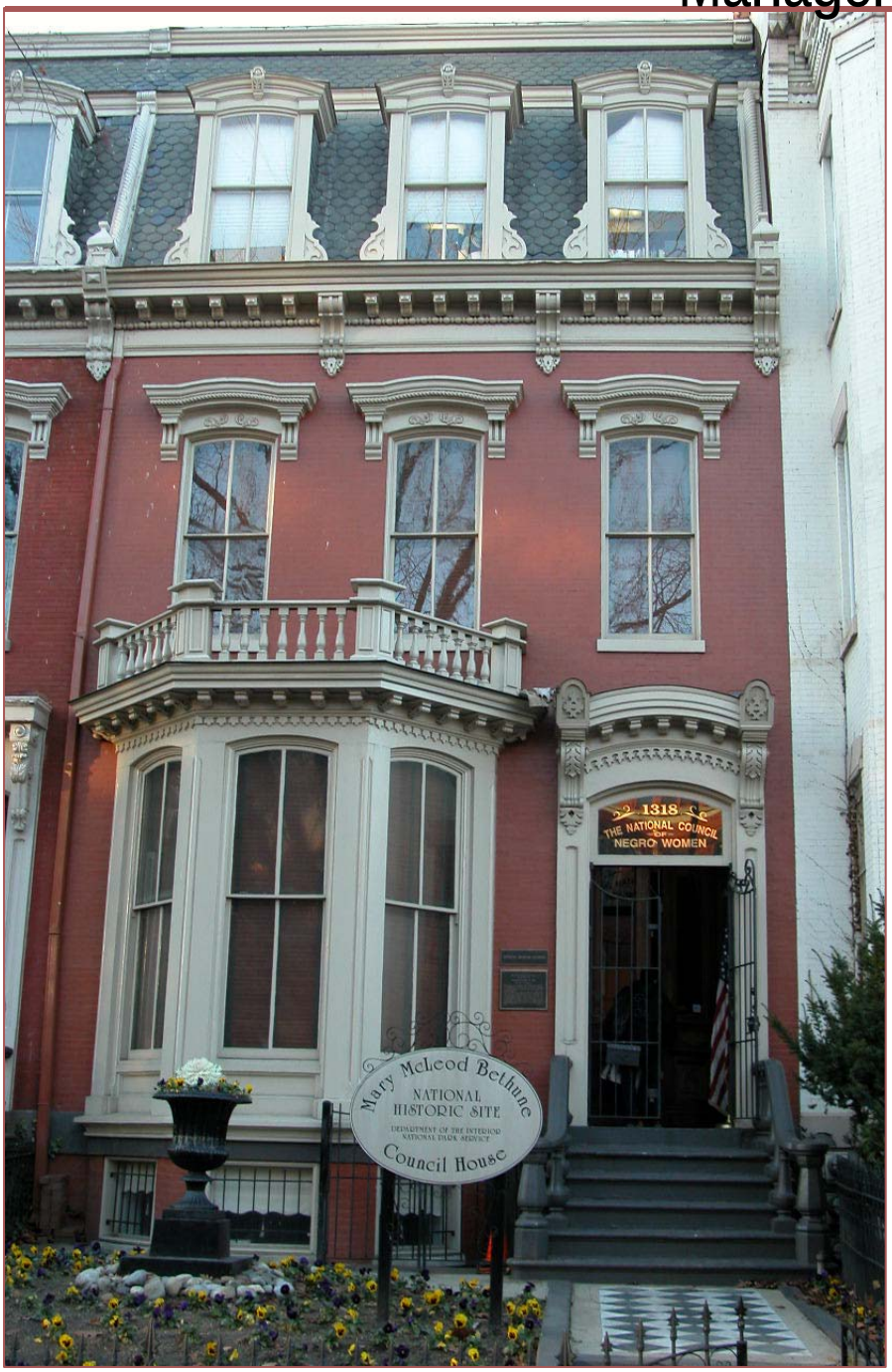
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Management Summary



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ADMINISTRATIVE DATA

Property Name:	Mary McLeod Bethune Council House
Property Location:	1318 Vermont, Ave, NW Washington, DC
Property Owner:	National Park Service acquired house in 1994
NPS Requisitioning Office:	National Park Service-National Capital Parks-East 1900 Anacostia Drive, SE Washington, DC 20020
NPS Task Order Name:	Mary McLeod Bethune Council House Historic Structure Report.
NPS Task Order Abbreviation:	MAMC
NPS Contract Number:	C3000060016
NPS Task Order Number:	Task Order Number 2
NPS PMIS Reference Number:	7592
NPS Requisition Reference Number:	R3545060021
National Register Information:	Designated a National Historic Landmark and listed in the National Register of Historic Places on October 15, 1982.
National Register Reference Number:	82005389
Historic American Building Survey:	HABS No. DC-775-A. Historical and descriptive data, drawings and photographs, 1993.
Period of Significance:	1943-1966, the period of time during which the National Council of Negro Women occupied the space. Mrs. Bethune herself occupied the house from 1943 to 1949.
Washington DC Historic District:	Logan Circle Historic District
General Management Plan:	Yes
Current Use:	House museum
Project Statement and Purpose	The building is a site of national significance due to its association with one of its primary occupants, Mary McLeod Bethune. In 1935, Bethune founded the National Council of Negro Women (NCNW) to promote cooperation and unity of action among African-American women's organizations. This building is the first headquarters of the organization, purchased after a substantial donation by department store magnate, Marshall Field. Mrs. Bethune lived in the house from 1943 until 1949 at which time she returned to her permanent residence in Daytona Beach, Florida. The NCNW continued to use the house as their headquarters until a major fire damaged the house on January 27, 1966. The organization moved to 1346 Connecticut Ave. NW on March 10, 1966, vacating the Council House. The

house remained vacant for years until renovation work again allowed occupancy in 1975.

This Historic Structure Report (HSR) will serve as a guide to direct the treatment and use of the historic resource and substantiate the interpretation of the building. It will include the following:

- Development history of the property.
- Identification of components of the house that are contributing to its historic significance.
- An assessment of architectural, structural, mechanical, electrical, plumbing and fire safety systems for the building.
- A conservation analysis of the paint and mortar to identify underlying paint layers and mortar makeup.
- Recommendations for treatment of architectural, structural, mechanical, electrical, plumbing and fire safety systems identified under the assessment task.
- Recommendations for the use of the historic structure.
- Documentation of the existing conditions of the building with drawings and photographs.

Cultural Resource Data

On the local level, the home is also significant for its contribution to the Logan Circle Historic District as one of three similar 1870's Victorian Second Empire style town houses located on Vermont Avenue. The structures together form part of a strong streetscape of historic homes that provide an impression of what a typical late 19th century Washington DC upper middle class neighborhood would have been like at the time.

Nearby, there are many important historic properties, like the Carter Woodson Home, a building also maintained by the National Park Service.

Related Studies

The following studies were provided by the National Park Service to the design team as initial documentation to begin the Historic Structure Report:

- General Management Plan/ Environmental Impact Statement: Mary McLeod Bethune Council House National Historic Site
- Historic Resource Study, Part 1
- Collier-Thomas, Dr. Bettye, "NCNW 1935-1980"

Project Team - NPS:

Contracting Officer - Tom McConnell
Contracting Officer's Representative - Steve Doulis
Regional Chief Architect – Susan Long
Site Manager – Robert T. Parker
Regional Historian – Gary Scott
Park Historian – Frank Faragasso

Project Team

The following team has been instrumental in the development of this report:

Historic Architect

Beyer Blinder Belle Architects & Planners, LLP
Hany Hassan, AIA, Partner – Partner in Charge
Jim Shepherd, AIA, Associate Partner
Patrick Koby, AIA, Associate – Project Manager
Kate Lemos – Architectural Historian
Maxwell Blakeney – Staff Architect
Ana Linares Muñoz – Preservation Architect

Historian

Judith Robinson & Associates, Inc.
Judith Robinson, Principal – Senior Historian
Daria Gasparini - Historian

Structural Engineer

Robert Silman & Associates, PLLC
Kirk Mettam, Principal – Principal in Charge
John Matteo – Project Engineer/Project Manager
Sabrina Moran – Project Engineer

Mechanical/Electrical/Plumbing/Fire Safety

GHT Limited
Frank Becker, PE, Senior Principal – Principal in Charge
Kevin Youssefi, PE – Senior Engineer

Conservation

Jablonski Berkowitz Conservation, Inc.
Mary Jablonski, Principal – Principal in Charge
Jennifer Kearney – Architectural Conservator

Cost Estimator

US Cost
Steve Curran – Senior Estimator
Harry Ferguson – Estimator

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EXECUTIVE SUMMARY

In November of 2006, the National Park Service entered into a contract with Beyer Blinder Belle Architects & Planners LLP as Task Order Number 2 of an Indefinite Quantity Contract for Architectural and Engineering Services (IDIQ). Task Order Number 2 was to provide a Historic Structure Report (HSR) for the Mary McLeod Bethune Council House, 1318 Vermont Avenue, NW, Washington, DC. The project team for the scope of work consisted of the following consultants:

- Historian - Judith H. Robinson & Associates, Inc.
- Structural Engineer - Robert Silman & Associates, PLLC
- Mechanical/Electrical/Plumbing/Fire Safety Engineer - GHT Limited
- Materials Conservation - Jablonski Berkowitz Conservation, Inc.
- Civil Survey – Edwards and Kelcey
- Cost Estimating - US Cost

The Council House was built in 1875. It was designed in the Second Empire Style and contributes to the Logan Circle neighborhood as part of a row of houses on Vermont Avenue that form a relatively intact representation of residential development in Washington DC in the late 1800's. Many of the stylistic elements of the Second Empire Style can be seen on both the exterior and interior of the house today. The house is occupied and is in good physical condition even though much of the building's historic material has been removed and/or replaced.

The house changed ownership many times over its history and served as a single family residence, tailoring shop and a boarding house before the National Council of Negro Women (NCNW) purchased the house in 1943 for its headquarters. Mary McLeod Bethune was the organization's founder and highest profile occupant. She was advisor to Presidents. Bethune lived in the Council House from 1943 until 1949. The house was used as administrative offices and guest rooms for out-of-town visitors. The NCNW also leased several offices in the facility to other organizations. The organization moved out in 1966 after a fire damaged much of the first floor and basement. At that time, the house was vacated for several years allowing it to fall into greater disrepair.

In 1975 through the present a series of projects were instituted to rehabilitate and restore the Council House. The National Park Services purchased the house in 1994. Per agreement, the NPS would manage and operate the house as a house museum to celebrate the life of Mary McLeod Bethune while the NCNW and BMA would deliver public programming and archival support.

The development of the house can be divided into four distinct periods:

- Period 1 (1875-1943) – The period when the house was primarily used as a single family residence.
- Period 2 (1943- 1966) – The period of significance when the NCNW used the House as their headquarters.

- Period 3 (1966- 1975) – The period in which the building sat vacant because of a devastating fire.
- Period 4 (1975- Present) – The period in which restoration and renovation work began. The building was opened as a house museum. The NCNW had moved out.

This Historic Structure Report establishes Period 2 (1943-1966) as the Period of Significance due to both the occupancy by the NCNW and the residency of Mary McLeod Bethune. Bethune lived in the house from 1943-1949.

A number of projects that have been undertaken in Period 4 have not focused on the period of significance. These projects include the work on the second and third floors—e.g. flush wood doors and metal frames were installed and acoustical tile ceilings installed on the third floor. On the outside of the building at the rear, window openings have been shortened and windows have been replaced. A bookstore/gift shop was added in the former kitchen.

On the first and second floors, some restoration work focused on Period 1 rather than the Period of Significance (Period 2) e.g., the dining room was returned to its original state, rather than what was well documented during Period 2. The dilapidated porch was removed and reconfigured.

While the building is in good physical condition, the basic infrastructure including mechanical, electrical and plumbing systems as well as fire safety systems needs upgrading.

The National Park Service had established, prior to the consultant team beginning their work, that the Council House would continue to be used as a House Museum. This Historic Structure Report was to be a guide for treatment and work recommendations to restore, preserve, and interpret the property. In November 2007, representatives from the National Park Services-National Capital Region, and the A/E team met to review Treatment Options and Use Options for the property to be included in the later drafts. The Park Service determined that the ultimate treatment for the property would include items outlined in the Treatment descriptions included in this report. These treatments would reverse some elements added to the exterior and interior of the building after Period 3 and restore the house to its appearance during Bethune's occupancy while preserving all elements from Period 1 that are contributing features to the Second Empire style.

The Use Options addressed accessibility and expanded program space. It was felt that improved accessibility and expansion would be best accomplished with the implementation of Option 3, which involves the potential acquisition of the adjacent property at 1320 Vermont. Therefore, it is recommend that the ultimate use for the property be Use Option 3 – Interpretative House Museum with Use of Adjacent Property for support, exhibits and access. The intent of this option is to provide an

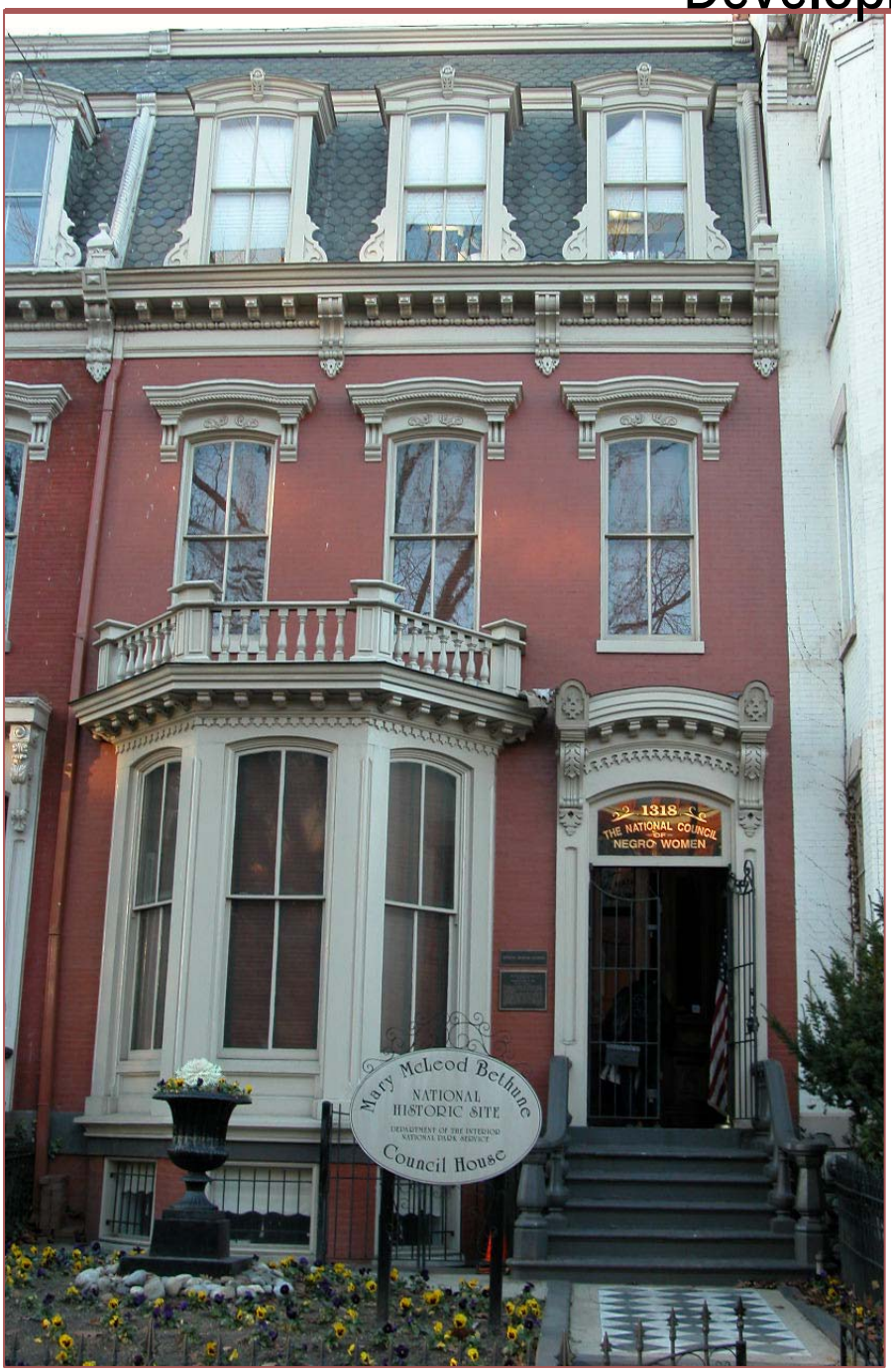
interpretative house museum experience with exhibits on how the NCNW used the spaces during the Period of Significance. This option would integrate the adjacent property into the design of the museum. Building services, visitor orientation, an accessible entry, and NPS administrative space would be accommodated for the reconfigured adjacent structure. Access points would be provided to every floor of the Council House, but the third floor does contain a level change, which eliminates full compliance. Full accessibility cannot be achieved without ramping inside the Bethune House. Space does not allow it.

The goal of this option is to provide a high level of accessibility and efficient circulation without compromising the historic character of the Council House.

The project team determined that the preliminary (Class "C") cost estimate to accomplish the selected Treatment and Use for the Council House would be just under $2.9 M This cost includes all work recommendations made for the repair of the building as well as recommendations contained in Treatment Options and Use Option 3.

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Developmental History



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HISTORIC BACKGROUND AND CONTEXT – INTRODUCTION

The Mary McLeod Bethune Council House National Historic Site (NHS) is located in the northwest quadrant of Washington, D.C., on Lot 55 in Square 242 at 1318 Vermont Avenue, south of Logan Circle. The home is one of a series of three-story brick row houses with mansard roofs, 1-story bay windows, and raised basements. The house dates from ca. 1875 and was constructed on an irregularly shaped lot measuring 23' on the east, 142.355' on the north, 137.309' on the south, and 23.52' on the west. Lot 55 is bounded by Vermont Avenue, by two row houses on either of its sides and a rear alley. At the back of the lot is a two-story brick carriage house.

The Mary McLeod Bethune Council House NHS was listed in the District of Columbia Inventory of Historic Sites on 9 May 1975 and listed on the National Register of Historic Places on 15 October 1982. In 1991, legislation was enacted authorizing the Secretary of the Interior to acquire the Mary McLeod Bethune Council House in order to establish the site as a unit of the National Park System (Public Law 102-211, 105 Stat. 1652, 11 December 1991.) The National Park Service (NPS) acquired the site in 1994 and opened the house to the public the following year. The site is administered as a historic house museum by the NPS, which maintains an informal partnership with the National Council of Negro Women and the Bethune Museum and Archives, Inc. The National Archives for Black Women's History is also located on the park site.

The Mary McLeod Bethune Council House NHS is located within the Logan Circle Historic District and the Greater Fourteenth Street Historic District.[1] The property is located in Advisory Neighborhood Commission (ANC) 2F.

Previous Studies and Historic Landmark Status

The National Register of Historic Places Inventory – Nomination Form provides a physical description of the property and an evaluation of significance. Additional historical and descriptive data, as well as photographic and graphic documentation, is provided in Historic American Buildings Survey (HABS) No. DC-775. Documentation of the carriage house is provided in Historic American Buildings Survey (HABS) No. DC-775-A. In 1991, the National Park Service, National Capital Region prepared the Mary McLeod Bethune Council House National Historic Site Suitability/Feasibility Study to evaluate and assess the potential use of the Council House as a national historic site managed by the NPS. After acquiring the property, the NPS completed a General Management Plan/Environmental Impact Statement for the site. The purpose of this study and the resulting report was twofold – to define a direction for resource protection and visitor use and to analyze the socioeconomic impacts of implementing management alternatives.

The history of Logan Circle has been documented in several studies including the National Register of Historic Places Inventory – Nomination Form and the Historic American Buildings Survey (HABS) No. DC-339. The Greater Logan Circle Historic

[1] The decorative iron fence at the front of the house and the carriage house at the rear of the lot were determined eligible for the National Register in July 2000 and July 2001 respectively. The fence is significant as a contributing element to the Mary McLeod Bethune Council House National Register listing, and the carriage house is significant as a contributing element to the Logan Circle Historic District.

Resources Survey Final Report (1992) provides background on the historic and architectural significance of the area and makes recommendations for preservation action.

Period of Significance

Born to former slaves in Mayesville, South Carolina, Mary McLeod Bethune began her career as an educator and went on to become a celebrated leader, activist, diplomat, and presidential advisor. An assiduous advocate of women's rights and racial advancement, Bethune established the National Council of Negro Women (NCNW) in 1935 to promote cooperation and unity of action among African-American women's organizations. In 1943, the NCNW purchased a row house at 1318 Vermont Avenue, N.W., in Washington, DC, to serve as the organization's first national headquarters. The NCNW occupied the house until 1966, when a basement fire, which caused extensive damage, forced the Council to move their headquarters to a new location. The house also served as Bethune's residence from 1943 to 1949, the year she stepped down as the president of the NCNW. The period of significance of the house thus covers the years 1943 through 1966, corresponding to the period in which the house served as the first national headquarters of the NCNW and encompassing the years in which Bethune occupied the house as her residence.

Historical Background and Context

Overview

The Mary McLeod Bethune Council House NHS is a late-nineteenth-century Second Empire style row house located in the northwest quadrant of Washington, DC.[2] The brick row house represents a typical form of speculative housing constructed at a large scale in Washington during the post-Civil War era as a means of providing for the city's rapidly expanding population. Originally constructed ca. 1875, the Council House was first used as a single family house owned by John J. McElhone. As a result of its association with Mary McLeod Bethune and the National Council of Negro Women, the property is considered historically significant and was designated a National Historic Landmark. In 1991, the National Park Service was authorized under public law to acquire and manage the Mary McLeod Bethune Council House as part of the national park system, and it was purchased in 1994. On 1 October 1995, the site was opened to the public as a museum dedicated to the interpretation of the life and legacy of Mary McLeod Bethune. Currently, the house provides space for visitor orientation and interpretation, as well as a bookstore and administrative offices for the National Park Service.

Subdivision of the Land and Construction of the House

On 16 July 1790 Congress passed the Residence Act authorizing President George Washington to select a site for the new national capital. The following year, Washington chose a diamond-shaped tract located at the convergence of the Potomac River and the Eastern Branch (Anacostia) that would become the District of Columbia, and within this tract was a smaller area designated as the City of Washington. Andrew Ellicott and Benjamin Banneker surveyed the land contained within the District – which consisted of

[2] Domestic manifestations of the Second Empire style (1855-1880) are characterized by double-pitched mansard roofs that form a full additional story; 1- or 2-story bay windows; ornate, cast-iron cresting; bracketed cornices; and arched, hooded, pedimented and dentiled windows. See Gerald Foster, *American Houses: A Field Guide to the Architecture of the Home* (New York: Houghton Mifflin Company, 2004): 262-265.

100 square miles, 64 square miles ceded from Maryland and 36 square miles from Virginia – and established boundaries.[3] Peter (Pierre) Charles L'Enfant, a French artist and engineer, was selected to draw up a plan for the new city within the District. L'Enfant used the natural features of the landscape and the topography of the land to define the city's limits – the Potomac River and Eastern Branch to the south and east, Rock Creek to the west, and the Wicomico Sunderland escarpment to the north.[4]

Washington, D.C., a region sparsely populated and largely undeveloped, was officially established as the new capital city in 1800. In this year, building stock was comprised of "109 habitable brick houses and 263 wooden."[5] Land consisted mainly of fields, woods, and farmland for growing tobacco, corn, and other crops; the area possessed little in terms of infrastructure. Slowly, however, the city began its transformation. Following L'Enfant's plan, federal buildings were constructed, streets were laid, and newcomers moved in and made Washington their home.

Square 242, the future site of the Mary McLeod Bethune Council House, was platted and recorded by the Office of the Surveyor on 19 June 1798. (See Figure 2-001) The square was described as being bounded on the south by N Street (155' 11"), on the west by Fourteenth Street (493'), on the northwest by Rhode Island Avenue (450'), on the southeast by Vermont Avenue (702' 11"), and on the northeast by the arc of a circle (52' 1".) In February 1853, Square 242 was replotted into 17 lots by Anton and Alfred Heitmuller. Anton Heitmuller and his father emigrated from Hanover, Germany before 1850 and are both listed in the 1860 census as gardeners. The Heitmullers owned Square 242, which was part of a family dairy farm, and also bought land in adjacent squares. The Heitmullers lived in several of their improved lots on the square, and members of the family owned the house at 1307 Fourteenth Street, N.W., until the early twentieth century.[6]

[3] Iris Miller, *Washington in Maps, 1606-2000* (New York: Rizzoli International Publications, Inc., 2002): 48.
[4] Robinson & Associates, Inc., "Pennsylvania Avenue National Historic Site National Register of Historic Places Documentation" (Washington, DC, 2004): 97. The city was located on land comprised of three river terraces that rose gradually to an elevation of about 100 feet along the Wicomico Sunderland escarpment. For further information see Kenneth R. Bowling, *Creating the Federal City, 1774-1800: Potomac Fever* (Washington, D.C.: American Institute of Architects Press, 1988): 93.
[5] Constance McLaughlin Green, *Village and Capital*, vol. 1 of *Washington: A History of the Capital 1800-1950* (Princeton: Princeton University Press, 1962): 4.
[6] Traceries, Inc., "Greater Logan Circle Historic Resource Survey, Phase II" (Washington, D.C., 1992.)

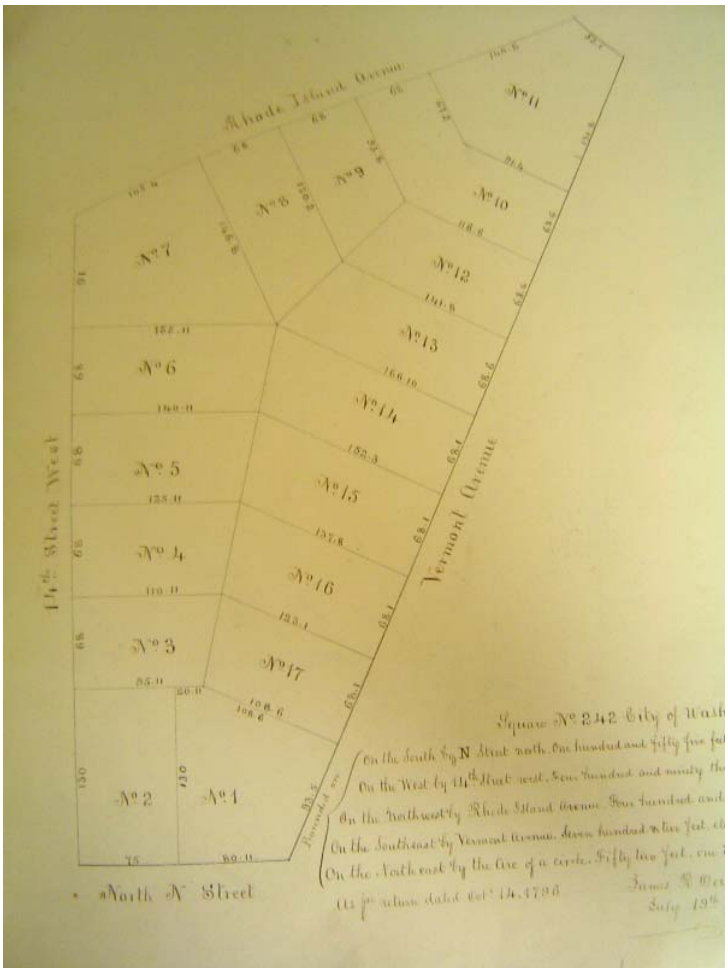


Figure 2-001: Square 242 as recorded on 19 June 1798. (Image: Liber 1, Folio 242, Office of the Surveyor of the District of Columbia).

The city grew slowly during the first half of the nineteenth century. A map published by Albert Boschke provides a clear illustration of the extant of development prior to the Civil War and shows that the blocks surrounding Logan Circle, including Square 242, were still largely undeveloped by 1861. The urban character of Washington, however, would soon undergo a major transformation. In the decade after the Civil War the population of the District of Columbia jumped from approximately 75,000 in 1860 to 132,000 in 1870.[7] Federal workers and newly freed slaves made up a large portion of the city's new residents, most of whom lived within a two-mile radius of the White House.

During the period of influence of the city's territorial government (between 1871 and 1874) municipal improvements fell to the Board of Public Works. Alexander "Boss" Shepherd served as director of the board until he became the territorial governor in 1873. The board was responsible for significantly altering the streetscape of the city – roads were regraded and paved, sewer lines were laid, sidewalks were improved, and trees were planted. By 1872, Vermont Avenue, NW, between Massachusetts Avenue and Logan Circle was

[7] Green, *Village and Capital*, vol. 1, 21.

paved with wood, and the following year, Logan Circle was paved with concrete. Improvements such as these encouraged greater residential development in the area, and Washingtonians took up the business of real estate with great enthusiasm. In 1872, for example, more than 1,200 new buildings were constructed.[8] Housing multiplied throughout the city with "some designed by expensive architects for individual clients," and "more of them contractor-built…red brick rows," and speculative building was common.[9]

On 15 May 1873, part of Lot 14 and Lots 15 and 16 of Square 242 were subdivided into Lots 55, 56, 57, 58, 59, 60, and 61 by F. Olmstead. (See Figure 2-002) Lot 55 was the largest lot of the Olmstead subdivision. It was irregularly shaped with 23' of frontage on Vermont Avenue, NW. The other dimensions were 142.355' on the north, 137.309' on the south, and 23.52' on the west. The following year, 1874, William S. Roose, a merchant and developer, purchased Lots 55, 56, 60, and 61 of the Olmstead subdivision and had them improved.[10]

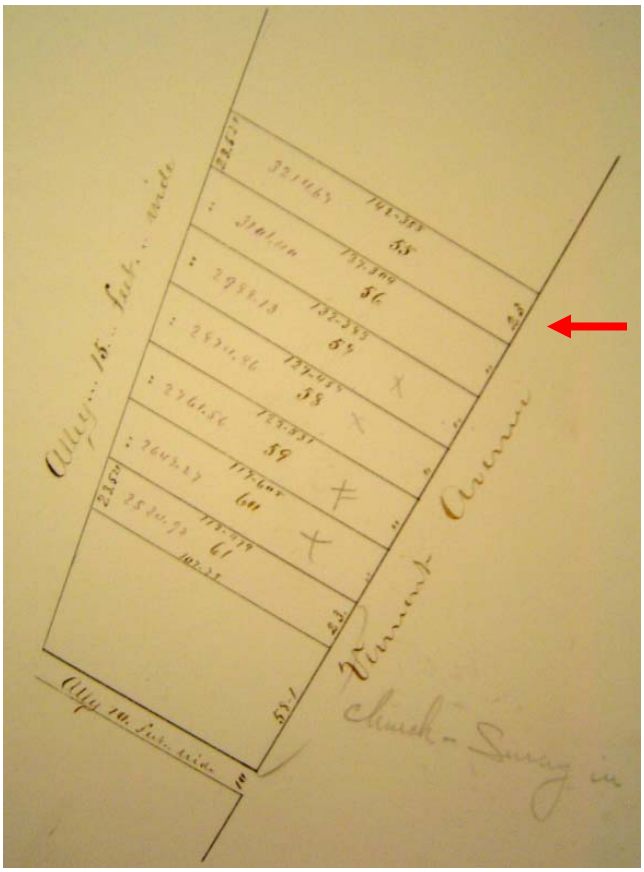


Figure 2-002: Olmstead's subdivision of Square 242, 1873. (Image: Liber H.D.C, Folio 195, Office of the Surveyor of the District of Columbia).

[8] Green, *Village and Capital*, vol. 1, 355.
[9] Constance McLaughlin Green, *Capital City 1879-1950*, vol. 2 of *Washington: A History of the Capital 1800-1950* (Princeton: Princeton University Press, 1962): 12.
[10] Deed Books, Liber 720, Folio 120, Land Records.

Using real estate assessments, tax records, and deed records, the construction date of the house at 1318 Vermont Avenue, NW, can be identified as ca. 1875. The assessment for the fiscal year 1873-74 as published in the Faehtz and Pratt Real Estate Directory indicates that Lot 55, at 1318 Vermont Avenue, N.W., had not yet been developed. However, by 9 June 1875, Roose sold the improved lot to John J. McElhone for $20,000, indicating that by this date a house had been constructed on it.[11] The property is described in deed records as, "all that certain piece or parcel of ground or real estate situate and lying in the said City of Washington and known and described as being lot numbered fifty five (55) in Olmstead's recorded subdivision of lots in square numbered two hundred and forty two (242)…the said lot being one of the lots, which were conveyed to said William S. Roose by a certain deed duly recorded in Liber No. 720 folio 120."[12] Assessment records for 1876 list a "brick" improvement on the land, and the property is valued at $8,000.[13] Roose also sold the neighboring lot at 1316 Vermont Avenue, NW, on 1 September 1875 for $20,000.[14]

An architect for 1318 Vermont Avenue, NW, has not been identified; however, Historic American Buildings Survey (HABS) documentation for the property suggests that the house may have been built by James Robbins, a carpenter and contractor. Robbins owned Lots 57 and 58 of Square 242 and developed his property at 1314 Vermont Avenue, NW, around the same time that Roose developed and sold his lots. Since Robbins was a builder, it could be assumed that he constructed his own house, and the "nearly identical façades and plans of 1318 and 1316 Vermont and their strong resemblance to 1314 Vermont make it clear that all had the same designer."[15]

Research completed to date has not located documentation contemporary with the construction of the house that provides a description of the house as it was originally built. Real estate and insurance maps dating from 1887 and 1888, however, provide a graphic description of the early appearance of the house and give insight into its construction materials. A Hopkins map dated 1887 indicates that the house was brick and had a front bay. (See Figure 2-003) The façade was 23' wide, and the house had an L-shaped plan. At the rear of the lot was a stable. By this date, Vermont Avenue had been paved with asphalt or concrete, water and sewer lines were laid, and the street was illuminated with street lamps. A Sanborn map dated 1888 indicates that the house was a two-story brick row house with basement.[16] (See Figure 2-004) It had a metal cornice, a slate or tin roof, and was built with fire walls that rose twelve inches above the roofline. The stable at the

[11] Terms of the sale were $12,000 cash and "a house and lot valued at $8,000." See Equity Case File 12892, Green vs. McElhone; Record Group 21, Records of District Courts of the United States; National Archives and Records Administration. Hereafter referenced as "Equity Case File 12892." There is conflicting evidence regarding the construction date of the house. Although the property was purchased by McElhone in June 1875, tax books for 1875 indicate that lot 55 in square 242 is unimproved, meaning that the property had not yet been developed. See Taxbook, Washington City, Volume 146 (1875); Record Group 351, Records of the District of Columbia; National Archives and Records Administration.

[12] Deed recorded 10 June 1875, Deed Books, Liber 786, Folio 294, Land Records.

[13] Assessors Returns, City of Washington, Volume 17 (1875-76); Record Group 351, Records of the District of Columbia; National Archives and Records Administration.

[14] Historic American Buildings Survey, "1318 Vermont Avenue, N.W. (Mary McLeod Bethune House)" HABS No. DC-775 (Washington, DC: U.S. Department of the Interior, National Park Service.) Hereafter referenced as HABS No. DC-775.

[15] Ibid.

[16] The 1888 Sanborn map has some inconstancies. It labels the house as two stories ("2 & F. R'F & BAS'T".) In this case, the mansard roof may not have been counted as a full third story. The rear ell, however, is labeled as two stories, which is consistent with later maps. Also, this map does not indicate a front bay. See Insurance Maps of Washington (New York: Sanborn Map Publishing Co., 1888.)

back of the lot was noted as a two-story brick structure with six-inch fire walls and a slate or tin roof. (The stable, or carriage house, was built for $1,800 and was put up at some point between the years 1875 and 1887.)[17]

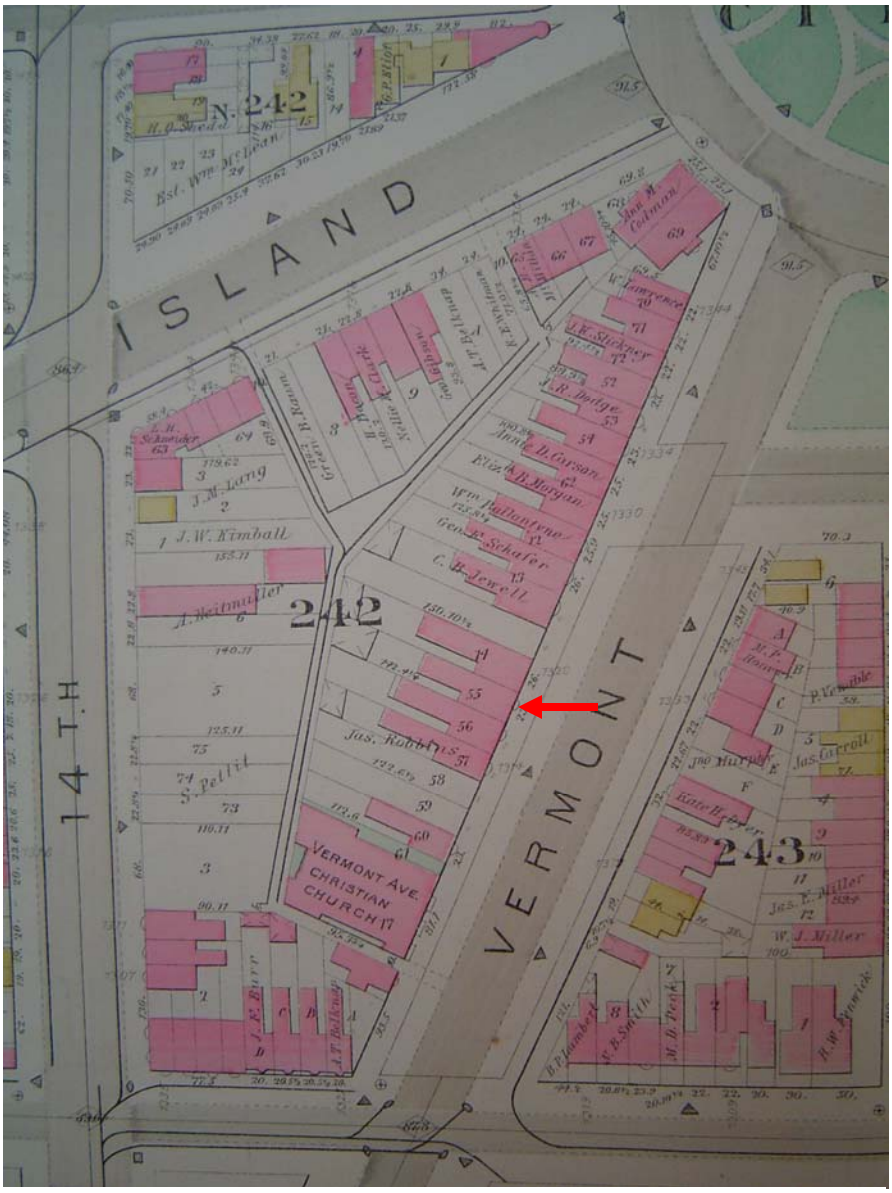


Figure 2-003: The Hopkins map illustrates the development of the square by 1887. Note that the bay is in place on this map. Note: A key to the map follows. (Image: Historical Society of Washington, DC).

[17] Records dated 1891 indicate that McElhone purchased the house in 1875 and "since then built the stable in the rear at a cost of $1,800." Since the house appears on a map of the city dated 1887, the construction date can be narrowed down to sometime after 1875 and before 1887. See Equity Case File 12892 and A Complete Set of Surveys and Plats of Properties in the City of Washington, District of Columbia (Philadelphia: G.M. Hopkins, 1887.)



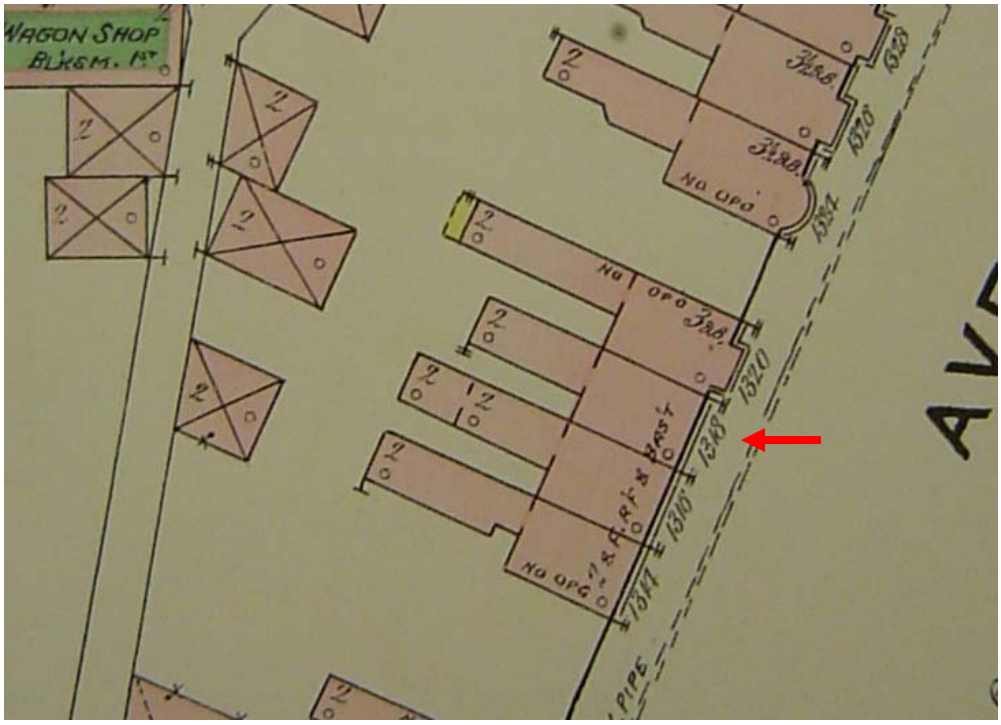
Figure 2-003A: The Hopkins map Key associated with Figure 2-003 has been enhanced for improved legibility. (Image: Historical Society of Washington, DC).

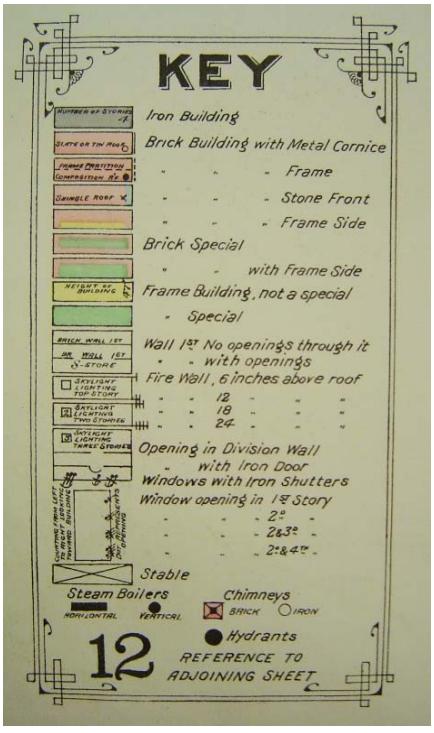
In 1891, the following description was written about the house:

> The lot is 23 feet in width and has an average depth of 138.832 feet, front on Vermont Avenue between N and O street, N.W., and has on it a large three-story brick dwelling, with 14 rooms, besides 2 bathrooms, 2 pantries and cellar, all the modern conveniences and improvements, and with all its appointments is in excellent condition, and is located in an attractive neighborhood. It has a two-story brick stable, with a servant room in the rear.[18]

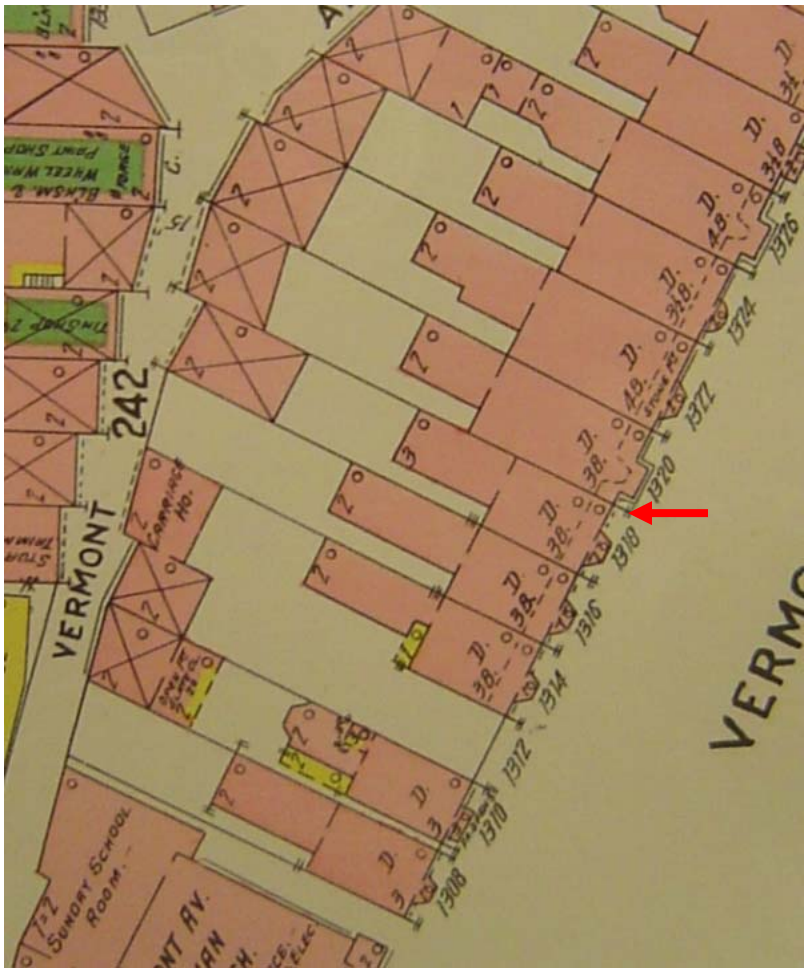
Note that this description identifies the house as a three story dwelling, which contradicts the description from the 1888 Sanborn map. This description, however, does match the information provided in the 1903 Sanborn map which identifies both the main body of the house and the rear ell as three stories. (See Figure 2-005) The cornice is now described as frame construction, rather than metal. One possible explanation for the discrepancy between the 1888 and 1903 Sanborn maps is that while the house may have been constructed with a mansard roof, it may not have been counted as a full third story for the 1888 Sanborn map. Regardless of the roof construction of the main portion of the house and how it was identified by the Sanborn maps, it is likely that the rear ell was enlarged from two stories to three at some point between 1888 and 1903. It should be noted that the rear ells of the adjacent houses at 1316 and 1314 Vermont Avenue are two stories and were identified as two stories in both the 1888 and 1903 Sanborn maps.

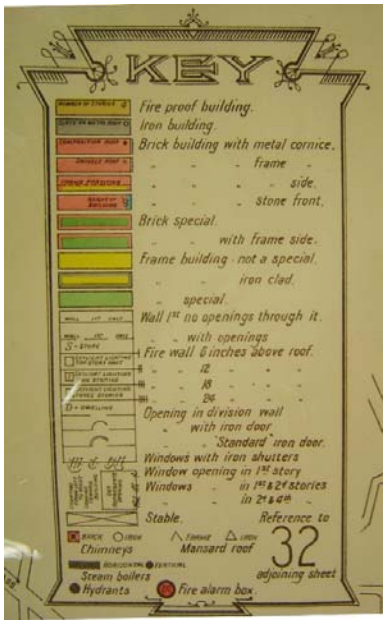
[18] Equity Case File 12892.





Figures 2-004 and 2-004A: The Sanborn Map of 1888 indicates that the real ell is two stories. Later maps indicate an additional story. A key to the map is right. (Image: Library of Congress).





Figures 2-005 and 2-005A : The Sanborn Map of 1903 indicates that 1318 Vermont Avenue is a three-story building with basement and projecting bay. A key to the map is right. (Image: Library of Congress).

Prior to 1871, it was prohibited for a building in Washington, DC, to be constructed with a projection that extended beyond the building line. However, after the building regulations were altered to permit projections, bay windows proliferated.[19] The earliest projections were one-story frame bay windows, such as in evidence at 1318 Vermont Avenue, NW. By 1885, the one-story bays had fallen out of fashion, and the style was replaced with bays that extended the full height of the building, often square in shape with chamfered corners. An example of this more integrated bay style can be seen on the adjacent building at 1320 Vermont Avenue, NW.

Later alterations prior to the purchase of the house by the National Council of Negro Women included changes to the stable, or carriage house, and the addition of a rear porch. In September 1918 a building permit was issued to install two beams over the door of the carriage house, which was described as a two-story brick structure, 23' wide and 25' deep, with a tin roof. By this date, the structure had most likely become obsolete as a stable or carriage house due to a growing increase in the popularity of cars. In fact, the permit lists its use as "storage."[20] (See Figure 2-006) In September 1934, a porch was added to the back of the house. As part of this work a kitchen window on the rear façade was converted into a door. The porch had an open construction with "brick and steel framing, wood floor and roof."[21] It measured the entire length of the back wall of the house and extended 8' 6" into the back of the lot. By 1934, the carriage house is identified as a garage. (See Figure 2-007)

[19] Hoagland, Alison, K., "Nineteenth-Century Building Regulations in Washington, D.C.," *Records of the Columbia Historical Society* 52 (1989): 72.
[20] Permit No. 870, District of Columbia Building Permits, 1877-1958; Record Group 351, Records of the District of Columbia; National Archives and Records Administration (NARA.)
[21] Permit No. 174494; NARA.

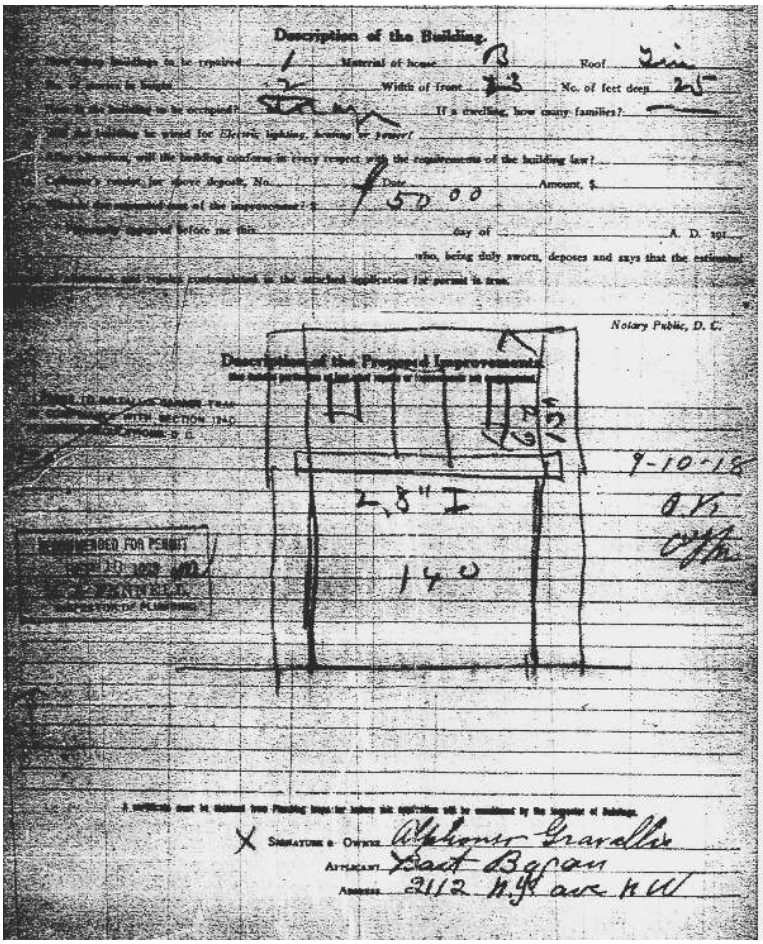


Figure 2-006: In 1918 the owners of the house made alterations to the carriage house at the rear of the lot. (Photo: National Archives and Records Administration, Permit No. 870).

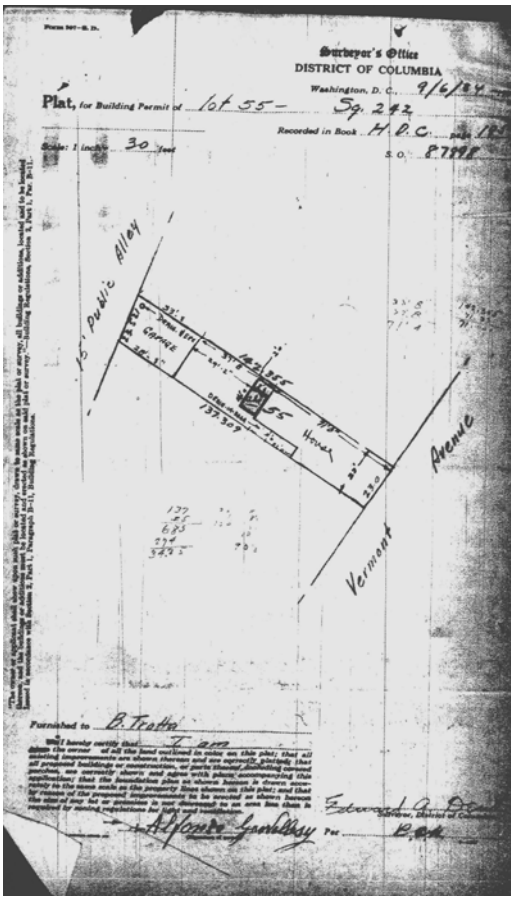


Figure 2-007: A porch was added to the back of the house in 1934. (Photo: National Archives and Records Administration, Permit No. 174494).

Early Owners and Occupants

John J. McElhone, the first occupant of 1318 Vermont, is listed in city directories as a reporter of debates, or a stenographer, for the House of Representatives. According to census records for 1880, the McElhone family included John (45), his wife Mary (35), and their children Phillip (11), John (8), and Nellie (2 months.) An older son, James, was at school and not living at home. A second daughter, Mary, who was listed in the 1870 census, was not listed as an occupant of the house in 1880. The 1870 census also indicated that McElhone's first wife was named Johanna. The McElhone family shared their house with three servants – Fannie Fox (25) and two African-Americans, W. Robinson (21) and Addie McPherson (40.)

By 1890 the house at 1318 Vermont Avenue, NW, was valued at $7,000, and city directories list its occupants as John J. McElhone, stenographer, James F. McElhone, clerk, and Phillip McElhone, reporter. John McElhone died on 16 June 1890. At his death he was over $10,000 in debt for loans received between 1885 and 1890. His widow, who inherited the property, was brought to court the following year and ordered to sell the house to pay off debts. The house was put up for public auction, and records from the equity case file provide the following account of the sale:

> The property was duly advertised in accordance with the terms of the decree and was exposed for sale at public outcry on Thursday, the 4th day of June, A.D., 1891, at five o'clock P.M., in front of the premises.
>
> There were present at the sale about twenty persons in all, out of which number there were four persons who made bids for the property. The first bid was $10,000, and competitive bids were made until the property was cried at $13,000…
>
> Deferring to the opinion of his co-trustees after discussion of the matter, the undersigned consented that the auctioneer be instructed to announce that the property would be withdrawn by the Trustees unless over $14,500 was bid, which announcement was accordingly made; whereupon, Frank G. Carpenter made a bid of $14,600, and no others bidding, the property was cried out to him at that sum.[22]

McElhone was also indebted in the amount of $132.46 to James Robbins, a neighbor, for repairs made to his house. A bill dated 8 February 1890, which listed the items for which Robbins required payment, included lumber, plaster repairs, tin roofing, painting, hardware, and 28 days of labor. It is not known what Robbins' work entailed.

Frank G. Carpenter, a well-known writer and newspaper correspondent, was the second occupant of the house. According to his obituary, he began his career working for a newspaper, but "the lure of the road was strong in him and he became a free lance writer" spending most of his life traveling abroad.[23] He was the author of Carpenter's Geographical readers and many other books on travel and was a contributor to many of the leading American magazines of the time. According to census records from 1900, the Carpenter family consisted of Frank, a journalist, his wife Joanna, and his two children John and Frances. The Carpenters employed two live-in African-American servants – Mary (45) and Ida (13) Washington.

The Carpenters lived in the house until 1911, and in February 1912 it was sold to Alphonso and Anna Gravalles. Alphonso Gravalles was the proprietor of a tailoring shop, A. Gravalles & Co., which he operated out of the house. He specialized in women's clothing, making items such as "walking costumes" and "bicycle suits."[24] The family occupied the house for over three decades and during this time made alterations to the carriage house and added a porch onto the back of the house.[25] Census records for the year 1930 indicate that the Gravalles' were living in the house with daughters Ines (19) and Violan (14), their niece Ethel Butt (16), and a roomer, Judy Charles (28), who worked as a government clerk.

Although much of the early development in the Logan Circle area consisted of middle- and lower-middle-class dwellings, by 1892, when Square 242 was nearly completely

[22] Equity Case File 12892.
[23] "Frank G. Carpenter Dead: Traveler, Lecturer, and Correspondent Dies at Nanking at Age of 69," *The New York Times*, 18 June 1924.
[24] "A New Ladies' Tailoring Establishment," *The Washington Post*, 25 September 1898.
[25] Alphonso Gravalles died in his home on 12 June 1941, where his wife remained for another two years.

developed (with only one unimproved lot along Vermont Avenue), the area had emerged as "one of the most diverse socio-economic areas of the city that catered to all levels of society."[26] (See Figure 2-008) Over the years, as the city center grew increasingly dense and transportation improved, white residents with the means to do so relocated into the new "suburban" developments in the higher elevations of the city, and "although Logan Circle itself and the enclave on Vermont Avenue south of the Circle remained largely white into the 1930s, their status as fashionable areas declined as homeowners settled in the new series of developments moving into the greater northwest."[27] The shift in the racial composition of the Logan Circle area occurred gradually, beginning in 1900, and it would take another twenty years for the number of black residents in the neighborhood to noticeably increase.

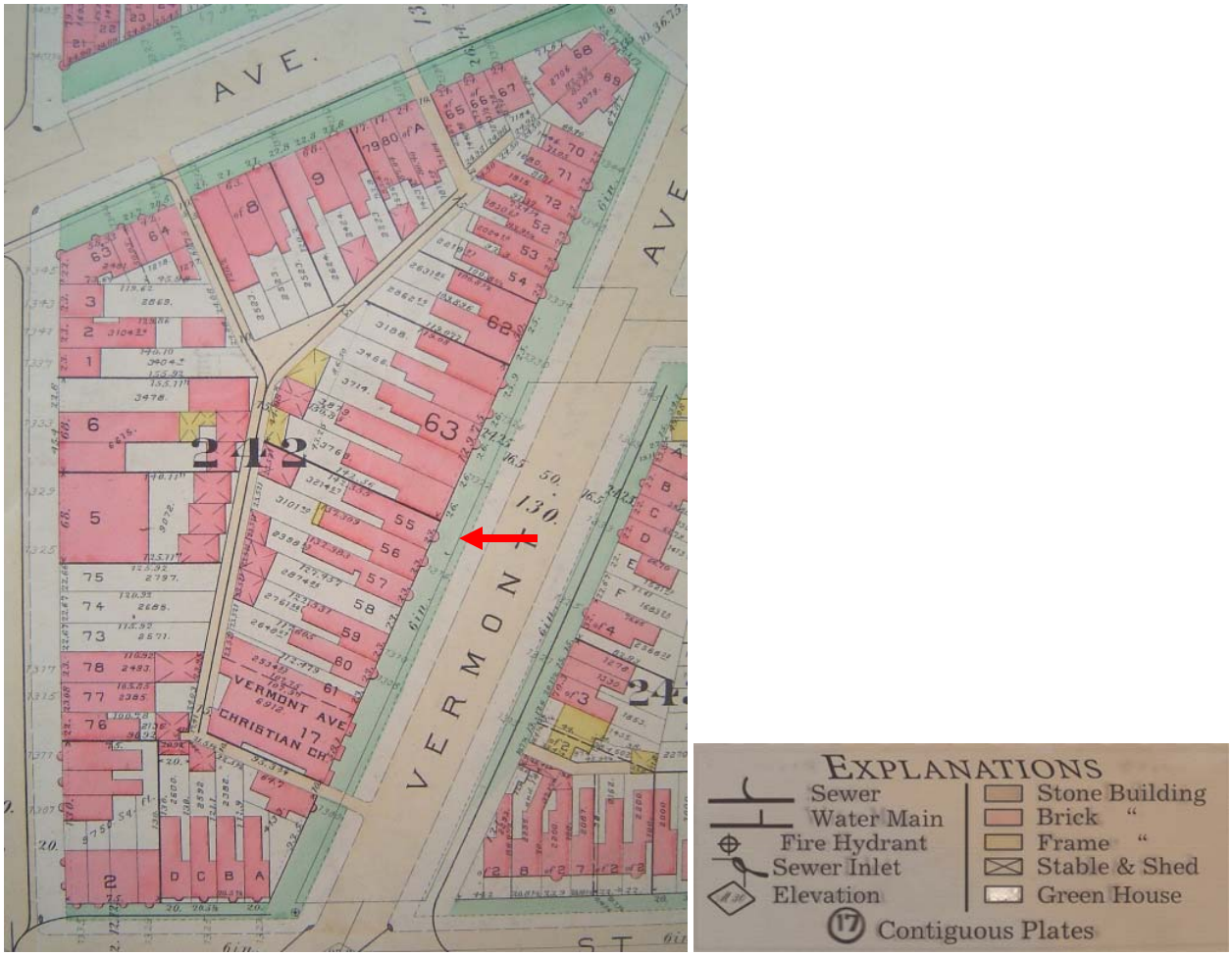


Figure 2-008 and 2-008A: The Hopkins map and "Explanations" from 1892 illustrate that the whole square is nearly developed. (Images: Historical Society of Washington, DC).

[26] Traceries, Inc., "Greater Logan Circle Historic Resource Survey, Phase II" (Washington, D.C., 1992.)
[27] Ibid.

Mary McLeod Bethune and the National Council of Negro Women

Mary McLeod Bethune began her career as an educator, establishing the Daytona Normal and Industrial Institute for Negro Girls in Daytona Beach, Florida, in 1904. (See Figure 2-009) Later, the school became the Bethune-Cookman College, of which she served as first president. In 1924 she became the president of the National Association of Colored Women. Her dynamic leadership and activism was well-recognized and caught the attention of President Franklin D. Roosevelt, to whom she served as Special Advisor on Minority Affairs from 1935 to 1944. Later she would be appointed the Director of Negro Affairs in the National Youth Administration from 1936 to 1944.



Figure 2-009: Portrait of Mary McLeod Bethune at Bethune-Cookman College in Daytona Beach, Florida, ca. 1943. (Photo: Library of Congress, Prints and Photographs Collection, LC-USW3-014843-C).

Bethune moved to Washington, DC, in 1935 and in December of that year founded the National Council of Negro Women (NCNW.) In her role as a national advocate for women's rights and racial advancement, Bethune established the Council as a way to promote cooperation and unity of action among African-American women's organizations. Beginning in 1940, at the direction of Bethune, the Council began discussions on the purchase of a property to serve as a national headquarters. (During her tenure as eighth president of the National Association of Colored Women, Bethune orchestrated the purchase of their first national headquarters at 1114 O Street, NW). At the 1940 annual meeting, the Council agreed that there would be a national headquarters established in Washington, DC, that would be "[a] memorial and shrine in honor of those pioneer Negro women leaders who hewed a pathway for us to follow" and a place to "house and preserve historical archives depicting the history of Negro women."[28]

On 18 November 1943, the NCNW received a $10,000 donation from Marshall Field, and the same day Bethune made a $750 down payment on a property located at 1318 Vermont Avenue, N.W. Bethune purchased the house with furnishings, allowing the Council to occupy the house without delay.[29] On 17 December 1943, the NCNW requested an application from the War Ration Board for fuel oil stating that, "the National Council of Negro Women will occupy the premises at 1318 Vermont Avenue, N.W., as of December 20, 1943."[30] The following day, 18 December 1943, the Executive Council of the NCNW held an emergency meeting at the house in order to discuss the purchase of the property. Records from the meeting state that although Bethune had no special permission from the Council to purchase the house, she did so secure in the knowledge that it had previously been agreed to have a headquarters in a desirable location within the District. Resolutions and motions for the adoption of acquiring the property were read, and the resolution was passed. The purchase price of the house was $15,500. At the meeting, members of the Council also discussed the involvement of architect Hilyard Robinson to study the building and the idea of soliciting individual contributions to cover the cost of decorating the rooms.[31] It was also decided that Bethune would be given a permanent room in the house for her use while in Washington and that a housekeeper would occupy a room on the third floor.[32]

In early 1944 while the house was being prepared for full occupancy by the NCNW, the Council rented out a room in the house to the Negro Newspaper Publishers Association for use as an office.[33] The official dedication of the headquarters building was planned for October 1944 to coincide with the Council's annual meeting. In the months leading up to

[28] Elaine M. Smith, "Historic Resources Study: Mary McLeod Bethune and the National Council of Negro Women" (U.S. Department of the Interior, National Park Service, Washington, DC, 2003): 215.
[29] The NCNW paid Anna Gravalles $388 for "house furnishings for Council." See Income 1943-44; National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 11, Box 1, Folder 9 (Ledger Book 1943-44.) Hereafter shortened to "NCNW Archives."
[30] Jeanetta Welch Brown to War Ration Board, 17 December 1943; NCNW Archives; Series 11, Box 4, Folder 6 (Misc. Correspondence and Financial Statements.)
[31] Hilyard Robinson (1899-1986) was one of the District's most prolific African-American architects of the first half of the twentieth century. He taught for many years at Howard University and was responsible for designing Langston Terrace (1935-38), the city's first affordable housing project for blacks under the Public Works Administration. See Dreck Spurlock Wilson, ed., *African American Architects: A Biographical Dictionary 1865-1945* (New York: Routledge, 2004): 351.
[32] Emergency Meeting Minutes, 18 December 1943; NCNW Archives; Series 3, Box 1, Folder 1 (Board of Directors 1940, 1943-45.)
[33] The association paid the NCNW $40 a month in rent. The length of time that this arrangement was in place has not been determined. See Income; NCNW Archives; Series 11, Box 1, Folder 14 (Ledger Book 1944.)

the dedication, the Council completed minor renovations and worked towards furnishing and decorating the rooms. Henry Byrd was hired as contractor, and he completed work throughout the house for $2,950.[34] In September 1944, the Council had expenses that included $10 for "wall paper for rooms" and $168 for "floor tile for Council House" from the Quaker City Linoleum Company.[35] The following month, the Council received a permit to install two basins, one "laundry tray," one shower, and two water closets, presumably for outfitting two bathrooms.[36]



Figure 2-010: Bethune speaking at the dedication ceremony for the Council House in 1944. (Photo: National Archives for Black Women's History, National Council of Negro Women Records, Series 14, Photo No. 0530).

The dedication of the Council House was held on Sunday, 15 October 1944. (See Figure 2-010) Speakers at the ceremony included Agnew Meyer, journalist, philanthropist, education activist, and wife of Eugene Meyer, the owner and publisher of *The Washington*

[34] Jeanetta Welsh Brown to Bethune, 30 August 1944; NCNW Archives; Series 5, Box 4, Folder 10 (Correspondence, Jun-Oct. 1944.)
[35] House Expenditures; NCNW Archives; Series 11, Box 1, Folder 10 (Ledger Book 1943-44.)
[36] According to an interview of Jeanetta Welch Brown conducted by Susan McElrath cited in the Historic Resource Study, the upgrades at this time included the installation of new radiators and plumbing, putting new fixtures in the second floor bathroom, and adding a bathroom on the third floor. See Elaine M. Smith, "Historic Resources Study: Mary McLeod Bethune and the National Council of Negro Women" (U.S. Department of the Interior, National Park Service, Washington, DC, 2003): 217.

Post; Charlotte Hawkins Brown, educator and founder of the Freeman Palmer Memorial Institute; and Eleanor Roosevelt. Bethune described the dedication, writing: "[It] was the grandest of them all. You would really be very happy to see us in our setting now…The dedication was held on the outside with police escorts, who had the streets blocked off from three to six in the evening. Washington turned out in her fullest."[37] Later in the month, Bethune reported on the progress made in the house, stating that: "Our headquarters here goes forward in a most wonderful way…Our workmen are still at work…I shall hereafter live partly here and partly in Florida."[38] Work on the house continued throughout 1944 and 1945 – rooms were wallpapered, furniture was purchased, a wall in the basement was added, and a chimney and the roof were repaired.

During Bethune's tenure as president of the NCNW, the Council House served as her home while she was in the District. It also provided both private space for the executive offices of the NCNW and public space appropriate for meetings, conferences, and special events. A letter dated 23 July 1949 recounts, for example, a few of the activities planned for the public rooms.

> We have several affairs scheduled here. A tea for the benefit of the Council given by Miss Yvonne Meekins, the little child prodigy. Thomasia Johnson will have her wedding reception here on the 6th of August. The Cuban delegation will be here on the 18th of August. We are trying to get the ceiling fixed before either of these affairs.[39]

Additionally, rooms on the third floor were furnished as bedrooms and let out on a regular basis to women needing a place to stay while visiting the capital city. The NCNW also generated rental income by leasing the garage. In 1951, for example, the Sherwin-Williams Company rented it for storage.

The third floor of the house had a kitchen, a bathroom, and four bedrooms – the Curtis Room, furnished by Eleanor Curtis Dailey and Harriet Curtis Hall; the Elk Room, donated by Buena Kelly Berry; the Interracial room, "a special room…dedicated to the principle of unity and freedom for all peoples" that was furnished through donations from "professional and organized working women" from across the country; and the back bedroom, which was used by the attendant, or housekeeper.[40] The front rooms on the second floor were dedicated to administration – the large room fronting Vermont Avenue was the main office of the NCNW and the smaller room was Bethune's office. Bethune had her private rooms in the rear portion of the second floor. She used the Walker Room, decorated as a memorial to Madame C.J. Walker, as her private bedroom and the small room in the back as a dressing room. The second floor also had a bathroom. The ground floor had a reception room, furnished by Washington business owner Abe Lichtman, a conference room, and a small kitchen in the rear. (See Figures 2-011 and 2-012) During the early occupancy of the NCNW, the front room in the basement was used as a bedroom.

[37] Bethune to Dr. T.A. Adams, 17 October 1944; NCNW Archives; Series 5, Box 1, Folder 4 (Correspondence, Jul-Dec. 1944.)
[38] Bethune to Albert Bethune, 27 October 1944; NCNW Archives; Series 5, Box 4, Folder 10 (Correspondence, Jun-Oct. 1944.)
[39] Jeanetta Welch Brown to Bethune, 23 July 1949; Mary McLeod Bethune Papers: The Bethune Foundation Collection, Part 1; Reel 16, National Council of Negro Women File, Correspondence, 1949. Microfilm copy. Hereafter shortened to "Mary McLeod Bethune Papers."
[40] Letters from Charlotte Stern, Chairman of the Coordinating Committee on Interracial Cooperation, October 1944; NCNW Archives; Series 5, Box 18, Folder 17 (Interracial Room – NCNW Headquarters 1944-45.)



Figure 2-011: First floor reception room, n.d. Note the decorative painting on the walls. (Photo: National Archives for Black Women's History, National Council of Negro Women Records, Series 14, Photo No. 0030).



Figure 2-012: Dedication of the first floor conference room, June 1948. Note the light fixture, wood paneling, and book cases. (Photo: National Archives for Black Women's History, National Council of Negro Women Records, Series 14, Photo No. 0158).

After nearly ten years of occupancy, in 1953, the NCNW made substantial improvements to the house. Work included general cleaning, painting, plastering and painting the kitchen, electrical repairs, replacing the stairway carpet leading to the third floor with rubber treads, laying a linoleum runner in the third floor hallway, cleaning carpets and rugs, and redecorating the Curtis Room. In addition, changes were made to the physical layout of the house. When Bethune stepped down as president of the NCNW in 1949, she gave up her room at the Council House.[41] Thus, when reorganizing their space, the NCNW was able to convert Bethune's bedroom, the Walker Room, into an office for the President. The President's former office (Delta Room) was used by the Executive Director. The main office (on the second floor) was remodeled by building a partition which, "provided two offices, one a reception center and typist clerk office and one an office for the administration secretary where files and other office equipment could be located."[42] In 1955, additional work was completed including replacing the linoleum office floors, repairing the roof, replacing window panes, installing new locks on the doors, and painting the front of the building. Also, new draperies were installed, and, in the President's office, the chairs were reupholstered and the legs on the sofa were replaced.

In the early 1960s the NCNW explored plans to acquire a new headquarters building and, alternatively, plans to modernize the street façade and renovate the Council House. Renovation work was to have included "rehabilitation and reclaiming available space in the basement of 1318 Vermont Avenue for use as offices," "development of a new entrance and repairs to existing entrance," "installation of air conditioning," and the "demolition or repair to stable as ordered by the District of Columbia."[43] It is unknown what, if any, of this proposed work to the Council House was carried out. However, in April 1965, the NCNW received a building permit to "correct deficiencies as ordered by condemnation board" on the carriage house.[44] The architect listed on the permit was Byrd & Bryant. Work included repairing exterior masonry, replacing rotted joists, and work on the roof. Construction continued throughout 1965 until the spring of 1967. This work apparently started after almost a year's delay, as a permit had previously been filed on 16 July 1964 also to correct deficiencies ordered by the board of condemnation. In November 1965, three permits were filed on behalf of the NCNW. These permits included work to build a seven-foot-high brick fence in the courtyard, to make alterations and structural changes to the carriage house (this was a revision of permit no. B-126728), and to install one water closet, one basin, and one sink in the carriage house. Inspectors' report cards indicate that work started on 22 December 1965 and included roof and window work, masonry and framing repairs, installing dry wall, and interior and exterior painting. This work was complete 7 March 1967.[45] A set of annotated plans by architect David R. Byrd

[41] Another factor that may have influenced Bethune's decision to give up her room at the house was that, by 1949, the NCNW was no longer employing a permanent housekeeper. See Annual Report to the National Council of Negro Women, n.d.; Mary McLeod Bethune Papers; Reel 18, National Council of Negro Women File, Convention, 1954.

[42] Ibid. One set of plans which may indicate the resulting configuration of the room and the location of the partition is the 1974 plans by Turner Associates. These plans indicate a partition wall in the second floor front office.

[43] Architect's Statement on Renovation and Repairs, n.d.; NCNW Archives; Series 10, Box 19, Folder 9 (Headquarters, 1960-63, 1966-69.) Although the architect is not named, this statement may have been prepared by the Washington-based architectural firm Byrd & Bryant, who had proposed the 1964 redesign of the façade and completed alterations and repairs to the carriage house in 1965-66.

[44] Application for Permit to Make Repairs or Alterations to an Existing Building, 2 April 1965, Permit No. B-126728 and Application for Permit to Make Repairs or Alterations to an Existing Building, 16 July 1964, Permit No. B-116818; Building Files; D.C. Archives.

[45] Application for Permit to Build Fence on Private Property, 5 November 1965, Permit No. B-136488; Miscellaneous Application, 5 November 1965, Permit No. B-136487; and Application for Plumbing and/or Gas Fitting, 26 November 1965, Permit No. B-124255; Building Files; DC Archives.

dated 5 November 1965 provides greater detail regarding the carriage house project. (See Figure 2-013) Alterations included, for example, installing new aluminum casement windows in the existing openings of the front façade, installing a new metal gutter and fascia board at the roofline, replacing the roof with new built-up roofing, installing a new concrete floor on the ground level, replacing damaged wood rafters, installing a kitchen and bathroom on the ground floor, and installing new interior wood steps. Work also included new heating, plumbing, electric, and air conditioning.[46]

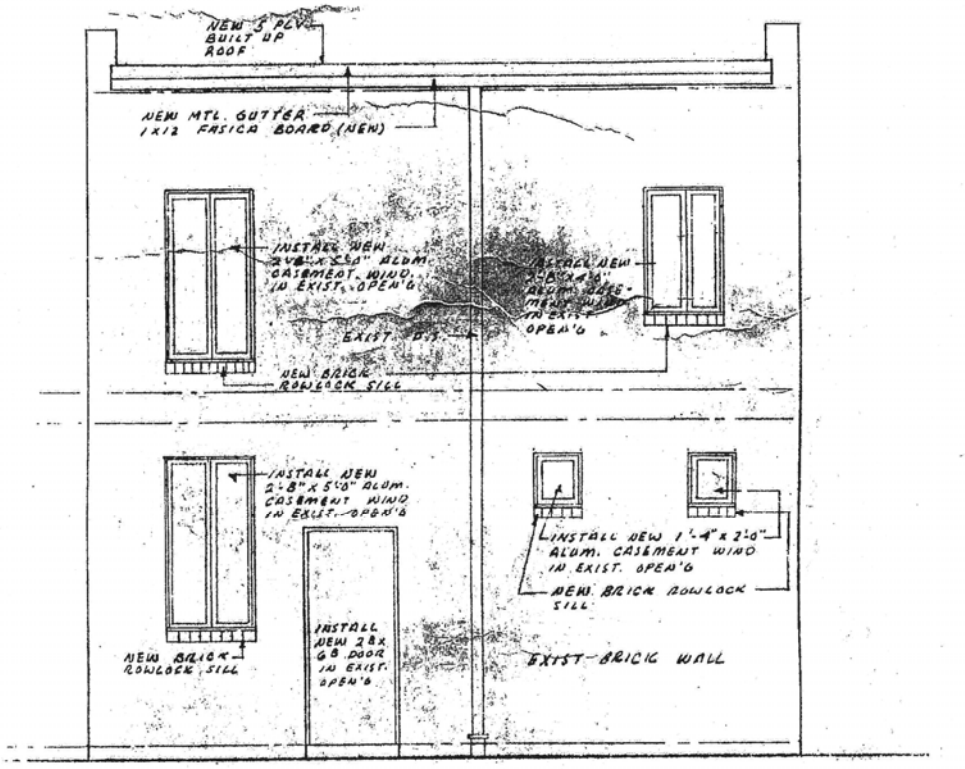


Figure 2-013: Details from the renovation drawings of the carriage house by David R. Byrd, 1965. (Photo: NPS ftp site at www.nps.gov).

A fire broke out in the basement of the Council House on 27 January 1966. Fire and smoke caused extensive damage and "cut water pipes and lack of heat caused severe inconvenience and a health hazard."[47] The fire rendered the building deficient, and the NCNW was forced to vacate the property. After several temporary offices, the NCNW established their headquarters in the Dupont Circle Building at 1346 Connecticut Avenue, NW. (In 1995, the NCNW moved their headquarters to 633 Pennsylvania Avenue, NW). The Council House would remain unoccupied until 1975.

The Urban Renewal movement emerged in the United States during the post-war period to combat blight and revitalize inner-city neighborhoods. Planners saw urban renewal, the process of clearing impoverished, overcrowded neighborhoods and decrepit or

[46] "Renovation of Existing Garage," Drawings by David R. Byrd, Architect, 5 November 1965. From NPS ftp site. Photocopy.
[47] Draft Press Release, February 1966; NCNW Archives; Series 9, Box 9, Folder 61 (Chronological Correspondence, Feb. 1966.)

underutilized building stock followed by reconstruction and rebuilding, as a solution to the problems that plagued many of the nation's cities. The Southwest Washington, D.C., Urban Renewal Area was one of the first such efforts in the United States and the first in Washington, DC. Later, the creation of the Shaw School Urban Renewal Area and the Downtown Urban Renewal Area were seen as an opportunity to revitalize the parts of the city most affected by the riots and civil disturbances that occurred following the assassination of Martin Luther King, Jr., in 1968, which caused millions of dollars of property damage. The Shaw project was approved in 1969, and the goals established by National Capitol Planning Commission (NCPC) were to "eliminate physical blight and deterioration" and to establish an environment in which "the socio-economic problems confronting the residents…will be ameliorated and increased opportunities provided for employment and education, health and social services."[48] Responding to criticism about the wholesale displacement and relocation that typically accompanied redevelopment, the NCPC directed a landmarks study of the Shaw neighborhood so that "historical or architectural buildings" could be identified and where possible restored or rehabilitated.[49] The urban renewal plan for Shaw included the Logan Circle area, which was listed in the National Register of Historic Places on 30 June 1972. Some area residents feared that Logan Circle would become an exclusively white, upper-income neighborhood. In 1973, *The Washington Post* reported the following:

> The National Council of Negro Women is among property owners who have resisted attractive offers for their Logan Circle holdings and intend to retain houses there. The organization's national headquarters is among the landmarks within the area. The two-story house at 1318 Vermont Avenue, N.W., has been boarded up since 1966 when fire partially destroyed it. Vandals and thieves prey on the place, neighbors say.[50]

By 1974, after nearly a decade of vacancy, the Council House had fallen into disrepair, and the NCNW was being cited by the city for code violations. (See Figure 2-014) Under the impression that the Logan Circle National Register listing would open up "additional federal money…over and above that which is normally available in urban renewal areas for rehabilitation and restoration," the NCNW took action to rehabilitate the house.[51] In April 1974, the NCNW received drawings and specifications for renovation work and began to solicit bids. However, funding issues delayed the start of work. Finally, "on February 18, 1975, [the NCNW] placed in escrow the sum of $87,600 along with the $50,000 312 loan from RLA which was the amount necessary for the rehabilitation."[52] The renovation began in 1975 and was finished in February 1977. Work was done by Turner Associates, Architects and Planners, and included repairing and replacing windows, replastering walls, refinishing floors, removing partition walls, removing existing radiators

[48] Gillette, Howard, Jr., *Between Justice and Beauty: Race, Planning, and the Failure of Urban Policy in Washington, D.C.* (Baltimore: Johns Hopkins University Press, 1995): 183.
[49] National Capital Planning Commission, *Shaw School Urban Renewal Landmarks* (Washington, DC: National Capital Planning Commission, 1968.)
[50] "Logan Circle: The Next Georgetown?" *The Washington Post*, 21 May 1973.
[51] "The Story of Council House," n.d.; NCNW Archives; Series 29, Box 16, Folder 11 (Council House, 1971, 1973, 1975, 1977.)
[52] Ibid.

and light fixtures, and replacing doors.[53] Other improvements included installing a new roof and installing air-conditioning, plumbing, and heating systems. Also, the exterior of the house was painted, and the Carriage House was converted into office and storage space.[54]



Figure 2-014: Photo of the house taken prior to the renovations begun in 1975, n.d. (Photo: HABS Document No. DC-530-1).

In 1977 the NCNW hired Dr. Bettye Collier-Thomas to direct the Bethune Historical Development Project, and two years later, on 11 November 1979, the NCNW opened the Mary McLeod Bethune Memorial Museum and National Archives for Black Women's History in the Council House. According to an article featured in The Washington Post, the museum was located on the upper floors of the Council House and featured "black women in the fields of education, journalism, and entertainment and will include prominent literary figures and professional speakers." [55] Additionally, the museum incorporated "maroon panels that show drawings and offer short biographies…dolls, sculptures, and other items recalling the accomplishments of [the featured] women."[56] While the museum was located in the house, the archive was in the carriage house.

A year after opening the museum and archives, the NCNW started planning for a major restoration which would be funded through grants from the DC Department of Housing and Community Development and the Department of the Interior, Heritage Conservation

[53] Turner Associates to Ruth Sykes, April 1974; National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Misc. papers filed with oversized drawings. Hereafter shortened to "BMA Records."
[54] HABS No. DC-775.
[55] "Museum Seeks to Give Black Women of History 'Credit they Deserve'," The Washington Post, 8 November 1979.
[56] Ibid.

and Recreation Services, as well as from NCNW general funds. (See Figures 2-015, 2-016, and 2-017) In order to restore the house to the Victorian-era period, the NCNW hired architect William Seale, a "historical design specialist," to "consult and advise on historical accuracy, design, furnishings, colors, window and wall hangings, floor coverings, lighting, and decoration."[57] The restoration began in January 1981, and the following work was planned:

- balustrade replacement
- cresting replacement
- gate replication
- repair metal door and window hoods
- strip, stain, and refinish wood work
- clean and repair plaster ornaments
- removal of fluorescent fixtures
- minor exterior repointing
- replication of missing brackets
- repair of built-in gutters and downspouts
- mortar analysis
- repainting of first and second floors
- replacement of acoustical tile
- installation of period light fixtures
- cleaning and repair of mantels [58]

[57] Guy McElroy to [Washington architect] Ward Bucher, 28 October 1980; BMA Records; Series 139, Box 101, Ward Bucher Folder.
[58] Guy McElroy to Dr. Dorothy Height, 7 March 1981; BMA Records; Series 139, Box 101, Restoration. Research completed to date has not identified which work items were completed as planned. Architectural investigations or existing conditions analysis may provide clarification.



Figure 2-015: Installing cresting on the roof of the Council House, n.d. (Photo: National Archives for Black Women's History, Bethune Museum and Archives Records, box labeled "Exhibit basement storage" and "Photos potential exhibits").

In June, it was reported that "there were a number of items which could not be undertaken under the current budget which are critical either to the appearance and preservation of the structure, or are integral to its functioning as an institution."[59] These included the following:

- repair or demolition of the rear porch
- exterior roof repair
- exterior painting
- repair of inner front doors
- fabrication of exterior doors
- landscaping, repair of steps and walkway
- fence and window bar repair
- resetting of urn
- alarm wiring
- repair and refinishing of floors
- introduction of bookstore
- installation of a picture rail

The following month, the NCNW finance committee agreed to provide a "$25,000 supplement" for additional work items related to the restoration, including:

- refinishing the first floor floors

[59] Memorandum, Guy McElroy to Dr. Dorothy Height, 23 June 1981; BMA Records; Series 139, Box 101, Terrence Lamb Folder.

- repairing the stoop and lower walk stair
- landscaping the front and rear yards
- installing a bookstore
- cutting and binding the existing carpet [60]

The focus of the restoration was the "first floor interior, architectural detail, and façade," and the budget included only items considered "critical to the preservation of the structure."[61] In October 1982, the NCNW received a Historic Preservation Award from the Washington Chapter of the American Institute of Architects (AIA) for the restoration project. The same year, the museum and archives located in the Council House were formally incorporated into a separate organization known as the Bethune Museum and Archives, Inc. (BMA). Although the BMA was recognized an independent agency, the NCNW maintained ownership of the Council House.

[60] Memorandum, Guy McElroy to Dr. Dorothy Height, 21 July 1981; BMA Records; Series 139, Box 101, Terrence Lamb Folder.
[61] Guy McElroy to Charity Davidson, 17 August 1981; BMA Records; Series 139, Box 101, Restoration Folder.



Figure 2-016: Contractor applying decorative painting to the staircase, n.d. (Photo: National Archives for Black Women's History, Bethune Museum and Archives Records, box labeled "Exhibit basement storage" and "Photos potential exhibits").



Figure 2-017: Subcontractor working on repairs to exterior façade, n.d. (Photo: National Archives for Black Women's History, Bethune Museum and Archives Records, box labeled "Exhibit basement storage" and "Photos potential exhibits").

The NCNW planned the restoration of the Council House as a phased project. Phase two occurred over fiscal years 1988 and 1989. The architect was Architectnique, and funding came from a federal appropriation. The following work was planned:

- repair the black and white marble walkway in front of the house

- install a new brownstone staircase
- refabricate the staircase railing and balustrade
- refabricate and rehang the iron gates
- replace the rotted wood framing beneath the roof
- weather treat and faux grain the vestibule
- relandscape
- replace the 40-lb. tin roof of the house and install new gutters and downspouts
- replace the roof of the Carriage House and install new gutters and downspouts
- install a new furnace and air conditioning unit in the house and Carriage House [62]

This phase of the restoration also included the replacement of the rear porch with "a new porch with a slightly sloped roof supported by two fluted metal Doric columns resting on the ground." [63] As part of this work the rear wall of the house was stuccoed over and the kitchen door leading to the rear patio was sealed. Landscaping consisted of replanting the rear yard and laying a marble patio to match the front walkway. On the interior, work involved "installing new wiring and airducts, sealing the fireplace openings, converting the kitchen into a gift shop, and closing off the door between two offices on the second floor."[64] The Carriage House was prepared for use as an archive for the NCNW. The window openings were enlarged, new windows were installed, and the interior was made climate controlled.[65]

On 11 December 1991 the house was added to the National Park System to "preserve and interpret the life and work of Mary McLeod Bethune," "to preserve and interpret the history, lives, and contributions of African American women," and to "preserve and interpret the struggle for civil rights in the United States of America."[66] The feasibility study conducted to determine the house's eligibility as a unit of the National Park Service stated the following:

> The physical condition of both the main house and carriage house is good. The buildings have been well maintained over the last 10 years. Repair work accomplished over the last few years, including the installation of a new metal roof on the Council House and the installation of a new heating and cooling system, has contributed to stabilization of the structures…over the past decade the BMA management has made a concerted effort to restore the Council House to its Victorian period; removing architectural elements that existed during the Bethune period of 1943 to 1955. The alterations have resulted in the loss of some of the physical integrity characteristic of the Bethune period…[67]

[62] "Renovation/Restoration, Phase Two FY 1988 and 1989," n.d. From NPS ftp site. Photocopy. Research completed to date has not identified which work items were completed as planned. Architectural investigations or existing conditions analysis may provide clarification.
[63] HABS no. DC-775. The building file for 1318 Vermont Avenue, N.W., at the D.C. Archives does not include building permits related to the second phase of the restoration.
[64] Ibid.
[65] Ibid.
[66] Public Law 102-211, 105 Stat. 1652, 11 December 1991.
[67] "The Mary McLeod Bethune Council House National Historic Site Suitability/Feasibility Study to Determine Eligibility as a Unit of the National Park System," prepared by the NPS National Capital Region, 1991. Photocopy.

The National Park Service (NPS) acquired the site in 1994 and opened the house to the public the following year. The site is administered as a historic house museum by the NPS, which maintains an informal partnership with the National Council of Negro Women and the Bethune Museum and Archives, Inc.

CHRONOLOGY OF DEVELOPMENT AND USE

The following timeline presents the construction chronology of the Mary McLeod Bethune Council House NHS from 1798 to 2006. The information presented is based on historical documentation with corroboration from the architectural analysis of existing conditions and materials analysis. While not the focus of this project, biographical information about Mary McLeod Bethune and highlights of her career are included.

1798 — On 19 June 1798, Square 242 is recorded by the Office of the Surveyor, City of Washington. The square is bounded on the south by N Street (155' 11"), on the west by 14th Street (493'), on the northwest by Rhode Island Avenue (450'), on the southeast by Vermont Avenue (702' 11"), and on the northeast by the arc of a circle (52' 1").

[Book 1, Page 242, Office of the Surveyor of the District of Columbia.]

1853 — On 1 February 1853, Square 242 is subdivided by Anton and Alfred Heitmuller into Lots 1 through 17.

[Book B, Page 1, Office of the Surveyor of the District of Columbia.]

Anton Heitmuller and his father emigrated from Hanover, Germany, before 1850 and are both listed in the 1860 census as gardeners. The Heitmullers owned Square 242, which was part of a family dairy farm. The Heitmullers also bought land in adjacent squares…and lived in several of their improved lots on the square. Members of the Heitmuller family owned the house at 1307 Fourteenth Street, NW, until the early twentieth century.

[Traceries, "Greater Logan Circle Historic Resource Survey, Phase II," 14 August 1992.]

The Boschke map of 1861 illustrates the extent of residential development prior to the Civil War. Most of the blocks in the greater Logan Circle area, including Square 242, were still largely undeveloped by this date, with construction limited to the area south of O Street.

1871 — During the period of influence of the city's territorial government (between 1871 and 1874) municipal improvements fell to the Board of Public Works. Alexander "Boss" Shepherd served as director of the board until he became the territorial governor in 1873. The board was responsible for significantly altering the streetscape of the city – roads were regraded, paving and sewer lines were laid, sidewalks were improved, and trees were planted.

By 1872, Vermont Avenue, NW, between Massachusetts Avenue and Logan Circle was paved with wood. In 1873, Logan Circle was paved with concrete. Improvements such as these encouraged greater residential development in the area.

1873 On 15 May 1873, F. Olmstead subdivided part of Lot 14 and Lots 15 and 16 of Square 242 into Lots 55, 56, 57, 58, 59, 60, and 61. Lot 55 was a quadrilateral with 23' of frontage on Vermont Avenue, NW. The other dimensions were 142.355' on the north, 137.309' on the south, and 23.52' on the west. Lot 55 was the largest lot of the Olmstead subdivision of Square 242.

[Book H.D.C, Page 195, Office of the Surveyor of the District of Columbia.]

1874 The Faehtz and Pratt Real Estate Directory, which included an assessment of properties for the fiscal year 1873-74, did not indicate an improvement built on Lot 55.

[*Real Estate Directory of the City of Washington, D.C.* (Washington, D.C.: E.F.M. Faehtz and F.W. Pratt, 1874.)]

1875 The house at 1318 Vermont Avenue, NW, was constructed ca. 1875, and on 9 June 1875 John J. McElhone purchased "all that certain piece or parcel of ground or real estate situate and lying in the said City of Washington and known and described as being lot numbered fifty five (55) in Olmstead's recorded subdivision of lots in square numbered two hundred and forty two (242)…the said lot being one of the lots, which were conveyed to said William S. Roose by a certain deed duly recorded in Liber No. 720 folio 120." McElhone purchased the house from William Roose for $20,000.

[Deed recorded 10 June 1875, Deed Books, Liber 786, Folio 294, District of Columbia, Recorder of Deeds.]

No records found to date provide a description of the house as it was originally built; however, early illustrations are provided by real estate and insurance maps. The 1888 Sanborn map indicates that the house was a two-story brick row house with basement. It had a metal cornice, a slate or tin roof, and was built with fire walls that rose twelve inches above the roofline. The stable at the back of the lot was a two-story brick structure with six-inch fire walls and a slate or tin roof. This map has some inconstancies. It labels the house as two stories ("2 & F. R'F & BAS'T") whereas later descriptions indicate three stories. One reason for this may be that the 1888 Sanborn map may not have counted the mansard roof as a full third story. The rear ell is labeled as two stories, which is consistent with later maps. Also, this map does not indicate a front bay. (The earliest record of the stable is a 1887 Hopkins map. The stable was constructed for $1,800 at some point between the years 1875 and 1887).

The Historic American Building Survey (HABS) documentation on the house suggests that it was constructed by James Robbins, a carpenter and contractor.

"D.C. tax assessments ending 30 June 1876 show that the Robbinses built their house, shown in the books as a $9,500 improvement, about the same time Roose built his. As a contractor, Robbins most likely constructed his own house. In addition, Roose sold 1316 Vermont (lot 56) on 1 September 1875 for $20,000, the same amount the McElhones paid for 1318 Vermont. The nearly identical façades and plans of 1318 and 1316 Vermont and their strong resemblance to 1314 Vermont make it clear that all had the same designer."

[Historic American Buildings Survey. "1318 Vermont Avenue, N.W. (Mary McLeod Bethune House)" HABS no. DC-775. Washington, DC: U.S. Department of the Interior, National Park Service.]

Note: There is conflicting evidence regarding the construction date of the house. Although the property was purchased by McElhone in June 1875, tax books for 1875 indicate that lot 55 in square 242 is unimproved, meaning that the property had not yet been developed. In 1876, the property is valued at $8,000, and the assessment includes a "brick" house.

(Taxbook, Washington City, Volume 146 (1875) and Assessors Returns, City of Washington, Volume 17 (1875-76).

In 1875, the city directories list John J. McElhone, a stenographer for the House of Representatives, living at 113 C Street, SE The following year, there is a John G. McElhone listed at 1318 Vermont Avenue, NW, and John J. McElhone is still listed at 113 C Street, SE. In 1878 John J. McElhone, a reporter of debates for the House of Representatives, is listed as living at 1318 Vermont Avenue, NW.

[*Boyd's Directory of the District of Columbia* (Washington, DC: W. H. Boyd) for the years 1875 through 1878.]

Mary McLeod Bethune was born in Mayesville, South Carolina, on 10 July 1875.

1880

According to census records, in 1880, occupants of 1318 Vermont included John McElhone (45), his wife Mary (35), and their children Phillip (11), John (8), and Nellie (2 months). (An older son James was in school and not living at home. A second daughter, Mary, who was listed in 1870, was not listed as an occupant of the house. The 1870 census also indicates that McElhone's first wife was named Johanna.) The McElhone's also had three servants living with them – Fannie Fox (25) and two African-Americans, W. Robinson (21) and Addie McPherson

(40). John McElhone was listed as a reporter at the House of Representatives.

[1880 United States Federal Census]

1887 Lot 55 in Square 242, owned by John J. McElhone, was assessed at $3,697, and the house was valued at $7,000.

[General Assessment, District of Columbia, 1886-87. MLK microfilm.]

A Hopkins map from 1887 indicates that the house is 23' wide and that this block of Vermont Avenue, NW, had been improved with lighting, sewer and water lines, and concrete or asphalt paving.

[A Complete Set of Surveys and Plats of Properties in the City of Washington, District of Columbia (Philadelphia: G.M. Hopkins, 1887.)]

1888 The 1888 Sanborn map indicates that the block had not been completely developed, with empty lots at 1310, 1312, and 1322 Vermont Avenue. Although some building had taken place along Rhode Island Avenue and Fourteenth Street, NW, approximately one half of the lots of square 242 had yet to be developed by this date.

[Insurance Maps of Washington (New York: Sanborn Map Publishing Co., 1888)]

1890 The city directory for 1890 lists the occupants of 1318 Vermont Avenue as John J. McElhone, stenographer, James F. McElhone, clerk, and Phillip McElhone, reporter. (The 1892 directory lists Mary, John's widow, James, and Phillip at 1112 New Hampshire Avenue). Lot 55 in Square 242 was owned by John J. McElhone. The house was valued at $7,000.

[*Boyd's Directory of the District of Columbia* (Washington, DC: W. H. Boyd) for the years 1890 and 1892 and General Assessment, District of Columbia, 1889-90. MLK microfilm.]

1891 Frank G. Carpenter purchased the house from the trustees of John McElhone on 4 June 1891 for $14,600.

[Deed recorded 25 July 1891, Deed Books, Liber 1590, Folio 484, District of Columbia, Recorder of Deeds.]

When John J. McElhone died on 16 June 1890 he was more than $10,000 in debt for loans received between 1885 and 1890. His widow, who inherited the property, was brought to court the following year and ordered to sell the house to pay off debts. The house was put up for public auction as recorded in documents from the equity case file.

"The property was duly advertised in accordance with the terms of the decree and was exposed for sale at public outcry on Thursday, the 4th day of June, A.D., 1891, at five o'clock P.M., in front of the premises.

"There were present at the sale about twenty persons in all, out of which number there were four persons who made bids for the property. The first bid was $10,000, and competitive bids were made until the property was cried at $13,000…

"Deferring to the opinion of his co-trustees after discussion of the matter, the undersigned consented that the auctioneer be instructed to announce that the property would be withdrawn by the Trustees unless over $14,500 was bid, which announcement was accordingly made; whereupon, Frank G. Carpenter made a bid of $14,600, and no others bidding, the property was cried out to him at that sum.

"The lot is 23 feet in width and has an average depth of 138.832 feet, front on Vermont Avenue between N and O street, N.W., and has on it a large three-story brick dwelling, with 14 rooms, besides 2 bathrooms, 2 pantries and cellar, all the modern conveniences and improvements, and with all its appointments is in excellent condition, and is located in an attractive neighborhood. It has a two-story brick stable, with a servant room in the rear.

"The undersigned is informed by the widow…that her husband purchased this property…and gave for it $12,000 cash and a house and lot valued at $8,000 and since then built the stable in the rear at a cost of $1,800."

[Equity Case File 12892, Green vs. McElhone, National Archives and Records Administration, Record Group 21, E 69.]

McElhone was also indebted in the amount of $132.46 to James Robbins for repairs made to the house. A bill dated 8 February 1890 lists the following items:

Amount of Lumber bill	$15.00
10 ft. 4/4 cherry	1.20
22 ft. 4/4 walnut	4.16
One corner bracket	2.00
Repairs to plastering	1.50
Tin roofing	2.00
One door key	.35
Amount of Painting bill	17.00
20 days carpenters	60.00
8 days carpenters	20.00
Hardware	9.25

Note: It is not known what these repairs entailed.

[Equity Case File 12892, Green vs. McElhone, National Archives and Records Administration, Record Group 21, E 69.]

According to his obituary, Frank G. Carpenter (1855-1924) was a well-known writer and newspaper correspondent. He began his newspaper career working for *The Cleveland Leader*, "but the lure of the road was strong in him and he became a free lance writer. Most of his life was spent in foreign countries. He was the author of Carpenter's Geographical readers and many other books on travel. He also contributed to many of the leading American magazines."

["Frank G. Carpenter Dead: Traveler, Lecturer, and Correspondent Dies at Nanking at Age of 69," The New York Times, 18 June 1924.]

According to census records, the Carpenter family consisted of Frank G. Carpenter, his wife Joanna, and his two children John and Frances. Frank G. Carpenter is listed as a journalist. The Carpenters had two African-American servants living with them – Mary (45) and Ida (13) Washington. (Ida is also listed as being in school.)

[1900 United States Federal Census]

1892 The 1892 Hopkins map illustrates that the development of Square 242 was nearly complete, with only one lot along Vermont Avenue that had yet to be developed.

[Real Estate Plat Book of Washington, District of Columbia, Vol. 1 (Philadelphia: G.M. Hopkins, 1892.)]

1903 The Sanborn Map of 1903 identifies 1318 Vermont Avenue, NW, as a three-story brick row house. The cornice was now frame, rather than metal, and the house had a front bay. The roof was slate or metal. The stable or carriage house is labeled as a two-story brick structure with a slate or metal roof and a frame cornice.

[Insurance Maps of Washington, DC, Vol. 1 (New York: Sanborn Map Company, 1903.)]

1904 Bethune founded the Daytona Normal and Industrial Institute for Negro Girls in Daytona Beach, FL.

1911 Frank Carpenter moved out of the house in September in preparation for its sale.

1912 In February, Alphonso and Anna Gravalles purchased the house at 1318 Vermont Avenue from Joanna Carpenter.

[Deed recorded 17 February 1912, Deed Books, Liber 3502, Folio 116, District of Columbia, Recorder of Deeds.]

Gravalles was a tailor who specialized in women's clothing, including "riding habits, walking costumes, bicycle suits, ulsters, jackets, waists, capes, etc."

["A New Ladies' Tailoring Establishment," *The Washington Post*, 25 September 1898.]

"Boss & Phelps, real estate brokers, have sold the property at 1318 Vermont Avenue northwest, formerly occupied by Frank G. Carpenter, to A. Gravalles & Co., ladies' tailors. The house contains fourteen rooms, and has a stable in the rear."

["Three Dwellings Sold," *The Washington Post*, 25 February 1912.]

1918 The Gravalles' received a building permit to make alterations to the stable or carriage house at the back of the lot. A permit dated 10 September 1918 was issued to "put in two 8" I-beams over door" of the "rear" of 1318 Vermont. The permit describes the carriage house as two-story brick structure, twenty-three feet wide and twenty-five feet deep, with a tin roof.

Note: At this time, the carriage house likely became obsolete, and the building permit lists its use as "storage." This fits with the growing increase in the popularity of cars.

[Record Group 351, Records of the District of Columbia, District of Columbia Building Permits, 1877-1958, Permit No. 870.]

1923 The Daytona Normal and Industrial Institute for Negro Girls merged with the Cookman Institute, for young men, to become the Bethune-Cookman College. Bethune served as president.

1930 According to 1930 census records, occupants of the house included Alfonso and Anna Gravalles, their daughters Ines (19) and Violan (14), their niece Ethel Butt (16), and a roomer, Judy Charles (28), who worked as a government clerk. Alfonso Gravalles worked as a tailor and owned a business from his home that made women's clothes. He is listed in the census as a store proprietor.

[1930 United States Federal Census.]

1934 A permit dated 19 September 1934 was issued to Alfonso Gravalles to "erect open rear porch, brick and steel framing, wood floor and roof" and to "convert one kitchen window to door, no toilet or bath windows affected." The architect is listed as W. Eaton. The addition measured the length of the back wall of the house and was 8 feet 6 inches deep.

Note: This porch was demolished in the late 1980s. A sketch accompanying the permit now identifies the back building as a garage.

[Record Group 351, Records of the District of Columbia, District of Columbia Building Permits, 1877-1958, Permit No. 174494.]

1935 Bethune moved to Washington, DC, to become "special adviser on Minority Affairs" to President Roosevelt, and on 5 December 1935 she organized the National Council of Negro Women (NCNW.) It was incorporated the following year. Bethune resided at 316 T Street, NW, then at 1812 Ninth Street, NW, before moving into the Council House. The NCNW paid rent of $25 per month for the Ninth Street address.

[Historic American Buildings Survey. "1318 Vermont Avenue, NW (Mary McLeod Bethune House)" HABS no. DC-775. Washington, DC: US Department of the Interior, National Park Service and Ledger Book 1943-44, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 11, Box 1, Folder 8 (Ledger Book 1943-44.)]

1936 Bethune was appointed the Director of the Division of Negro Affairs in the National Youth Administration by President Franklin D. Roosevelt.

1940 At the direction of Mary McLeod Bethune, the NCNW began discussions on the purchase of a property to serve as the national headquarters.

"The [NCNW] President presented recommendations to the Board to be further considered by the Council. One of the recommendations was the establishing of headquarters of the Council in Washington, D.C. It was discussed at length and a MOTION was made to appoint a committee to look into the adequate means of planning for the headquarters for the coming year. AMENDED to include – long range planning for permanent quarter. It was moved and carried. The following committee was appointed: Mrs. Speaks, Chairman, Mrs. E. Carter, Mrs. Rebecca Stiles Taylor, Mrs. Joyner, and Miss Buena Kelly."

[Board Meeting Minutes, 24 October 1940, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 3, Box 1, Folder 1 (Board of Directors 1940, 1943-45)]

"At any rate, I think a letter should go out immediately to the National President covering the subject of a three year plan to purchase a house which will be the shrine. Then, various committees could be appointed to work on the proposition for it would take a couple of years to accumulate sufficient funds to safely make such a purchase and if the

organizations definitely budgeted for this for the next three years, we could carry through our plans much more effectively."

[Vivian Carter Mason, Executive Committee, to Florence K. Norman, 28 November 1940, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 4, Box 1, Folder 13 (General Correspondence, Aug.-Nov. 1940.)]

1941 Alphonso Gravalles died in his home on 12 June 1941.

[Obituaries, *The Washington Post*, 13 June 1941.]

Nov. 1943 On 18 November 1943, the NCNW received a $10,000 donation, and the same day Bethune made a $750 down payment on the property at 1318 Vermont Avenue, NW. Later in the month, the NCNW paid Anna Gravalles $388 for "house furnishings for Council."

[Expenses 1943-44, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 11, Box 1, Folder 8 (Ledger Book 1943-44) and Income 1943-44, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 11, Box 1, Folder 9 (Ledger Book 1943-44).]

"Received from Mr. Marshall Field the sum of $10,000 as a contribution."

[Receipt, 27 November 1943, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 5, Box 12, Folder 5 (Correspondence, 1942-44.)]

Dec. 1943 On 17 December 1943 the NCNW wrote to the War Ration Board requesting an application for fuel oil stating that, "the National Council of Negro Women will occupy the premises at 1318 Vermont Avenue, N.W., as of December 20, 1943."

[Jeanetta Welch Brown to War Ration Board, 17 December 1943, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 11, Box 4, Folder 6 (Misc. Correspondence and Financial Statements.)]

On 18 December 1943 the NCNW Executive Council held an emergency meeting at 1318 Vermont Avenue, NW, to discuss the purchase of the property to be used as the Council headquarters and as a local residence for Bethune. The records of the meeting state the following:

"The meeting opened with Mrs. Bethune presiding…Realized she had no special permission from Council body to get building at last meeting,

but referred to previous minutes where it had been agreed and voted to have headquarters in D.C. in a desirable location. Mrs. Bethune secured $10,000 to apply on payment of building from an anonymous friend, the purchase price of the building is $15,500.

"At this time Mrs. Bethune asked the women if they were interested in purchasing the property. The reply was enthusiastic and unanimous, many having already inspected the premises from top to bottom. The contract was read by Recording Secretary as to terms, length of payment, etc. Terms $5,000 down, $80 monthly payments.

"Sadie Alexander at this time read resolutions and motions for the adoption of buying the property…The resolution authorizing purchase of this building was adopted.

"Mr. Shamwell, representing Pinkett Real Estate, spoke on behalf of his firm who sold the property to the Council.

"Mrs. Bethune then said that Mr. Hilyard Robinson, an outstanding architect, was studying the building.

"Mr. A.E. Litchman, owner and manager of theaters in D.C. has been approached to do something about the first floor, to which he agreed. He came in later. One room, to be known as 'Curtis Room,' will be furnished by the Curtis girls namely Eleanor Curtis Dailey and Harriet Curtis Hall.

"Dr. Ferebee arrived, was welcomed, then proceeded to answer Mrs. Christine Smith concerning financing the building. Dr. Ferebee stated that ($15,500) was the purchase price and that $5,500 (1st payment), paid in cash. Leaves $10,000 mortgage which can be liquidated at $80 per month (requiring 12 years). Using half of the $10,000 to pay down $4,500 left of gift to use.

"At this point, meeting paused for return of Committee and Mrs. Bethune resumed the chair. The Secretary then read the following motions:

1. That Mrs. Bethune be urged to have permanent residence at the home of the National Council of Negro Women. Without cost and to select that part of the house in which she would care to live; this due to the necessity of quick thinking and action in these crucial war-torn times.
2. That the Main Room [the large front room on the first floor] in the Headquarters of the National Council of Negro Women be called 'The Mary McLeod Bethune Room' and that a life sized portrait of Mrs. Bethune be hung permanently in said room.

"Needless to say that Mrs. Bethune was aghast and speechless being unaware of this action done during her absence from the room.

"[Bethune] accepts back room and bath. Attendant to be in small room, third floor. Want to pay [rent]."

[Emergency Meeting Minutes, 18 December 1943, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 3, Box 1, Folder 1 (Board of Directors 1940, 1943-45.)]

A Board of Directors meeting was held on 19 December 1943. A discussion was had regarding the decoration of the house, and the following actions are recorded:

"Mrs. Bethune divulges fact of only $1,000 in treasury, of which $380 was spent for extra things in the house. Talks next on rooms. Curtis Girls took one room.

"Furniture – M. Joyner takes room in behalf and as memorial to Madame Walker. Mrs. Bethune suggests architect give us cost, coloring, etc. of what estimate. She suggests M. Joyner go choose room as Mrs. Dailey will. Wants building and furnishings permanent. Whatever set up here is owned by Council.

"Caretaker was the next question raised. Waiting concerning architect and submission of plans and estimates."

[Board of Directors Meeting Minutes, 19 December 1943, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 3, Box 1, Folder 1 (Board of Directors 1940, 1943-45.)]

Anna Gravalles sold the house at 1318 Vermont Avenue, NW, to the National Council of Negro Women for $15,500. The house became the local residence of Mary McLeod Bethune.

[Deed recorded 22 December 1943, Deed Books, Liber 7923, Folio 318, District of Columbia, Recorder of Deeds.]

"Bethune had initially looked for a building in Dupont Circle, but segregation and cost prevented such a move at that time. Nevertheless, the NCNW members were pleased to move into the row house on Vermont, their first permanent address.

"In addition to the reception and conference rooms on the first floor was a small kitchen, original to the house. The NCNW offices, Bethune's quarters, and a bathroom were located on the second floor. On the third floor were four bedrooms, three of which were decorated by donors, as well as a bathroom and a kitchenette."

"The third floor contained three bedrooms available for a small fee to women visiting Washington. Each of these rooms contained two twin beds so that a total of six women could be accommodated."

[Historic American Buildings Survey. "1318 Vermont Avenue, N.W. (Mary McLeod Bethune House)" HABS no. DC-775. Washington, DC: U.S. Department of the Interior, National Park Service.]

Jan. 1944 — In January and March 1944, the NCNW purchased "house furniture, bedding, and furnishings" totaling $508.75. The March purchase was made from Mayer & Co. (In April 1945, the NCNW made a purchase of $168.15 to furnish the housekeeper's room.)

[House Expenditures, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 11, Box 1, Folder 10 (Ledger Book 1943-44.)]

Apr. 1944 — The NCNW began receiving rent payments of $40 per month from the Negro Newspaper Publishers Association for use of an office in the Council House.

[Income, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 11, Box 1, Folder 14 (Ledger Book 1944.)]

June 1944 — During the summer and early fall of 1944, the NCNW renovated and furnished the house in preparation for a Council workshop meeting to take place on 12 October 1944. This workshop would coincide with the official dedication of the Council House. The NCNW solicited donations from individuals and organizations to help with the furnishing and decoration of the house. A letter to the Victory Mutual Life Insurance Company reads:

"Thank you for your letter of June 1st, pledging cooperation in helping us get our Council headquarters furnished and decorated. The approximate cost of the office furniture and decorations is $1,500.

"If possible, I would like to know what disposition will be made of our request by the time the insurance meeting is held in Louisville. I feel that if I can say that the Victory Mutual Life Insurance Company will furnish the office for us, it will stimulate the others to do likewise or make some form of contribution to the Council."

[Jeanetta Welsh Brown, Executive Secretary, to Dr. Haley Bell, 5 June 1944, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 5, Box 4, Folder 10 (Correspondence, Jun-Oct. 1944.)]

August 1944 Sadie Alexander (Chairman of the Legal Committee) provided council regarding contracting for the renovation. She advised the following:

"As regard to the specifications, I suggest that you have them made absolutely specific, as you can demand nothing that is not specifically stated in the specifications. I can not suggest changes as you know the building and I do not. For example: [the contractor] says 'remove shutters.' You should require him to state 'all shutters,' or which shutters; 'repair windows where necessary' – specify which windows. Just be certain every piece of work is specified. You can hold him to nothing not clearly and definitely specified."

[Sadie Alexander to Jeanetta Welsh Brown, 5 August 1944, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 5, Box 1, Folder 4 (Correspondence, Jul-Dec. 1944.)]

Work to prepare the house for the dedication was done by Henry Byrd, contractor, and included the following:

"Enclosed is a check for $1,000 made out to Mr. Henry Byrd, the Contractor who is going to do our work for us. His contract calls for $1,000 down, $500 when the work is one-third completed, $400 when it is completed, and $1,050 in installments of $75 monthly each.

"He is doing the three floors for $2,950, and since we have to pay the plumbing and heating bill of $1,030 cash after the work is finished, Mr. Byrd agreed to let us pay him the $1,050 balance we will owe him, in monthly installments with 6% interest without any mortgage on the building or furnishings. This we feel sure we can meet, and expect to have that thousand dollars out of the way in less than six months.

"I am so glad Mr. Byrd is going to do the work. He is very much interested in it, and is going to do something very special for you which will be a great surprise. He will begin in your room this week.

"Since you plan to come back to Washington next week, I would suggest that you stay outside of the building, the noise, dust, dampness and paint is really too much to expect you to endure, and we must have you in first class condition.

"I sent the contract to Sadie and she returned them with suggestions, and suggested that I send them to Eunice to be signed. In order not to hold things up any longer, I had Mr. Byrd proceed with the work, as he plans to be out of here by the 15th of September, and then Mr. Lichtman is coming in."

[Jeanetta Welsh Brown to Bethune, 30 August 1944, National Park Service, Mary McLeod Bethune Council House National Historic Site,

DcWaMMB; NCNW Archives; Series 5, Box 4, Folder 10 (Correspondence, Jun-Oct. 1944.)]

Sept. 1944

On 23 September 1944, the NCNW made a second payment of $500 to Henry W. Byrd for "renovating and decorating national headquarters." (The first payment of $1,000 was made on 31 August 1944, and a third payment was made on 29 September 1944.) Other expenses during the month included $10 for "wall paper for rooms" and $168 for "floor tile for Council House" from the Quaker City Linoleum Company.

[House Expenditures, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 11, Box 1, Folder 10 (Ledger Book 1943-44.)]

Oct. 1944

On 3 October 1944, a permit was received to install two basins, one "laundry tray," one shower, and two water closets for a total estimated cost of $1,100. The plumber is listed as William T. Gary.

[Record Group 351, Records of the District of Columbia, District of Columbia Building Permits, 1877-1958, Permit No. 273706.]

On 13 October 1944, Charlotte Stern, on behalf of the Coordinating Committee for Interracial Cooperation, wrote to Bethune with donations to fund "a special room in this home, dedicated to the principle of unity and freedom for all peoples." The donations were collected from "professional and organized working women" from across the country and totaled $500.

Note: The "International Room" or "Interracial Room" was a bedroom located on the third floor.

[Letters from Charlotte Stern, Chairman of the Coordinating Committee on Interracial Cooperation, October 1944, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 5, Box 18, Folder 17 (Interracial Room – NCNW Headquarters 1944-45).]

During a meeting of the NCNW Executive Committee on 12 October 1944, "Mrs. Bethune gave a report on all of the work done on the house to date and the monies received for renovations and decorations." Pledges made toward expenses of the headquarters were made by Eunice H. Carter ($1000), Edith S. Clayton ($500), Audley Moore ($300), Emmeline Scott ($100), Geneva Haugabrook ($100), Christine Smith ($100), Dolly J. Alexander ($100), Arenia Mallory ($100), Elizabeth Gordon ($100), Marjorie Joyner in memory of Mme. C.J. Walker ($100), Rosa Gragg ($50), and Marjorie Joyner ($25.)

[Executive Committee Meeting Minutes, 12 October 1944, National Park Service, Mary McLeod Bethune Council House National Historic Site,

DcWaMMB; NCNW Archives; Series 3, Box 1, Folder 25 (Executive Committee 1943-45.)]

The dedication of the NCNW Council House was held on Sunday, 15 October 1944 at 4 p.m. Speakers at the dedication ceremony included Agnew Meyer, journalist, philanthropist, education activist, and wife of Eugene Meyer, the owner and publisher of *The Washington Post*; Charlotte Hawkins Brown, educator and founder of the Freeman Palmer Memorial Institute; and Eleanor Roosevelt.

Bethune described the dedication writing: "[It] was the grandest of them all. You would really be very happy to see us in our setting now…The dedication was held on the outside with police escorts, who had the streets blocked off from three to six in the evening. Washington turned out in her fullest."

[Bethune to Dr. T.A. Adams, 17 October 1944, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 5, Box 1, Folder 4 (Correspondence, Jul-Dec. 1944.)]

Later in the month, Bethune reported that repairs were still underway, writing that:

"Our headquarters here goes forward in a most wonderful way. I am more sorry than I can express that you could not have been with us for our dedication. Our workmen are still at work…I shall hereafter live partly here and partly in Florida."

[Bethune to Albert Bethune, 27 October 1944, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 5, Box 4, Folder 10 (Correspondence, Jun-Oct. 1944.)]

During an Executive Committee meeting on 29 October 1945, it was reported that, "an operating budget of $6,500 was needed for the House," and that "the property, 1318 Vermont Avenue, was entirely clear – with no indebtedness on the real or personal property in the hands of the Council."

[Executive Committee Meeting Minutes, 29 October 1944, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 3, Box 1, Folder 25 (Executive Committee 1943-45.)]

Nov. 1944 — Contributions for the decoration and furnishing of the house continued to come in following the October dedication.

"Thank you so much for your check of fifty dollars on your pledge. You should see the house now. It is superb…The pledges are coming in nicely and we are so very grateful. We really have something that all of use can be very proud of."

[Bethune to Buena Kelley Berry, 16 November 1944, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 5, Box 4, Folder 11 (Correspondence, Nov.-Dec. 1944.)]

Dec. 1944 "The National Council of Negro Women through me wish to express our deepest appreciation for the generous contribution of $1,000 from the International Workers Order to the work of the council, whose headquarters is dedicated to the united service of women of all races, creeds, classes and colors…The money you have sent will be used for the setting up of an International Room here at our headquarters. A room that will be cultural and beautiful where women of all races may feel free to come and rest and commune with us."

[Bethune to Max Bedacht, 8 December 1944, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 5, Box 4, Folder 11 (Correspondence, Nov.-Dec. 1944.)]

Jan. 1945 "The interior decorator from the P.J. Nee Company came in and had a conference with me. It seems that she has in mind to do a very good job. As I understand it, you want the walls [of the Elk Room] a dusty rose. She thought that would blend in beautifully with the mahogany furniture. We are having a man paper the room and get that part of the work in shape for you. We will give you information on the cost of this when it is done.

"We hope that all can be completed by the 10th of February, because that is the day when we wish to have an interesting day here honoring the women named in the Council's 1944 Roll of Honor of women who have given outstanding service this year.

"As soon as the walls are completed, I will inform the interior decorator, and she will come to arrange for the furnishings etc., according to your direction."

Note: The Elk Room is a third-floor bedroom, named in honor of Mother Kelly.

[Bethune to Buena Kelly Berry, Vice President, 27 January 1945, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 5, Box 4, Folder 12 (Correspondence, Jan.-Feb, 1945.)]

"I am so happy over the prospects for the Elk Room in memory of Mother Kelly.

"We are enclosing as you requested a sample of the wallpaper with a diagram of the room, showing the locations of the windows, doors, and closet spaces.

"I have talked with the house committee and it is quite agreeable with them for you to place just what you which [sic] in the room in the line of furnishings. So if you prefer twin mahogany beds and the rest that goes with it, you are privileged to do so.

"I hope you are pleased with the paper. We tried all over town to get a sufficient amount of plain dusty rose paper – but it could not be found. This was the best that we could get."

[Bethune to Buena Kelly Berry, 27 January 1945, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 5, Box 4, Folder 12 (Correspondence, Jan.-Feb, 1945.)]

March 1945 "We would appreciate very much if you would fix the wall in the front basement room this week. Mrs. Bethune will be back next week and is expecting us to have that room in order.

"Would appreciate it if you will fix that wall…by stripping the wall with narrow strips of wood and apply metal lath and flash with concrete, instead of plain plaster."

[Regina Chandler to Henry Byrd, 6 March 1945, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 5, Box 4, Folder 13 (Correspondence, Mar.-May 1945.)]

"This is just a note to let you know that the furniture, rugs, lamps etc. have been delivered for the 'Mother Kelley' room."

[Bethune to Buena Kelly Berry, 12 March 1945, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 5, Box 4, Folder 13 (Correspondence, Mar.-May 1945.)]

Figure 2-018: *Washington Star* photograph captioned, "Mrs. Mary McLeod Bethune, head of the National Council for Negro Women shown as she was interviewed by reporters at the headquarters." (Photo: *Washington Star*, 1 June 1945).



Oct. 1945 "During the year just ended, the expenses of maintaining the property were as follows:

Household maintenance and help……$2,443.10
General repairs…… 1,982.37
Total….$4,425.47

"Your assets are as follows:

Building and Grounds……..$17,818.98
House Furnishings…….. 3,551.04
Office Furniture…….. 1,004.01
Total...$22,374.03

"There is not one penny of indebtedness attached to any of these items. They are all owned free and clear. On my arrival here in Washington, the President handed to me the book showing that the last and final payment on your property had been paid…

"The House Committee presented to the Board a proposed budget of $6,550 for house and operation and maintenance for the coming year."

[Report of Trustees, 12 October 1945, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 3, Box 1, Folder 22 (Board of Trustees, 1945, 12 Oct.)]

Nov. 1945 — The NCNW received a permit dated 7 November 1945 to "line chimney with flue lining, repair sheathing and roof damaged by firemen." The name of the contractor was J. A. Cook, and the estimated value of the improvement was $100.

[Record Group 351, Records of the District of Columbia, District of Columbia Building Permits, 1877-1958, Permit No. 281171.]



Figure 2-019: Workshop participants at the Council House in Washington, DC, 1940s. Note the decorative painting on the walls and the fireplace mantle of the front room and the plaster molding of the back room. (Photo: National Archives for Black Women's History, National Council of Negro Women Records, Series 14, Photo No. 2541).

1946 The following items were used to furnish the President's Office:

Drapes	$45.95
Venetian Blinds	$12.40
Table	$93.00
Chair for desk	$65.00
Desk	$93.24
Six chairs for table	$43.50
Glass tops	$49.85
Carpet for floor	$268.99

[Interoffice memo, 23 January 1946, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 11, Box 4, Folder 7 (Misc. Correspondence and Financial Statements.)]

1948 Bethune considered relocating the NCNW Headquarters to a new building in Dupont Circle.

"I have found the dream house for the Council Headquarters. I have had this idea in mind all these years. It is spacious, beautiful and detached, right off Dupont Circle and would afford us the kind of cultural setting and surrounding that our Council must have. I want you, as chairman of our Legal Committee, to look into this so that arrangements may be made for securing it. We cannot play with it because one or two other organizations are seeking it. We have the preference at present. Of course you know I cannot move without my women.

"This is another one of my dreams and I hope the women will have confidence in the kind of thing I am trying to inject for those who come after us."

[Bethune to Alexander, 24 February 1948, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 5, Box 1, Folder 8 (Correspondence 1948.)]

Since the Council House opened, rooms were made available for Council members and other visitors needing a place to stay in Washington.

"We shall be happy to reserve a room for you from April 12 to 14. We do not have rooms with private baths but our rooms are lovely and comfortable. There is a bath room on the floor where you will live which, at present, will be shared with one other person."

[Bethune to Mollie Faison, 8 April 1948, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 5, Box 12, Folder 7 (Correspondence, 1946-49.)]

"We now need some repair work done which will cost about $800. Our basement must be waterproofed. I do not know just what plans the chairman of the board will have for this."

[Bethune to Dollie J. Alexander, 18 October 1948, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 5, Box 1, Folder 8 (Correspondence 1948.)]

1949 A letter to Bethune describes some of the activities held at the Council House.

"We have several affairs scheduled here. A tea for the benefit of the Council given by Miss Yvonne Meekins, the little child prodigy. Thomasia Johnson will have her wedding reception here on the 6th of August. The Cuban delegation will be here on the 18th of August. We are trying to get the ceiling fixed before either of these affairs."

[Jeanetta Welch Brown to Bethune, 23 July 1949, Mary McLeod Bethune Papers: The Bethune Foundation Collection, Part 1; Reel 16, National Council of Negro Women File, Correspondence, 1949. Microfilm copy.]

1950 The House Committee evaluated the use of the house and considered renovating some of the rooms, such as the third-floor kitchen and renting rooms as a means of increasing revenue for the Council. In a draft memo dated 14 January 1950, the Committee wrote:

"Greetings, As Chairman of your House Committee we wish to submit a suggested Recommendation. Since our President Founder emeritus will occupy the president's suite for life, and Mrs. Bethune should for what she had given to the women of this country. The President now and hereafter shall occupy the International room and it be known as the president's room, and the small room over the front, the Elks room be used as permanent renting, the Curtis room be left open for transient. These two rooms, basement and the building in the rear should bring in a steady income."

Note: The President's Suite, used by Bethune, was located on the second floor rear.

[Draft Memo, 14 January 1950, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 7, Box 8, Folder 1 (House Committee - NCNW, 1950-55.)]

At a Board of Directors meeting on 19 November 1950, it was reported that, "because of lack of funds a housekeeper had not been employed

for several months." Plans were discussed to "convert the kitchen on the third floor into a bedroom and convert the bedroom in the basement which has been unfit for living quarters into a recreation room."

[Board of Directors Meeting Minutes, 19 November 1950, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 3, Box 1, Folder 5 (Board of Directors 1950.)]

Figure 2-020: Meeting at the Council House in the first floor conference room, n.d. Note the kitchen at the back of the house. (Photo: National Archives for Black Women's History, National Council of Negro Women Records, Series 14, Photo No. 0031).



1951 A miscellaneous document from the records of the House Committee (undated, but filed with materials from 1950-55) lists recent repairs and describes the following conditions:

"Since June 1949 we have been without a housekeeper. The living quarters in the basement have proven unhealthy for sleeping, because of the dampness, to correct this condition, it is going to cost a nice sum.

"This condition came about when the Council finance could not afford salary for a housekeeper. Since then, we have been using a Howard University student part-time along with your committee for the maintenance of the house. This has not been a satisfactory arrangement. We trust that the women will realize that it will take money to operate a building like your Council House on the standards it has set, serving the people of the world.

"During the year, there have been a number of minor repairs, such as the roof; falling of the plaster in the Conference room and plumbing. Because of this, the conference room had to be painted and also the kitchen. The basement has also been plastered and painted, because of falling plaster from dampness.

"The Letcher Art School painted the front of the building from the ground to the second floor free. From the second floor up – we must pay for that, because the students are uncovered by insurance in case of accident on the scaffold. We must pay for the paint, the scaffolding and the back stairway that was in such a deplorable condition and had to be painted.

"It is now time that the whole interior be re-decorated, furniture cleaned, linen replaced. Every housewife knows what it means not to be adding constantly to her linen supply.

"In painting the front of our building, we have uncovered a very serious condition. Termites. This is a condition that must be cared for immediately.

"Our carpets are in need of cleaning; our draperies need cleaning; the building is in need of screens."

Note: It is unknown whether references to painting the exterior of the house refer to the trim or the entire brick façade.

[Miscellaneous document, 1950s, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 7, Box 8, Folder 1 (House Committee - NCNW, 1950-55.)]

A newspaper article featuring the National Council of Negro Women provides the following description of the Council House:

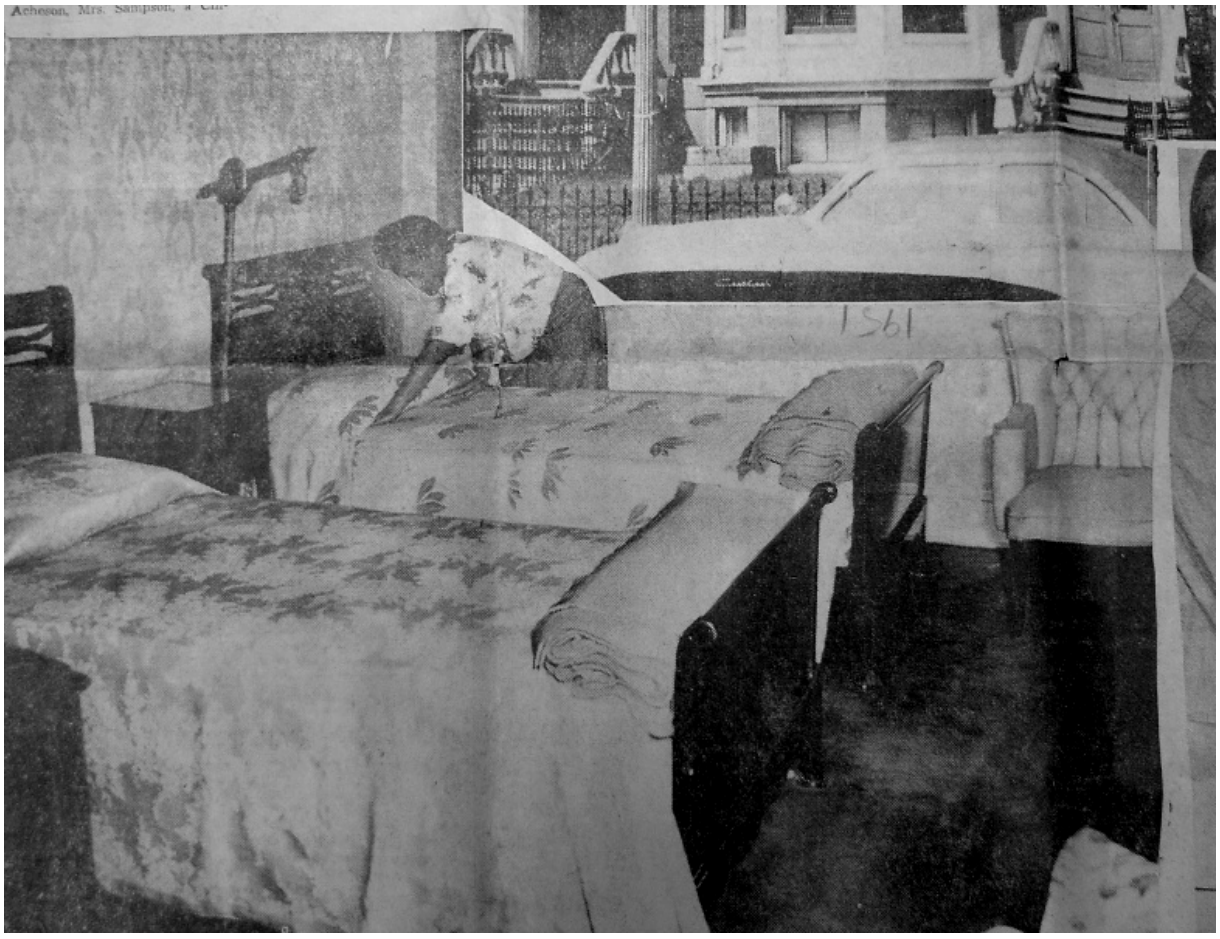
"The national headquarters building of NCNW…is located at 1318 Vermont Ave., N.W., in Washington, D.C. It has 12 rooms, a basement

suitable for office quarters, and a garage. Three guest rooms all equipped with twin beds, are available for transient women guests in the Capital. The housekeeper…is Miss Ruth Gales."

Later, the article states that the "14-room Council house" is "entirely debt-free and affords some income from its three double rooms for transient women guests, its parlor and conference room which are used for social events by some organizations, and its garage." This income is insufficient to meet maintenance costs, especially for the previous year when, "an unusually large headquarters expense item was required to rid the place of termites." Ridding the Council House of termites cost $1,000.

["The National Council of Negro Women – What is it selling?" *Washington Afro-American*, 17 April 1951.]

Figure 2-021: Composite image of an upstairs bedroom in the Council House. Note the wallpaper and furnishings, 1951. (Photo: *Washington Afro-American*, 17 April 1951).



A Division Sales Manager from the Sherwin-Williams Company wrote the NCNW thanking them for allowing the company to use the current carriage house for storage. He wrote:

"We wish to thank you for the courtesy extended to us in making available your garage building first floor at the rear of 1318 Vermont Avenue, N.W. We are accepting this property for the storage of our materials at the monthly rental of $25 for the period beginning May 1, 1951 and ending on October 31, 1952."

[F.A. Irwin, Sales Manager, to NCNW, 20 April 1951, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 7, Box 8, Folder 1 (House Committee - NCNW, 1950-55.)]

1953

Staff meeting minutes from 16 November 1953 reported that:

"A general discussion of office routine and decorum followed. It was agreed that special lunch periods be assigned each employee and that there should be no food eaten on the office floor. The employees were urged by Mrs. Mason to use the kitchen on the first floor for preparation and eating of lunch."

[Staff Meeting Minutes, 16 November 1953, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 7, Box 15, Folder 3 (Staff Meetings, 1951, 1953.)]

The Council seeks permission from Bethune to transform her room into an office for the President.

"I understand that the rooms which were set aside by the National Council of Negro Women for your use during your lifetime have been rearranged so that the apartment which was your bedroom could be used for an office room and your bed is now in the large dressing room. I further ascertain that you were not asked about this change in advance so I feel it my duty to get your judgment in the matter. The office arrangement leaves much to be desired as you know, since we do not have all the room needed, but before this apartment is converted into an office for the President, I should like to have your consent."

[Vivan C. Mason to Bethune, 17 November 1953, Mary McLeod Bethune Papers: The Bethune Foundation Collection, Part 1; Reel 18, National Council of Negro Women File, Correspondence, 1953. Microfilm copy.]

Figure 2-022: Portrait of Bethune working at her desk, ca. 1950s. Note: This image may not have been taken in the Council House. (Photo: National Archives for Black Women's History, National Council of Negro Women Records, Series 14, Photo No. 3931).



1954 The House Committee reported on improvements made for the November 1953 convention. Work included the following:

"1. The house was cleaned from the basement to the third floor. All rooms on the third floor were painted with the exception of the two small

bedrooms and the International Room. All second floor rooms were painted. In the reception room on the first floor, the walls were washed; the kitchen plastered and painted. Repair of the kitchen and conference room is a project of the Washington Council and will be finished this spring. Electrical repairs made where necessary.

"2. The old carpets on the stairway leading from the second floor to the third floor were removed and replaced with rubber treads. A linoleum runner was placed in the small hallway on the third floor.

"3. All carpets and rugs in the house were cleaned, including the stairway carpets leading from the first to the second floors, and metal edges placed on each step where the carpet was worn through.

"4. The Curtis Memorial Room was redecorated by Mrs. Harriet Hall of Boston and Mrs. Eleanor Dailey of Chicago, life members – daughters of Mrs. Curtis….The Curtis room was redecorated by the Fisher Interior Decorators. New curtains, spreads and a rug were sent down from Boston.

"5. The Elks Room was painted; new bed spreads and new lamp shades were bought; mattresses renovated and rug cleaned.

"6. The offices were painted and changes made in the physical setup which we hope will insure better and more convenient working conditions. The Walker Room is now being used as the President's office and the president's former office is now being used by the Executive Director. The main office was remodeled to serve as a reception room by moving the partition and making a larger general office in the room which serves as the office of the Executive Director."

Disbursements for the work including labor totaled $549.41. Plans for the future were outlined. Work needed included repairing the front of the building, painting three rooms on the third floor and the back stairway, weather-stripping all windows, repairing the floor of the furnace room in the basement.

[Report of the House Committee, 26 February 1954, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 7, Box 8, Folder 1 (House Committee - NCNW, 1950-55.)]

In May, the House Committee reported that the following repairs were necessary: painting the outside of the house, plumbing work, electrical repairs, and desk lights. Furnishings needed included couch and chair covers for the entire house, draperies for three offices, and various linens and tableware.

[House Committee to Council Members, 19 May 1954, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 7, Box 8, Folder 1 (House Committee - NCNW, 1950-55.)]

In June 1954 the NCNW took an itemized inventory. This list provides a detailed description of how individual rooms were decorated and gives insight into how the spaces were used. For example, the International Room contained two twin-size beds, one dresser with glass top, one vanity and vanity bench, two upholstered chairs, one night stand with glass top, two mirrors (one over the mantle), two vanity lamps with shades, one night lamp with shade and carpet, and wall-to-wall carpeting. Other rooms identified in the inventory included the Curtis Room, Kelley Room [Elk Room], back bedroom, Garland Room, Reception Room, Bailey Memorial Room, and the kitchen. The Delta Room is listed as the Executive Director's Office, and the Walker Room is listed as the President's Office.

[NCNW Inventory, 30 June 1954, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 7, Box 8, Folder 1 (House Committee - NCNW, 1950-55.)]

In the NCNW Annual Report for the period 15 November 1953 through 13 November 1954, a description was given of the manner in which the Council House rooms were rearranged. The report states:

"Meetings have been held and frequent calls made to members of the Executive Committee residing in and near Washington on matters pertaining to administration. As an example, when a study of the physical features of the office and the flow of work was made, it seemed that a rearrangement would insure privacy for the Administrative Secretary whose duties include the keeping of books and other financial transactions and records. She and her work were exposed to visitors and business people affording no privacy at all. The other members of the clerical staff were housed in this same open space. A shifting of partitions provided two offices, one a reception center and typist clerk office and one an office for the administration secretary where files and other office equipment could be located.

"The heavy volume of mimeographing and lack of facilities for work and storage in the general office made it necessary to seek space for this function. The hall room on the third floor was utilized after a written request to Mrs. Helen Garland who had furnished the room for the Council. Shelves were erected where mimeographed materials and stock could be kept. The entire effect was to ease the office functions, improve the appearance and increase the efficiency of office operations.

"Before settling permanently in the room the president uses, a letter was written to Mrs. Bethune asking if she had any objections to her bedroom being used as the office for the president and the small dressing room to be converted to a bedroom. Mrs. Bethune was unable to remain at Council House in the rooms provided for her use since 1949 because there was no permanent housekeeper. The office the president had formerly used had been given over to the Executive Director. Miss Dorothy Height, president of Delta Sigma Theta Sorority, donor of the furnishings of the President's office gave her consent for the change. Permission was also secured from Mrs. Marjory Joyner who had been responsible for some of the furnishings for the C.J. Walker Room. Mrs. Bethune sent her usual gracious reply, 'do whatever will help the work and the organization.'"

[Annual Report to the National Council of Negro Women, n.d., Mary McLeod Bethune Papers: The Bethune Foundation Collection, Part 1; Reel 18, National Council of Negro Women File, Convention, 1954. Microfilm copy.]

1955 On 18 May 1955 Bethune (79) died in her home in Daytona Beach, FL.

["Mary McLeod Bethune Dies, Noted Negro Educator, 79," *New York Herald Tribune*, 19 May, 1955.]

The House Committee reported on the status of house repairs and what had been accomplished over the year:

"Last year our report was given listing the many needs of our Council House. A report in detail was given quoting a price of $10,000 for the renovation of the building. The Board felt that because of the expense involved it would be far more economical to think in terms of a new building.

"During the past year the Committee's accomplishments have not been all we had hoped for.
I. The Committee is very proud of the manner in which our housekeeper Mrs. Harris has kept the building orderly and clean day by day…
II. The Committee has only one money raising project with net proceeds of $95. This was used to cover the office floors. The cost of linoleum was $133.25; removing the old linoleum and laying the new was $59.75, making a total of $192.75 which the Committee finished paying for on November 1, 1955."

Other repairs reported were mending the roof, replacing window panes, installing new door locks, and painting the front of the building. Also, new draperies were installed and chairs were reupholstered and legs on the sofa were replaced in the President's office.

[Report of the House Committee, 8 November 1955, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 7, Box 8, Folder 1 (House Committee - NCNW, 1950-55.)]

1960 The Finance Committee reported that the NCNW made an effort to "encourage small groups to use the Council House Bailey Room thereby increasing the rental income. Miss Height reminded the Committee of the problem that increased maintenance of facilities would be needed if used more than at present."

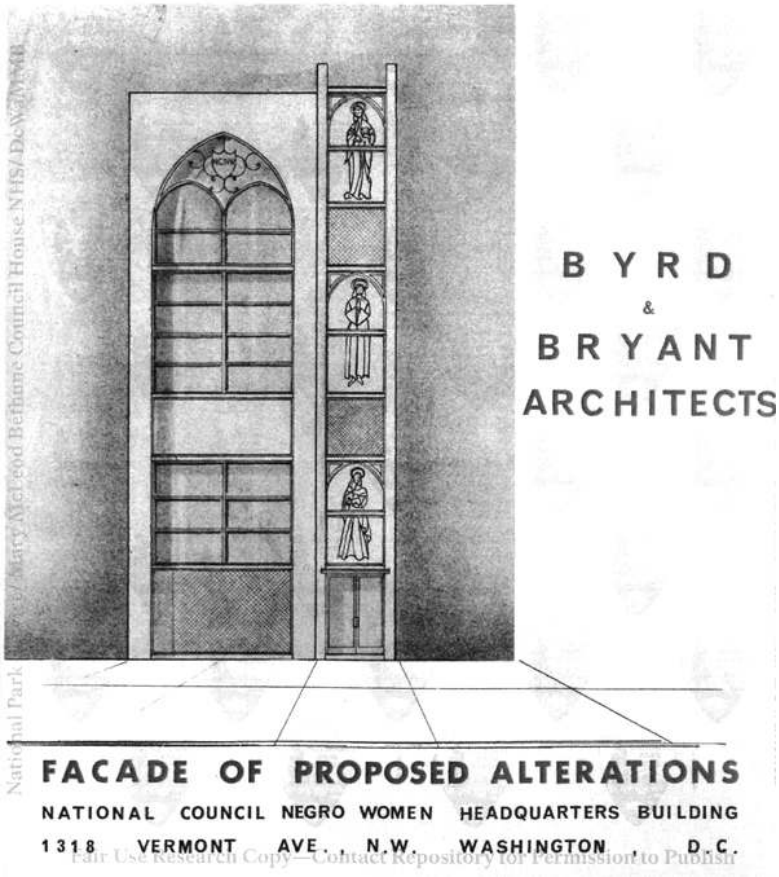
[Finance Committee Meeting Minutes, 19 February 1960, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 10, Box 18, Folder 10 (Finance Committee, 1960-65.)]

1961 A committee formed to research the possibility of acquiring a new headquarters building reported on the criteria – related to location, size, land cost, environment, and availability – for purchasing the property. The committee was looking for a site that was not less than ten thousand square feet and allowed for on-site parking. They also wanted a site that was "readily identifiable as a part of a neighborhood of public and private organizations of national stature" and a site that was "in an area which affords maximum protection for women who may use the facilities at night."

[Report of Subcommittee on Site Selection, 17 January 1961, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 10, Box 19, Folder 9 (Headquarters, 1960-63, 1966-69.)]

1964 The NCNW makes plans to remodel the street façade of the Council House, hiring architect David R. Byrd. His plan called for refacing the building with a Gothic-detailed design in marble, stained glass, and aluminum. The plan met with some public opposition and was ultimately never carried out.

Figure 2-023: Proposed alterations (never implemented) to the Council House façade, ca. 1964. (Illustration: National Archives for Black Women's History, National Council of Negro Women Records, Series 10, Box 19, Folder 9).



National Park Service/Mary McLeod Bethune Council House NHS/DeWAMB
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Wolf von Eckardt, architectural critic for *The Washington Post*, wrote about the proposed plan stating that:

"A harmonious residential neighborhood is no place for wild sculptural escapades. This is not a building but a monument. It is not a tribute to Mrs. Bethune, but a monument to mawkish bad taste."

["Neighbors Can't Face Plan to Put Glass Façade on Old Townhouse," *The Washington Post*, 15 April 1964.]

An architect hired by the NCNW submitted a proposal for the renovation and repair of the Council House. In the architect's statement, the following work was proposed:

"The architect in 1960 prepared plans which Council has on file for the rehabilitation and reclaiming available space in the basement of 1318 Vermont Avenue for use as offices. This survey also projected course for renovating areas above the basement level. Considerations in this

survey included air conditioning for existing executive office suites and the conference room only on the first floor.

"In view of present orders, the Department of Building Inspection and the needs as expressed by the personnel, we find that the cost for necessary renovations and repairs to 1318 Vermont Avenue is $15,678.

"Work included development of new entrance and repairs to existing entrance, exterior and interior painting, which will include the necessary pointing up, caulking, replacement of glass, etc., installation of air conditioning in executive offices, conference room and living areas, the rehabilitation of proper plumbing facilities, alterations to kitchen unit, demolition or repair to stable as ordered by the District of Columbia, or the carriage house.

"The required works to rehabilitate this property may be listed by you in order of preference, in the event you find that you are unable to budget for the entire project."

[Architect's Statement on Renovation and Repairs, n.d., National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 10, Box 19, Folder 9 (Headquarters, 1960-63, 1966-69.)]

Note: Although the architect is not named, this statement may have been prepared by the firm Byrd & Bryant, who had proposed the 1964 redesign of the house and completed alterations and repairs to the carriage house in 1965-66.

April 1965 — The NCNW received a building permit to "correct deficiencies as ordered by condemnation board" on the carriage house. The architect listed on the permit is Byrd & Bryant. Inspectors' report cards that accompanied the permit indicate that work on the exterior masonry wall began in April 1965. Other work included replacing rotted joists and work on the roof. Construction continued throughout 1965 until the spring of 1967. (This work apparently started after almost a year's delay, as a permit had previously been filed on 16 July 1964 also to "correct all deficiencies as ordered by the board of condemnation").

[Application for Permit to Make Repairs or Alterations to an Existing Building, 2 April 1965, Permit No. B-126728 and Application for Permit to Make Repairs or Alterations to an Existing Building, 16 July 1964, Permit No. B-116818.]

Oct. 1965 — A building permit was filed by architect David R. Byrd for "minor alterations and repairs…to interior of existing dwellings" and to "replace existing concrete steps with new concrete steps with new concrete slab."

[Application for Permit to Make Repairs or Alterations to an Existing Building, 29 October 1965, Permit No. B-136218.]

Nov. 1965

In November three permits were filed on behalf of the NCNW. These permits included work to build a 7-foot-high brick fence in the courtyard, to make alterations and structural changes to the carriage house (this was a revision of permit no. B-126728), and to install one water closet, one basin, and one sink in the carriage house. Inspectors' report cards indicate that work started on 22 December 1965 and included roof and window work, masonry and framing repairs, installing dry wall, and interior and exterior painting. (This work was completed 7 March 1967).

[Application for Permit to Build Fence on Private Property, 5 November 1965, Permit No. B-136488, Miscellaneous Application, 5 November 1965, Permit No. B-136487, and Application for Plumbing and/or Gas Fitting, 26 November 1965, Permit No. B-124255.]

A set of annotated plans by architect David R. Byrd dated 5 November 1965 provides greater detail regarding the carriage house project. Alterations included, for example, installing new aluminum casement windows in the existing openings of the front façade, installing a new metal gutter and fascia board at the roofline, replacing the roof with new built-up roofing, installing a new concrete floor on the ground level, replacing damaged wood rafters, installing a kitchen and bathroom on the ground floor, and installing new interior wood steps. Work also included new heating, plumbing, electric, and air conditioning.

["Renovation of Existing Garage," Drawings by David R. Byrd, Architect, 5 November 1965. From NPS ftp site. Photocopy.]

Jan. 1966

A fire broke out in the basement of the Council House on 27 January 1966. Fire and smoke caused extensive damage and "cut water pipes and lack of heat caused severe inconvenience and a health hazard." This required the NCNW to vacate the property and take up temporary offices at 1110 Vermont Avenue, NW, and in Room 1002 of the Dupont Circle Building at 1346 Connecticut Avenue, NW. Later, the organization established offices in Suite 832 in the same building. The house would remain unoccupied until 1975.

[Draft Press Release, February 1966, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 9, Box 9, Folder 61 (Chronological Correspondence, Feb. 1966.)]

A report on the fire cited the cause to be "a leak in the oil tank." The report gives the following account of the event:

"Smoldering oil covered the floor of the basement – fireman had to use masks to enter. The very speed with which they fought off explosion

spread the building damage. They cut through the living room floor, tore down doors and released heavy fumes of oil, still gripping walls throughout the house...

"Our insurance will cover the damages directly caused by the fire, but will not cover the full result of the fire such as bursted pipes, the water soaking…

"Council House can no longer be occupied. Repairs and remodeling beyond anything we had planned will be necessary. It broke our hearts to witness the end of the large plant that has beautified the window for years…

"Council House has been a center for contact with women of all races from all parts of the world. Mrs. Bethune and every President following had accommodations there. Literacy, classes, board and committee meetings, Washington Council and Regional meetings, seminars, headquarters offices, the Bailey collections archives and museum, several artists' paintings of our Founder, wedding receptions, lectures are characteristic of the activities and services that have made Council House mean so much to so many."

[Untitled report, no date, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 10, Box 19, Folder 9 (Headquarters, 1960-63, 1966-69.)]

March 1966 — In March of 1966 the NCNW received a permit for electrical work – to rewire the existing oil burner and controls – and permits for installing air conditioning and a precast slab (24x54x2) set in the rear yard for the air conditioner.

[Application for Electrical Permit, 1 March 1966, Permit No. B-213458, Application for Permit to Install Refrigerating System, 4 March 1966, Permit No. B-127557, and Miscellaneous Application, 4 March 1966, Permit No. B-140110.]

Note: This permit is for work on the carriage house.

Nov. 1966 — At a Board of Director's Meeting on 9 November 1966, the following was reported:

"The President reported that there had been a fire at Council House, 1318 Vermont Avenue, since our last meeting. Under the Urban Renewal Program, Council House has been designated part of the Greater Renewal Development. We hope to restore the house in such a manner that it will be useful for educational purposes. Council House has increased in value to $50,000 which was offered last year, from its original cost of $18,000, because of the vicinity's probable development into high rise luxury apartments."

[Board of Directors Meeting Minutes, 9 November 1966, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 3, Box 1, Folder 19 (Board of Directors, 1966.)]

1971 Since the fire in 1966, the Council House stood empty and was at risk of vandalism. Presumably to prevent damage and break-ins, the NCNW hires American Iron Works, Inc. to install fifteen window guards on basement and first floor windows (front and rear of the house) and one bar gate on the "rear first floor kitchen door" for $845.

[Acceptance Letter, 27 January 1971, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 29, Box 16, Folder 11 (Council House, 1971, 1973, 1975, 1977.)]

1972 On 30 June 1972 the Logan Circle Historic District was listed in the National Register of Historic Places. The district was recognized as a "unique, virtually unchanged example of a prosperous, late-19th century residential neighborhood constructed around a large urban open space. The focal point of the district was Logan Circle…an important element of the 1791-92 L'Enfant and Ellicott Plans of the Federal City." Of additional importance were the "closely grouped, impressive three- and four-story houses" surrounding the circle and on the radiating streets. Nearly all of which presented "an almost solid street façade of late Victorian and Richardsonian architecture."

[Taylor, Nancy C. National Register of Historic Places – Registration Form, "Logan Circle Historic District." 30 June 1972.]

1973 The urban renewal plan for the Shaw neighborhood included the Logan Circle area, and by the early 1970's some residents feared that it would become an exclusively white, upper-income neighborhood.

"The National Council of Negro Women is among property owners who have resisted attractive offers for their Logan Circle holdings and intend to retain houses there. The organization's national headquarters is among the landmarks within the area. The two-story house at 1318 Vermont Avenue, N.W., has been boarded up since 1966 when fire partially destroyed it. Vandals and thieves prey on the place, neighbors say."

["Logan Circle: The Next Georgetown?" *The Washington Post*, 21 May 1973.]

Feb. 1974 At the Board of Directors meeting on 15 February 1974, the NCNW discussed the restoration of the Council House. A report was given on finances and to "impress upon [the Board] the urgency of the matter, the

letter from the architect was read. Besides it was carefully explained that HUD will restore the Council House to its original likeness, bringing up-to-date the items required to meet the standards of the District of Columbia. However, such items as central heating, drapes, rugs, and the like will be the responsibility of the NCNW components."

[Board of Directors Meeting Minutes, 15 February 1974, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 3, Box 1, Folder 21 (Board of Directors, 1973-74, 1976-77.)]

Apr. 1974

After nearly a decade of vacancy, the house had fallen into disrepair, and the NCNW was being cited by the city for code violations. Thus, in 1974 the NCNW started to make plans to rehabilitate the house. Financial support was provided by a loan from the D.C. Redevelopment Land Agency.

"The [Special Committee on Finance] recommends that the NCNW go forward with two projects concerning restoration of property already owned…

"1. Restoration of 1318 Vermont Avenue, N.W., Washington, D.C. The estimated cost for total restoration of these premises is $169,000. HUD through the District of Columbia Redevelopment Land Agency has approved an early commitment request not to exceed $50,000 for a loan at 3 per cent per annum for 20 years in addition to a grant of $20,000 for a façade easement. One hundred thousand dollars additional monies are needed to complete this project which calls for the following expenditures:

a. Architectural fees, permit costs, etc.
b. Complete restoration, including central heating and cooling systems, security, furnishings and landscaping.

"1318 Vermont Avenue, N.W., has been designated and included in a list of historic buildings in the District of Columbia. This site was the original Headquarters of the NCNW, purchased under the leadership of Mrs. Mary McLeod Bethune. The historical significance and social utility of the building in the 1970s and 80s demands that we raise $100,000 for the restoration of Council House."

[Report of the Special Committee on Finance, undated, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 3, Box 1, Folder 21 (Board of Directors, 1973-74, 1976-77.)]

The same month, the NCNW received a drawing, a work write-up, and specifications from Turner Associates, Architects and Planners, for work on the house. A set of annotated plans dated 15 March 1974 provides greater detail regarding the renovation project. A summary follows:

Basement
Front Hall/Front Stair
- Remove existing partitions from hall, remove existing floor tile, and install new vinyl asbestos flooring.
- Remove existing front basement door and install new sold core birch wood door.

Bedroom
- Repair windows, including replacing missing sash cords from bay windows, or installing spring-clip balances, installing new metal weather-stripping, adjusting stops to make weathertight, and replacing loose putty and repairing trim as required.
- Remove interior window and trim out with drywall.
- Repair and replaster walls.
- Repair floor and install new vinyl asbestos flooring.

Storage Room
- Repair and replaster walls.
- Repair floor and install new vinyl asbestos flooring.

Mechanical Equipment Room
- Remove existing oil fired furnace.
- Repair and replaster walls.
- Install new concrete slab as required.

Bathroom
- Remove existing plumbing fixtures and install new fixtures.
- Remove existing partitions.
- Remove existing door and frame, close up opening with steel or wood studs and dry wall.
- Repair floor and install new vinyl asbestos flooring.
- Install new concrete slab as required.
- Install ceramic tile.

Living/Dining Room
- Repair floor and install new vinyl asbestos flooring.
- Repair windows.

Kitchen
- Remove existing partitions.
- Repair windows.

First Floor
Front Entry Vestibule
- Repair and replaster walls.
- Install water resistant drywall ceiling.

Front Hall
- Repair and replaster walls.
- Repair flooring and install new padding and carpeting.
- Remove all existing radiators and exposed heating lines. Patch all walls, floors, and ceiling affected.
- Remove existing light fixture.

Front Stair
- Remove existing floor covering.

- Fill worn stair treads and install safety type rubber tread covers.

Living Room

- Remove all existing radiators and exposed heating lines.
- Remove existing wall and floor coverings.
- Repair flooring and install new padding and carpeting.
- Repair and/or replace ornamental ceiling molding to its original shape, size, and decorative treatment.
- Repair windows and replace broken window panes.
- Repair sliding doors and tracks to work properly.

Reception Area

- Repair windows.
- Remove all existing radiators and exposed heating lines.
- Remove existing light fixtures.
- Repair flooring and install new padding and carpeting.
- Repair and/or replace ornamental ceiling molding.
- Remove built in furniture; repair all affected surfaces.

Kitchen

- Remove existing kitchen equipment; patch all walls, floors and ceilings affected.
- Remove existing floor tile, repair flooring, and install new vinyl asbestos tile.
- Remove baseboards and trim around doorways and windows; install new drywall over existing walls; tape and spackle joints; and replace baseboards and other trim. (Alternate replaster walls).
- Install new kitchen equipment.
- Install drywall over existing ceiling.
- Remove existing back door and install new solid core birch wood door.

Back Stair

- Remove all existing radiators and exposed heating lines.
- Replace missing balustrades.
- Fill worn stair treads and install safety type rubber tread covers.
- Remove existing back door and install new solid core birch wood door.

Second Floor

Front Hall

- Remove existing light fixture.
- Remove existing wall covering.
- Remove existing floor covering and install new padding and carpeting.
- Remove baseboards and trim around doorways and windows; install new drywall over existing walls; tape and spackle joints; and replace baseboards and other trim. (Alternate replaster walls).

Front Stair
- Remove existing floor covering from stair.
- Fill worn stair treads and install safety type rubber tread covers.
- Replace missing balustrades and secure hand railing.

Front Office
- Remove existing transom from door to hall; install new wood panel door and new glazed transom.
- Remove existing wall covering.
- Remove existing floor tile, repair flooring, and install new vinyl asbestos tile.
- Remove all existing radiators and exposed heating lines.
- Remove existing lockset and install new closet set.
- Remove existing low partitions.

Middle Office
- Remove existing wall covering.
- Remove existing floor tile.
- Remove existing lockset and install new closet set.
- Repair windows and replace broken window panes.
- Remove existing door and frame; close up opening (to bathroom) with steel or wood studs; and dry wall or plaster partition.

Bathroom
- Repair windows and replace broken window panes.

Rear Office
- Repair windows and replace broken window panes.
- Remove all existing radiators and exposed heating lines.
- Remove existing wall covering.
- Remove existing floor covering, repair flooring, and install new vinyl asbestos tiles.

Bedroom
- Repair and replaster walls as required.
- Remove existing low partitions, patch all walls, floor affected.
- Repair flooring and install new padding and carpeting.
- Remove all existing radiators and exposed heating lines.
- Repair windows and replace broken window panes

Back Stair
- Repair windows and replace broken window panes

Third Floor

Front Hall
- Remove baseboards and trim around doorways and windows; install new drywall over existing walls; tape and spackle joints; and replace baseboards and other trim. (Alternate replaster walls).
- Repair flooring and install new padding and carpeting.
- Install suspended acoustical tile ceiling.
- Remove existing lockset and install new closet set.

Front Stair
- Repair flooring and install new padding and carpeting.
- Secure hand railing.

Small Front Office
- Repair windows and replace broken window panes.
- Replace window sash.
- Remove all existing radiators and exposed heating lines.
- Remove existing light fixture and patch surfaces as required.

Large Front Office
- Properly fit (hallway) door to frame.
- Remove existing wall covering; fill all cracks and holes; and prepare surface for new finish.
- Repair and replaster walls as required.
- Repair flooring and install new vinyl asbestos tile.
- Remove existing light fixture.
- Install drywall over existing ceiling. (Alternate replaster).
- Remove all existing radiators and exposed heating lines.
- Remove existing window unit (sashes, frames and glass) and replace with similar to existing.
- Repair windows and replace window panes.

Middle Office
- Remove all existing radiators and exposed heating lines.
- Remove existing light fixture.
- Repair flooring and install new vinyl asbestos tile.
- Install drywall over existing ceiling. (Alternate replaster).
- Remove existing window unit (sashes, frames and glass) and replace with similar to match existing.

Bathroom
- Remove all existing radiators and exposed heating lines.
- Remove existing light fixture.
- Install drywall over existing ceiling. (Alternate replaster).

Rear Office
- Remove existing window unit (sashes, frames and glass) and replace with similar to match existing.
- Remove existing light fixture.
- Remove all existing radiators and exposed heating lines.
- Repair flooring and install new vinyl asbestos tile.
- Install drywall over existing ceiling. (Alternate replaster).
- Remove baseboards and trim around doorways and windows; install new drywall over existing walls; tape and spackle joints; and replace baseboards and other trim. (Alternate replaster walls).

Back room
- Remove baseboards and trim around doorways and windows; install new drywall over existing walls; tape and spackle joints; and replace baseboards and other trim. (Alternate replaster walls).
- Remove existing window unit (sashes, frames and glass) and replace with similar to existing.

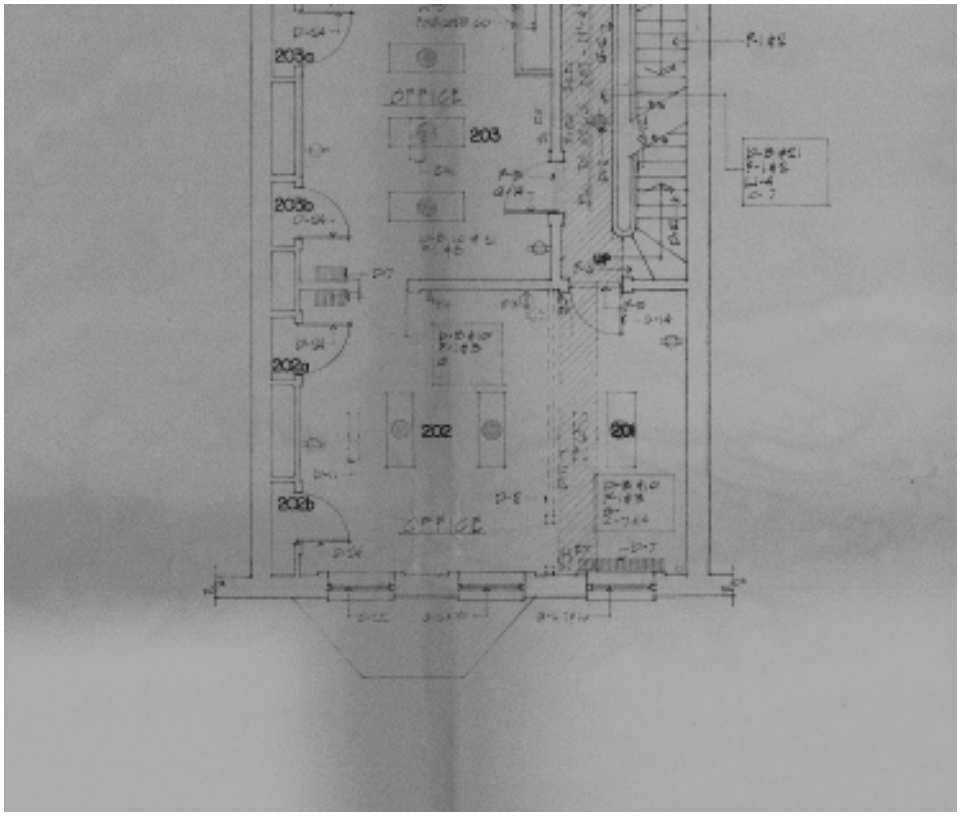
- Remove existing floor covering.
- Remove all existing radiators and exposed heating lines.
- Repair flooring and install new vinyl asbestos tile.
- Install drywall over existing ceiling. (Alternate replaster).

Back Hall/Stair

- Secure handrailing.
- Remove existing window unit (sashes, frames and glass) and replace with similar to existing.
- Repair flooring and install new vinyl asbestos tile.
- Remove baseboards and trim around doorways and windows; install new drywall over existing walls; tape and spackle joints; and replace baseboards and other trim. (Alternate replaster walls).
- Install drywall over existing ceiling. (Alternate replaster).
- Fill worn stair treads and install safety type rubber tread covers.

[Turner Associates to Ruth Sykes, April 1974, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Misc. papers filed with oversized drawings.]

Figure 2-024: Detail of second floor from Turner Associates progress plans, 1974. (Photo: National Archives for Black Women's History, BMA Records, Series 139, oversized drawings).



Aug. 1974 The NCNW began to solicit bids for restoration of the house.

["Invitation for Bid," *The Washington Post*, 15 August 1974.]

Feb. 1975 The NCNW began restoration of the house. "According to documents, photographs of the rehabilitation, and an examination of the physical fabric of the house, the major changes were as follows: new tin roof, air-conditioning, plumbing, and gas heating systems installed. First-floor repairs and changes included a new hardwood floor and hanging fluorescent light fixtures in the rear parlor. The second- and third-floor ceilings were dropped and covered with acoustic tiles, hiding the tin coffered ceiling original to the house. The basement, having suffered the most serious damage during the fire, received a new bathroom, kitchen, fireplace, and storage rooms. Hollow-core doors and metal knobs replaced many interior doors and knobs throughout the house. The exterior of the house was painted. The carriage house was converted into office and storage space. Renovations continued through 1978."

[Historic American Buildings Survey. "1318 Vermont Avenue, N.W. (Mary McLeod Bethune House)" HABS no. DC-775. Washington, D.C.: U.S. Department of the Interior, National Park Service.]

The NCNW received a letter from the Mayor stating that he supports their efforts to rehabilitate the house. He wrote:

"Thank you for your letter of January 14, 1975 describing the difficulties which you have been encountering in attempting to rehabilitate the Council's property located at 1318 Vermont Avenue, N.W. As you know, I am very familiar with the Council's work and in this regard I will do anything I can to assist you to bring about the Council's objectives.

"I have discussed the matter of the renovation of your property with Mr. Melvin Mister, Executive Director of the D.C. Redevelopment Land Agency, and he has indicated that his Agency has approved the $50,000 Section 312 loan which you requested. He further indicated that both the loan settlement and the start of rehabilitation may occur during February 1975.

"Please keep me apprised of your progress, since I have a particular interest in seeing that the Council's objectives are met."

[Letter from Walter E. Washington, Mayor, to Ms. Ruth Sykes, Special Assistant to the Executive Offices, NCNW, 7 February 1975, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 29, Box 16, Folder 11 (Council House 1971, 1973, 1975, and 1977.)]

The NCNW received a permit to install one Bryant air-conditioning unit and a compressor in the courtyard.

[Application for Permit to Install Refrigerating System, 28 February 1975, Permit No. B-212468.]

March 1975 — The NCNW received three permits. One for "renovation and restoration of three stories and basement;" one for installing 72 outlets, 10 inside fixtures, 2 outside fixtures, and 1 air conditioner; and one for installing 3 bath tubs, 3 water closets, 3 basins, 2 sinks, and 2 garbage disposals.

[Application for Permit to Make Repairs or Alterations to an Existing Building, 3 March 1975, Permit No. B-231568 and Application for Electrical Permit, 11 March 1975, Permit No. B-344245, and Application for Plumbing and/or Gas Fitting, 24 March 1975, Permit No. B-212937.]

May 1975 — The Mary McLeod Bethune Council House was listed in the District of Columbia Inventory of Historic Sites on 9 May 1975.

The NCNW received a permit for adding two 12' steel beams to support a condenser and timber beams capped with sheet metal to support an evaporator.

[Application for Permit to Make Repairs or Alterations to an Existing Building, 5 May 1975, Permit No. B-232996.]

Jan. 1976 — In making plans for the reopening of the Council House in celebration of the Bicentennial, the following outline of purpose and activities were proposed:

"NCNW: Bicentennial Activity – To furnish and restore for the use by members and the community the Council House, located at Vermont Avenue, N.W., Washington, D.C.; the home of Mary McLeod Bethune in the Nation's Capitol.

"Activity –
1. Committee appointed and notices mailed re: appointments
2. Organizational meeting of Metro-D.C. Committee Members
3. Determine furnishing and furniture needs
4. Compute approximate costs
5. Prepare letter and brochure diagramming lay-out of rooms to be refurbished, location of furniture and furnishings, and cost of each item; preliminary information on formal opening
6. Prepare and mail purpose letter, brochure, commitment form used to indicate item contributor wishes to purchase/donate, amount pledged, final date for submission of contribution by February 20, 1976
7. Deadline for receipt of funds – May 30, 1976
8. Coordinate purchases of March 3; set delivery deadline for June 15, 1976

9. Coordinate program for formal opening with local and national Bicentennial Commissions
10. Prepare brochure on Council House with Historical Narrative (similar to documents prepared by National Historical Trust)
11. Request President of Bethune Cookman College to attend and present an item of furniture or otherwise from Mrs. Bethune's home in Daytona Beach, Florida
12. Formal Opening – July 10, 1976."

[Memo, 16 January 1976, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 25, Box 2, Folder 9 (Council House, 1976.)]

1977 — The NCNW hired Dr. Bettye Collier-Thomas to direct the Bethune Historical Development Project, and two years later, on 11 November 1979, the NCNW opened the Mary McLeod Bethune Memorial Museum and National Archives for Black Women's History in the Council House.

Feb. 1977 — Interior renovations were complete, and the NCNW reopened the house (although the headquarters remain at the Connecticut Avenue address).

A report was prepared outlining the history of the house, the recent renovation, and current conditions. The house was described as having 15 rooms, 2 complete kitchens, and 3 bathrooms. It also provided information on events following the fire. It states:

"On March 10, 1966, NCNW moved into 1346 Connecticut Avenue, and Council House remained vacant. Miss Height met with architects to see what could be done to rehabilitate Council House and it was decided that if we could purchase the house next door we could then knock down the walls and make a suitable headquarters building.

"When…our Attorney started negotiations for the house next door the asking price was in the neighborhood of $50,000 and in less than six months it had gone up to $125,000. We had to abandon the idea as we could not afford to purchase the other house and make repairs…

"On November 15, 1972 we were notified that the entire area had been placed on the Interior's [sic] National Register which meant that additional federal money would be available over and above that which is normally available in urban renewal areas for rehabilitation and restoration.

"This letter was followed by another from RLA dated September 24, 1973 urging us to make application for the available funds and proceed to restore the building which by this time had been cited for over 100 code violations.

"We applied to RLA and after several meetings we were told that the $20,000 promised to the organization for Façade Easement was not available but we could negotiate a 312 loan. We immediately applied and after many, many delays which caused us to utilize the good offices of the Mayor, finally on February 18, 1975, [we] placed in escrow the sum of $87,600 along with the $50,000 312 loan from RLA which was the amount necessary for the rehabilitation of the property…

"After careful analysis…the RLA along with our approval decided to award the contract. The proceed order was signed on February 18, 1975. We entered into this contract secure in the knowledge that RLA would not only dispense the funds but would monitor the project to see that the work was progressing as scheduled. This was not the case and it became necessary to have four different contractors and at least 25 meetings, letters, threats, lawyers and the like before the job was completed…

"On February 28, 1977, we received the keys from the contractor, signaling the end of his work on the interior of 1318 Vermont Avenue. We employed a young couple as caretakers and on March 3, 1977 Operation Sisters United became the first project in the new Council House."

["The Story of Council House," no date, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; NCNW Archives; Series 29, Box 16, Folder 11 (Council House, 1971, 1973, 1975, 1977.)]

April 1979 — In anticipation of the opening of the Mary McLeod Bethune Memorial Museum and National Archives for Black Women's History, the NCNW receives funding from the Department of the Interior's historic preservation grant-in-aid program.

"The National Council of Negro Women, $5,000 to aid in the restoration of the Mary McLeod Bethune House at 1318 Vermont Ave. NW, in the Logan Circle Historic District."

["District Historic Sites Get $353,594 in Grants," *The Washington Post*, 5 April 1979.]

Sept. 1979 — Work was also done on the front yard of the house in preparation for the opening of the museum and archives. This included repair to the gate.

"Pursuant to our conversation this morning regarding order of appropriate urn for front lawn of NCNW 'Council House,' I am requesting that you proceed as discussed. That is, please order from The Renovators' Supply, 71 Northfield Road, Miller's Fall, MA urn No. 8005 with 10" additional base and charge for reimbursable to your

account. As agreed, I am submitting a voucher for $700, the amount of purchase, to the NCNW National Headquarters at 1819 H St., N.W.

"Thank you for your cooperation. This will assure our receipt of the item prior to our November 11, 1979 opening date."

[Guy C. McElroy to Ward Bucher, 28 September 1979, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Box 101, Ward Bucher Folder.]

The NCNW contracted with Nol Putnam, blacksmith, for the restoration of the front gate of the Council House. Work included the fabrication and installation of the half of the gate that was missing, cleaning the straightening the existing half, and installing replacement finials for those missing along the gate and fence.

[Guy McElroy to Nol Putnam, 28 September 1979, [Finance Committee Meeting Minutes, 19 February 1960, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Nol Putnam papers.]

Nov. 1979 — On 11 November 1979, the NCNW opened the Mary McLeod Bethune Memorial Museum and the National Archives for Black Women's History, in the Council House. According to a Washington Post article reporting on the opening, the museum was located on the upper floors of the Council House and will feature "black women in the fields of education, journalism, and entertainment and will include prominent literary figures and professional speakers." Additionally, the museum incorporated "maroon panels that show drawings and offer short biographies…dolls, sculptures, and other items recalling the accomplishments of [the featured] women." The museum was located in the house, while the archive was located in the carriage house.

["Museum Seeks to Give Black Women of History 'Credit they Deserve'," *The Washington Post*, 8 November 1979.]

October 1980 — The NCNW started planning for a major restoration of 1318 Vermont Avenue, site of the Mary McLeod Bethune Memorial Museum and National Archives for Black Women's History. The NCNW's Bethune Historical Development Project, directed by Dr. Bettye Collier-Thomas, coordinated the restoration. Other individuals involved included Guy McElroy, Historical Landmark Coordinator; Terry Lamb, Construction Contract Manager; and Ward Bucher, architect. The project was funded through grants from the DC Department of Housing and Community Development and the Department of the Interior Heritage Conservation and Recreation Services, as well as from NCNW general funds.

[Guy C. McElroy to Charity Davidson, 17 August 1981, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Box 101, Restoration Folder.]

William Seale was hired as the "historical design specialist" to "consult and advise on historical accuracy, design, furnishings, colors, window and wall hangings, floor coverings, lighting, and decoration."

[Guy McElroy to Ward Bucher, 28 October 1980, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Box 101, Ward Bucher Folder.]

Dec. 1980 "Pursuant to your telephone calls of December 4, 1980 instructing me to begin the Restoration project on January 15, 1981, I have directed Mr. Terrence Lamb, Construction Manager, to begin preparation for beginning on that date."

[Memorandum, Guy McElroy to Dorothy Height, 12 December 1980, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Box 101, Restoration Folder.]

Jan. 1981 The NCNW also received funding from the National Endowment for the Humanities (NEH) for the development of a museum exhibit.

"The [NEH] grant is designated for use in the development of the exhibit, 'The History of Black Women's Organizations, 1895-1955.' You will be receiving two vouchers which are covered under this grant.

"The first, for the sum of $420, is for payment of Mr. Archie Burgess, electrical contractor, for installation of track lighting…The second voucher will be for purchase of lights and lighting fixtures…These items are necessary permanent additions to the museum's operations, for the scheduled exhibit and are particularly appropriate now due to our program plans for Black History Month.

"Additional work upgrading and adjusting these systems will be undertaken during the planned restoration."

[Memorandum, Guy McElroy to Jay Manchester, Director of Finance, 29 January 1981, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Box 101, Restoration Folder.]

Feb. 1981 The NCNW received a building permit to install one gas conversion burner and one gas water heater.

[Application for Plumbing and/or Gas Fitting Permit, 17 February 1981, Permit No. B-295140.]

March 1981

Major work categories included the following: replace balustrade, replace cresting, replicate gate, repair metal door and window hoods, strip, stain and refinish wood work, clean and repair plaster ornaments, remove fluorescent fixtures, minor exterior repointing, replicate missing brackets, repair built-in gutters and downspouts, mortar analysis, first floor shutters, repaint first and second floors, replace acoustical tile, period lighting fixtures, and clean and repair mantels.

Note: This list of work items identifies what was *planned* for the first phase of the restoration. Chronology entries for June, July, and August 1981, as well as architectural investigations and existing conditions analysis, provide clarification as to what work was carried out.

[Guy McElroy to Dr. Dorothy Height, NCNW President, 7 March 1981, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Box 101, Restoration .]

May 1981

The NCNW began to receive contract proposals from various contractors.

A proposal dated 5 May 1981 from Hytla & Hart states:

"We hereby submit specifications and estimates for: Duplication and installation of crown molding in the foyer and dining room areas. Pointing up and patching of crown molding in the living room. The restoration of the centerpieces in the foyer and dining room. Replacement of ceiling banding and corner posts in the dining room. 8 champhers."

[Proposal, 5 May 1981, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Box 101, Restoration Approval Folder.]

A proposal dated 8 May 1981 from William Mays of Artistic Painters states:

"We hereby submit specifications and estimates for: to remove all paint from spindles in stair case hand rail from first floor up"

[Proposal, 8 May 1981, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Box 101, Restoration Approval Folder.]

The NCNW received an electrical permit to install 15 outlets and 10 fixtures.

[Application for Electrical Permit, 19 May 1981, Permit No. B-3881095.]

Figure 2-025: Due to missing elements and serious deterioration on the façade, carpentry work included the repair and replication of exterior wood details, n.d. (Photo: National Archives for Black Women's History, Bethune Museum and Archives Records, box labeled “Exhibit basement storage” and “Photos potential exhibits”).



June 1981

“Work on 1318 Vermont is progressing extremely well. Mr. Terrance Lamb has done an excellent job of locating tradesmen and organizing the work flow.”

[Guy McElroy to Dr. Dorothy Height, 2 June 1981, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Box 101, Terrence Lamb Folder.]

A paint scheme was selected for the interior of the house. This consisted of 2.5Y 9/2 for the walls and ceiling and 10YR 8/4 for the cornice and medallions.

[Guy McElroy to Charity Davison, 16 June 1981, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Box 101, Restoration Folder.]

"Terry Lamb has informed us that the back porch repair will not be done at this time because of financial reasons. Since the back porch is unsafe, we strongly recommend that it be repaired now or that the NCNW take whatever measures necessary to keep anyone from being able to get on to the porch."

[Memorandum, Ward Bucher to Dr. Bettye Thomas, 17 June 1981, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Box 101, Ward Bucher Folder.]

"A limited overrun has been caused by the unavoidable escalation of costs of time and materials created as a result of the short time allowed for the project and by the stringent requirements of the Architect resulting in the refabrication of expensive millwork and molding…

"There were a number of items which could not be undertaken under the current budget which are critical either to the appearance and preservation of the structure, or are integral to its functioning as an institution. In view of the fact that work on these items will be even more expensive later we are suggesting that these items be completed at this time. Delay will result in greatly increased cost combined with the necessity of taking apart work currently accomplished.

"One example is the demolition and repair of the rear porch and courtyard. The present porch is unusable. Rotting floor boards make it a hazard."

Other items that required action included: exterior roof repair, exterior paint, inner front doors repair, exterior doors fabrication, landscaping, step and walkway repair, fence and window bar repair, rear porch demolition and replacement, exterior front lights, move and level urn, dining room chandelier, alarm wiring, hall light and fixture, repair and refinish floors, bookstore, and wooden picture rail.

[Memorandum, Guy McElroy to Dr. Dorothy Height, 23 June 1981, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Box 101, Terrence Lamb Folder.]

The following contractors were hired to work on the Council House: R.L. Feltner/F.G. Taylor Roofing for roof repairs, Scott Herrington and Ron Richardson for carpentry services, Ira Samuels for plaster work, Michael Kramer for interior painting, Malcolm Robson for wood graining, William Mays for stripping, Hytla and Hart for crown molding, J.R.O. Electric Company for electrical services, A. Fermo for masonry work, and Michael Goldsholl for drywall. Some pieces of furniture were restored by Mr. Omar Rojas, of Rembert and Son, Furniture Restoration.

[Letters, Guy McElroy to Charity Davidson, 23 June 1981, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Box 101, Restoration Approval Folder.]

"I agree to carry out graining on the first floor and staircase on all prepared woodwork specified in walnut and maple for a sum of two thousand American dollars, to be paid within ten days of completion of my work."

[Contact, Malcolm Robson, Robson Worldwide Graining, 27 June 1981, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Box 101, Restoration Approval Folder.]

July 1981 — The NCNW Finance Committee agreed to provide a "$25,000 supplement" for additional work items related to the restoration, including refinishing the first floor floors, repairing the stoop and lower walk stair, landscaping the front and rear yards, installing a bookstore, and cutting and binding the existing carpet.

[Memorandum, Guy McElroy to Dr. Dorothy Height, 21 July 1981, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Box 101, Terrence Lamb Folder.]

The Council hired Joan Brooks, a landscape designer who lived nearby at 1334 Vermont Avenue, to design a landscape plan for the house.

"The enclosed landscape design reflects plants and designs of the Victorian era. It can be done in the summer or early Fall; finished, mulched and ready for the grand opening of the house. The cost for the entire project would be approximately $1,055. This includes the nursery fee, which would include a guarantee to replace dead plants within a year at one-half price, and my fee for the design, the finished drawing and the supervision of the actual work."

[Joan Brooks to Dr. Bettye Thomas, 7 July 1981, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Box 101, Ms. Joan Brooks Folder.]

Figure 2-026: Contractor applying decorative painting, n.d. (Photo: National Archives for Black Women's History, Bethune Museum and Archives Records, box labeled “Exhibit basement storage” and “Photos potential exhibits”).



Aug. 1981 — A report was submitted to the DC Department of Housing and Community Development that included a narrative description of the restoration project and budget. The narrative states that “the focus of the project was restoration of first floor interior, architectural detail and façade.” The revised budget of $70,700 included only items considered “critical to the preservation of the structure.” The report provides an itemized list and explanation of work and gives insight into the condition of the house prior to restoration. Excerpts from the report include the following:

“Gutting and Trash Removal

The walls of hallway and walls and ceilings in the dining area were ruined by application of stipple plaster, inappropriate paneling and water damage. Unsightly florescent lights had been installed in the dining area.

"Drywall
Replacing former ruined surface with new appropriate surface.

"Plaster Repair
Repair of damaged and stippled hall wall, preparation of surface of walls.

"Replacement of Crown Molding and Repair of Medallions
After careful consideration with specialists, it was determined that the existing crown molding in the dining area could not be restored due to water damage and deterioration of plaster…Replacement was most economic and most effective. Medallions were removed, cleaned, repaired and reinstalled.

"Carpentry
Repair and replication of wood detail of interior and exterior was required due to missing elements and serious deterioration on façade. Repair and replacement of baseboards and ogee, repair of exterior architectural detail, repair of interior doors, etc. were critical…Carpentry included difficult repair and installation and replacement of internal supports.

"Painting and Preparation of Graining
The graining of the interior wood detail required extensive preparation of the surfaces to be grained. The interior first floor had been painted several shades of white.

"Cabinet Maker
This was the largest single sub-contractor category. Most of the existent woodwork on the façade and cornice had to be replicated due to deterioration. Interior detail included baseboard and picture rail. Exterior architectural detail had suffered extensive damage due to damage from water and rot weakening internal support elements.

"Graining
Paint analysis indicated that the structure's woodwork had been grained. [Graining] included all first floor wood detail with the exception of doors.

"Electrical
Removal of existent florescent lighting was critical to restoration of dining room.

"Paint Stripping

The structure contained several doors of walnut with birds eye maple and mahogany veneer. These doors and the stair rail and balusters had been painted a dark brown. In order to restore these elements to their former appearance, all paint was removed and an oil finish applied.

"Roofing and Bay
Gutters and downspouts on the façade had decayed. The roof of the bay was rotting and leaking water onto bay support beams. [This] necessitated repair of internal elements and application of a new roof as well as replacement of damaged elements.

"Masonry
Parging [below the belt-course of the bay] was removed. Brick work was repointed."

With the additional NCNW funds that extended the initial $70,700 budget, the following work was included:

"Bay Balustrade
Photographs of the site dating from the 1940s documented the existence of a balustrade over the bay. A new balustrade was made based on drawings made from original photographs.

"Exterior Paint

"Dining Room Chandelier
As indicated by the existent medallion and by the account of a former resident, the medallion in the room had a chandelier. An appropriate one was purchased from Silverman's Antiques.

"Exterior Doors
The existent doors of the structure had been painted over many times and suffered considerable damage. Utilizing a set of doors from the period, the cabinet maker restored the existent doors and refinished appropriately.

"Refinish Floors
These oak floors had suffered water damage and were unprotected…a thin finish of polyurethane was applied.

"Shoe Molding
A protective addition to preserve the grained baseboard."

[Guy McElroy to Charity Davidson, 17 August 1981, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Box 101, Restoration Folder.]

The $3,500 contract with Feltner and Taylor for the roof work included the following scope:

"Furnish and install flat seam 20 oz. copper roof over first floor window and door. Roof will lock flat seam soldered and underlaid with red rosin paper and flashed and counterflashed with 20 oz. copper.

"Make repairs to second floor window brow to match other originals. (Also make minor repair to one wall ornament.)

"Furnish and install new 40# tin water table under built-in gutter at slate mansard in front, underlaid with red rosin paper and bottom side coated with coat of red tinners paint, locked and soldered seams, attached in front with an anchor strip.

"Furnish and install new 40# tin flashing and counterflashing at slate roof on right when racing building front.

"Furnish and install new 40# tin roofing on three eyebrow dormer tops of slate mansard. Also underlaid with red rosin paper, locked and soldered seams and painted on bottom side.

"Make repairs to broken and missing slate on front mansard, matching slate size and color as best possible.

"Straighten front edge of top tin roof, flatten seam and install 40# anchor strip across front and resecure existing tin roofing."

[Proposal, 7 August 1981, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Box 101, Restoration Approval Folder.]

Sept. 1981 — The NCNW prepared an application for the Historic Preservation Awards Program of the Washington chapter of the American Institute of Architects (AIA.) The application lists the following sources of funding for the renovation: NEH grants for a "Historic Landmark Interpretation Program" and the exhibit, "A History of Black Women's Organizations 1895-1955;" Department of the Interior, Historic Conservation and Recreation Service, and District of Columbia Department of Housing and Community Development Preservation Grant-in-Aid; and the NCNW.

A statement describing the philosophy of the project states:

"In implementing the restoration of the site of Mary McLeod Bethune Memorial Museum, the NCNW sought to preserve a landmark of national importance as a symbol of the history of black Americans, particularly black women. The restoration was guided by a desire to preserve the historic nature of NCNW and the last official residence of Mary McLeod Bethune, a museum whose active exhibition, educational and research programs would serve a diverse constituency."

[Memorandum, Dr. Bettye Collier-Thomas to Ward Bucher and Terrence Lamb, 8 September 1981, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Box 101, Terrence Lamb Folder.]

A memo dated 21 September 1981 written by Terrence Lamb reported unsatisfactory work by contractor B.C. Custom Cabinetmakers.

"Please hold check for B.C. Custom Cabinetmakers' check because the quality of their work is in question. They are the manufacturers of the balustrade which has come apart at the seams."

[Memorandum, 21 September 1981, National Park Service, Mary McLeod Bethune Council House National Historic Site, DcWaMMB; BMA Records; Series 139, Box 101, Restoration Folder.]

Nov. 1981 "The first phase of restoration cost approximately $150,000…The second phase, which involves completing work on the second and third floors and in the rear courtyard, is expected to cost between $75,000 and $100,000."

["Black Women's Museum Dedicated," *The Washington Post*, 12 November 1981.]

1982 On 15 October 1982 the house was listed on the National Register of Historic Places. The nomination that supported its landmark status lists the following areas of significance: education, political, social/humanitarian, and Afro-American history.

[Public Law 97-329]

The Mary McLeod Bethune Memorial Museum received a Historic Preservation Award from the Washington chapter of the AIA.

["Awards, Winners Feted at Annual Awards Banquet," *Washington Chapter AIA News*, October 1982.]

1988 A description of the second phase of the restoration of the Council House provides information on the restoration items planned for fiscal years 1988 and 1989. The architect was Architectnique, and the restoration consultant was Terry Lamb. Funding came from a federal appropriation.

The following excerpts describe the planned work items:

"Marble Walkway: Install new marble where inlay is fractured or broken. Excavate old concrete cradle and pour new…

"Brownstone Staircase: Install new brownstone staircase.

"Ironwork: Historic restoration and refabrication of staircase railing. Rehang and realign iron gates. Fabricate iron gate to lower exterior stairwell for security.

"Woodwork: Refabricate balustrade in an exterior hard wood (redwood)…Refurbishment of exterior decorative finished around eave and third floor windows. Add flashing to groundfloor level window trim…Weather treat and faux grain vestibule.

"Landscaping: Victorian plantings and professional maintenance specified.

"Roof: Complete replacement of current 40lb tin roof. Roof must be replaced due to faulty installation in the early '70s. New gutters and downspouts to be installed. Repoint parapet wall and replace rotted wood framing beneath standing roof. At archives, remove existing roof down to wood framing. Replace rotted wood framing. Install new built-up miracoat roof to Carriage House. Replace gutters and downspouts. Repoint parapet walls.

"HVAC: Crane-off of rooftop unit (non-functioning) and replace with two re-zoned rooftop units…Basement unit replacement to include removal of existing furnace. Adding environmental controls to basement and rooftop systems for the purpose of preserving interior finishes and historic furnishings. Install new gas furnace and A/C unit. Carriage House unit replacement to include removal of existing furnace and humidifier and A/C unit. Install new gas furnace, A/C unit, electrical air cleaner and humidifier."

Note: This list of work items identifies what was *planned* for the second phase of the restoration. HABS documentation (below) describes the work that was carried out at this time; however, research to date has not found primary source documentation to verify this. Architectural investigations and existing conditions analysis may provide clarification.

["Renovation/Restoration, Phase Two FY 1988 and 1989," n.d. From NPS ftp site. Photocopy.]

"Exterior work included repairing the black and white marble walkway in front of the house, installing new brownstone steps on the stoop, refabricating the iron railing and gates, replacing the 40-lb. tin roof, the gutters and downspouts, replacing the rotted wood framing beneath the roof, and installing two new air-conditioning units on the roof of the ell. A new porch with a slightly sloped roof supported by two fluted metal Doric columns resting on the ground replaced the raised porch added in 1934. The entire rear wall was stuccoed over and the kitchen door leading to the rear patio was sealed. Landscaping of the rear yard

consisted of new 'period' plantings and a patio laid with marble squares to match the front walkway. On the interior, workers installed new wiring and airducts, sealed the fireplace opening, converted the kitchen into a gift shop, and closed off the door between two offices on the second floor. The carriage house was completely gutted, its window openings enlarged and filled with aluminum sliding windows, and its interior converted into a climate-controlled space to house the Archives of the National Council of Negro Women."

[Historic American Buildings Survey. "1318 Vermont Avenue, N.W. (Mary McLeod Bethune House)" HABS no. DC-775. Washington, DC: US Department of the Interior, National Park Service.]

1991

On 11 December 1991, legislation was enacted authorizing the Secretary of the Interior to acquire the Mary McLeod Bethune Council House National Historic Site in order to establish it as a unit of the national park system. The purpose of the legislation was to "preserve and interpret the life and work of Mary McLeod Bethune," "to preserve and interpret the history, lives, and contributions of African American women," and to "preserve and interpret the struggle for civil rights in the United States of America."

[Public Law 102-211]

A feasibility study conducted by the National Park Service states that the house is 5,190 square feet and rests on 3,215 square feet of level land. It reports the following

"The physical condition of both the main house and carriage house is good. The buildings have been well maintained over the last 10 years. Repair work accomplished over the last few years, including the installation of a new metal roof on the Council House and the installation of a new heating and cooling system, has contributed to stabilization of the structures.

"…over the past decade the BMA management has made a concerted effort to restore the Council House to its Victorian period; removing architectural elements that existed during the Bethune period of 1943 to 1955. The alterations have resulted in the loss of some of the physical integrity characteristic of the Bethune period…"

["The Mary McLeod Bethune Council House National Historic Site Suitability/Feasibility Study to Determine Eligibility as a Unit of the National Park System," prepared by the NPS National Capital Region, 1991. Photocopy.]

1993

During the Fiscal Year 1993, the Bethune Museum and Archives completed its site renovation, which included the renovation of the

interior and exterior of the museum and archives, the installation of a rear and front garden, and the installation of a gift shop.

["Bethune Museum and Archives, Inc. National Historic Site Narrative Report for October 1, 1993 - March 31, 1994," from NPS ftp site. Photocopy.]

1994 The National Park Service (NPS) acquired the Council House.

1995 On 1 October 1995, the Mary McLeod Bethune Council House National Historic Site opened to the public as a museum managed by the National Park Service and dedicated to the interpretation of the life and legacy of Mary McLeod Bethune.

1997 A NPS structural engineer visited the site to inspect the structural system of the Council House and Carriage House.

"Because destructive investigation of the [Council House] was not possible, it was difficult to determine much of the buildings framing system. It was possible, however, to determine the first floor joist size and spacing by removing a floor register at one of the heating ducts. The first floor joints appear to be 2x10's spaced at 16 inches. The maximum span of the floor joins are approximately 15 feet.

"The second floor framing was not accessible. However, by measuring the distance between the first floor ceiling and the second floor at the stair well, the joist depths appear to be 10 inches. The assumption is that the second floor joists are also spaced at 16 inches. The first and second floor joists are supported by bearing walls; the connection of the floor systems to the walls, however, was not determined.

"The third floor framing system is unknown. At the east end of the building, the second floor display room is open the entire width of the building. This implies that if the third floor joists span in the north-south direction, they would have to either span about 22 feet or there is a beam that runs from the intersection of the west Display Room and hallway walls to the east exterior wall. It is most likely that there is a beam and that the joists span from the beam to the east wall which is a 15 foot span."

[Memo dated 30 October 1997 re: Site Investigation of Bethune Council House and Carriage House. NPS ftp site documents.]

1998 On 29 July 1998 the NPS signed a Cooperative Agreement with the National Council of Negro Women and the Bethune Museum and Archives. According to the agreement, the NPS would manage and operate the Council House, providing space and administrative support to the NCNW and the BMA. In return, the NCNW and the BMA would develop and deliver public programming and provide archival support.

["Cooperative Agreement" dated 29 July 1998, amended 30 September 1999. NPS ftp documents. Photocopy.]

2000 — The decorative iron fence was determined eligible as a contributing element to the Mary McLeod Bethune Council House National Register listing.

["Determination of Eligibility, National Capital Parks East," 7 July 2000. NPS ftp documents. Photocopy.]

2001 — The carriage house was determined eligible as a contributing element to the Logan Circle Historic District National Register listing.

["Determination of Eligibility, National Capital Parks East," 30 July 2001. NPS ftp documents. Photocopy.]

2002 — The National Park Service completed exterior repair and rehabilitation of the Council House. Work consisted of lead based paint abatement, removing mildew and fungus from the exterior walls, replacing rotted, deteriorated or missing wood on the front elevation, rehabilitating the windows, repairing or replacing gutters and downspouts on the front elevation, repairing the parapet cover on the front elevation, masonry restoration, and selective slate replacement on the mansard roof at the front elevation.

Figure 2-027: Front entrance after removal of bracketed door surround. (Photo: National Park Service, November 2002).



Figure 2-028: Rear view of bracket after removal. (Photo: National Park Service, November 2002).



Figure 2-029: Full assembly of new brackets, pediment, and roof. (Photo: National Park Service, December 2002).



2006 An inspection of the Council House and carriage house properties by the National Park Service reported that “moisture problems exist in both

buildings." Various causes for the problem were listed including blocked or non-functioning drains, dripping air-conditioning outlets, and leaking spigots and hoses.

["Structural Inspection of the Mary McLeod Bethune House NHS," 15 August 2006. NPS ftp documents. Photocopy.]

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Overview of Development

The development of the Mary McLeod Bethune Council House can be divided into four periods that represent the times during which the most significant changes of use occurred. Each of these periods will be described. This section addresses the physical changes in the building and changes in use associated with changes in ownership or occupancy.

Period 1 represents the house's original construction in 1875 and continues to 1943. It is defined by the period of private residential occupancy. Three owners occupied the house, one of which used part of the house for a home tailoring business.

Period 2 extends from 1943 to 1966 and is considered the Period of Significance because this is the period in which the NCNW owned and occupied the house. After purchase of the house by the NCNW, Mary McLeod Bethune lived in it from 1943 - 1949. She died in 1955. There were significant changes in how the building was used but rather modest changes in the physical layout of the building, during this period. The building functioned as office, residence and boarding house for guests of the NCNW. The NCNW rented out office space to another African American organization, the Negro Newspaper Publishers Association. (Income Records 1944). After Mrs. Bethune moved out in 1949, the NCNW continued to use the building for its offices and for housing visitors. They expanded the office function into the space that had been Mrs. Bethune's chamber.

Period 3 (1966-1975) began with a damaging fire originating in the basement. The house was vacated. During this period, the building was cited for code violations. While empty, the house remained in a state of deterioration and decay until renovation work began in 1974. Turner and Associates were the architects on the renovation which cleaned up the building after the years of vacancy and provided central heating and air conditioning and allowed the building to be reoccupied.

Period 4 (1975-2007) is characterized by significant renovation and restoration and the use of the building as a house museum, open to the public. Work was undertaken by the NCNW and later by the National Park Service. Much of the restoration work from 1981, recreated missing details from Period 1, and not necessarily the Period of Significance as it is understood today. The NPS acquired the house and assumed stewardship of the house in 1994. The most recent renovation campaign was the 2002 exterior renovation.

Methodology

A narrative description of each of the known changes in each period of the Council House is provided below. Accompanying each narrative are scaled floor plans diagramming the alterations and changes of use that occurred to the building.

PERIOD 1 – 1875-1943
PRIVATE RESIDENCE

Per the review of the real estate directories and the tax assessment records it can be confirmed that the Mary McLeod Bethune Council House was constructed between 1875 and 1876. For the sake of simplicity and in agreement with other research, we will refer to 1875 as the year of construction. The carriage house was built shortly after the house was completed and based on documentation prior to 1887. The building was used as an upper middle-class single family house. The first occupants were the McElhone family. Later owners rented out rooms to borders and one family conducted a tailoring business in the house. The building was owned by three different families during this period, including the Gravalles Family who occupied the house for 31 years.

Exterior:

Massing and overall arrangement – All early plans show the building as having an ell with the narrower leg at the back of the house. A narrow court is shown south of the ell. Evidence documenting the exact height of the building during this period is conflicting. The number of stories varies according to different sources. The Sanborn Map from 1888 (See figure 2-004) shows two stories and basement at the front and two stories at the rear. The Sanborn Map of 1903 (See figure 2-005) shows three stories with a building height of 38 feet. The later 1888 Sanborn maps identified the house without a projecting bay on the front of the building. Because the bay is missing in the later map AND the bay is considered original to the building, the accuracy of these maps must be questioned. The difference in number of stories at the ell may be attributed to the differences in documentation standards carried out by different atlas companies or different definitions of the word “floor”, because of the mansard.



Figure 2-030: Plinth block at Closet 300A . (Photo: BBB, 2007).



Figure 2-031: Plinth block at Closet 304A . (Photo: BBB, 2007).

Third Floor Construction:

- Only scant physical evidence has been identified which hints that the third floor was added to the building after the initial building construction. Mortar analysis does not support the idea that the third may have been added later as it indicates the same mortar at the third floor and the first floor. It may have been repointed in subsequent years so any potential differences no longer remain.
- Refer to the Figures 2-030 and 2-031 which show different door casings and plinth blocks at the closets in corridor 300. This difference may indicate that these closets were not built at the same time.

Documented changes:

- A rear porch was added to the building in 1934. See Figure 2-008 for permit application. It was elevated from the ground and at the level of the first floor. Access was through the kitchen. The Turner drawings of 1974 show the 1934 porch configuration. This porch was later demolished in the 1980's. See figure 2-033. The current porch configuration does not match the 1974 drawings

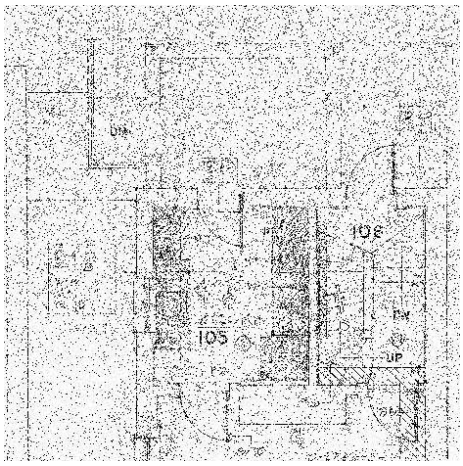


Figure 2-032: Partial first floor plan, (Image: Turner drawings, 1974).

Interior:

General Layout – Circulation in the building has always been on the north third of each floor. The general wall configuration and plan layout today remains. On the upper floors, the bedroom locations remain the same. On the main floor, the living room/parlor and the dining room configurations all remain. The first floor kitchen has been removed and room renovated into the current Bookstore (Room 104.) See figure 2-032.

Other than the insurance maps and the building permit cited previously, documentation identifying physical changes in the building is scant from this period. The building was in private ownership and minor interior work may have occurred without building permits.

Room 103: The proportions of Display Room 103, (the original dining room) have not changed. The removed fireplace on the west wall would have been an important element when entertaining in this house. During Period 1 the fireplace was removed and historic light fixtures replaced with Art-Deco style light fixtures, popular in the 1920's.

Fireplaces: When central heating and radiators were installed, probably during Period 1, many of the fireplaces were sealed including those in Rooms 102, 303 and 304 or removed as in Room 103. See Figure 2-033 Because of the chimney size visible from the roof, Rooms 201 and 202 may have also had fireplaces which were removed. Historic photos show fireplaces were already sealed in Room 102 and removed in Room 103 in Period 2. See Figures 2-034 and 2-035. Since there was no mention of these changes in the NCNW records, the date of these changes was likely in Period 1 because the NCNW kept decent records on their spending.



Figure 2-033: Hearth remains at Display Room #2. The rest of the surround and mantel has been removed. (Photo: BBB, 2007).



Figure 2-034: Room 103. Fireplace is shown removed, ca 1945. (Photo: NABWH).

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Figure 2-035: Room 102. Fireplace is shown sealed. Photo taken ca.1950. (Photo: NABWH).

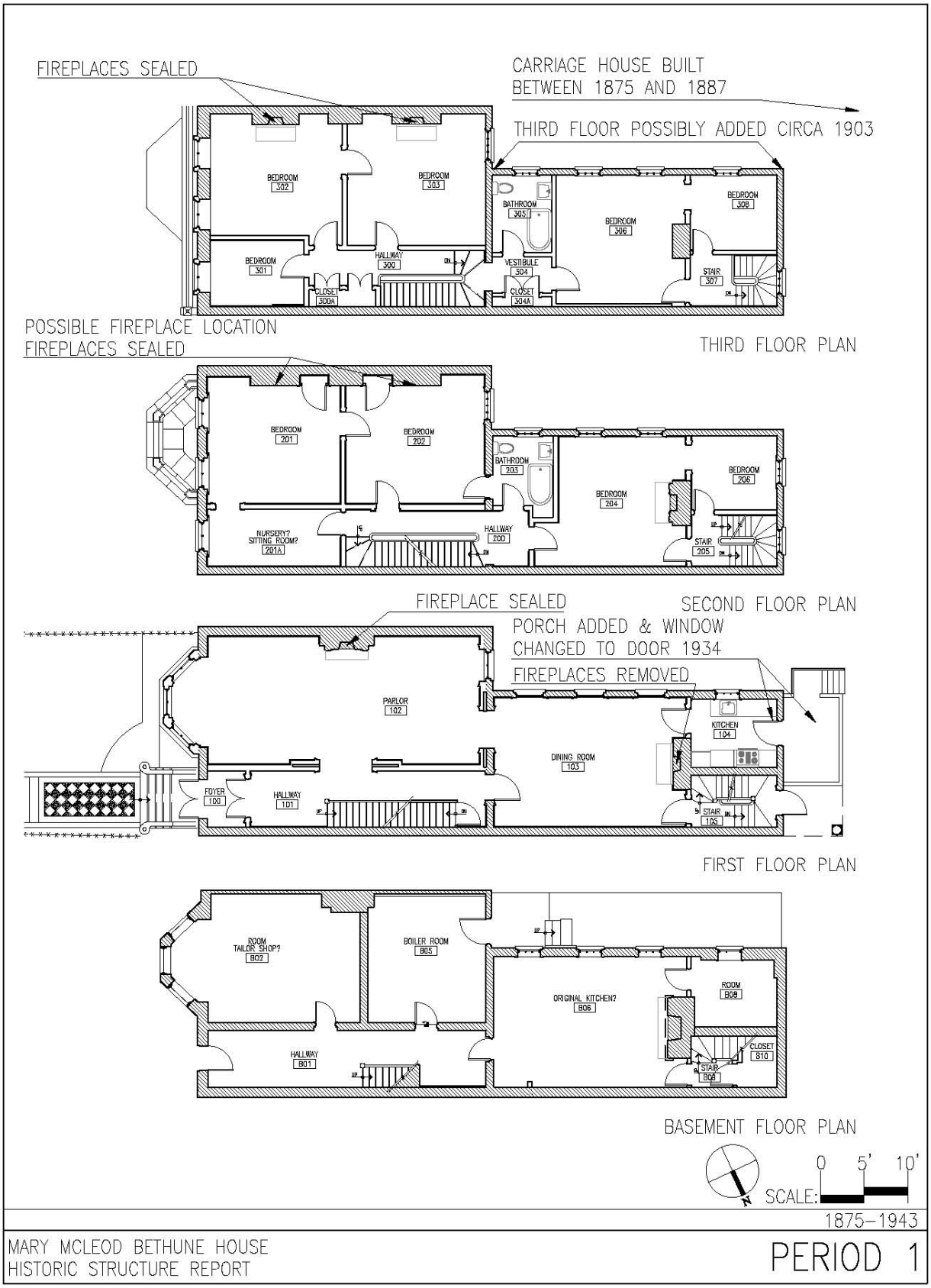


Figure 2-036: Period 1. (Drawing: BBB, 2007).



Figure 2-037: Council House exterior elevation. (Image: MLK Library files *The Washington Afro-American*, 17 April 1951).

PERIOD 2
1943-1966 NCNW and BETHUNE OCCUPANCY

This building was maintained as a single family home until 1943 at which time the NCNW purchased the house and Mary McLeod Bethune and the NCNW moved in. This period has been designated as the Period of Significance as a result of its direct association with Mary McLeod Bethune's occupancy and her contributions to the development of NCNW history during the time she lived there. Several small renovations were made to the house and property during this period, mostly on-going maintenance, and decorating guest rooms prior for the building's dedication ceremony. The organization minutes often mention mortgage payments and repair expenses and that the organization tried to remain debt-free. One could conclude that efforts were made to carefully manage the finances and control the expenses of the organizations. Very few major changes were made to the building during this period.

Exterior:

- Other than on-going maintenance, such as exterior painting, no significant changes were made to the exterior at this time.



Figure 2-038: Dedication Ceremony held in 1944. (Photo: NABWH).

Interior:

General Layout – Much of what is known about the interior of the house, especially at the first floor level, comes from ample photographic evidence. Photographs of meetings and social events provide an accurate understanding of the use of the rooms on the first floor as well as the interior finishes and furnishing. Upper floors were not photographed to the same degree. There is, however, a good deal of written documentation from the period of Bethune's and the NCNW's occupancy. Maintenance records, financial records and meeting minutes all contribute to an understanding of the organization and its operation. More information is provided in the Developmental History of this HSR. The written documentation often refers to the rooms by the name of a donor or its current use. Often, the information is not always clear or specific.

The following is a list of rooms, their probable names and how they were likely used during Bethune's occupancy in Period 2. This list is derived primarily from review of meeting minutes and maintenance records which usually refer to rooms as the NCNW named them, not as a typical household might.

Room 102 *The Mary McLeod Bethune Room*
(aka The Reception Room)
Used for parties and social events.

Room 103 *The Bailey Memorial Room*
Used as the boardroom or for conferences or formal dining.

Room 104 *Kitchen*

Room 201 *Office.*
Used for NCNW offices.

Room 202 *Office.*
Used for NCNW offices (or rented to Negro Newspaper Publishers Association).

Room 204 *The Presidential Suite (aka The Walker Room)*
Used as Bethune's bedroom.

Room 205 *Dressing Room*
Used as Bethune's dressing room or office.

Room 301 *Elk Room (or Kelley Room)*
Used for out of town guest accommodations.

Room 302 *Interracial Room (or International Room)*
Used for out of town guest accommodations.

Room 303 *Interracial Room (or International Room or Curtis Room)*
Used for out of town guest accommodations.

Room 306 *Back Bedroom.*
Used as housekeeper's bedroom.

Room 308 *Kitchenette*

Room B02 *Bedroom*

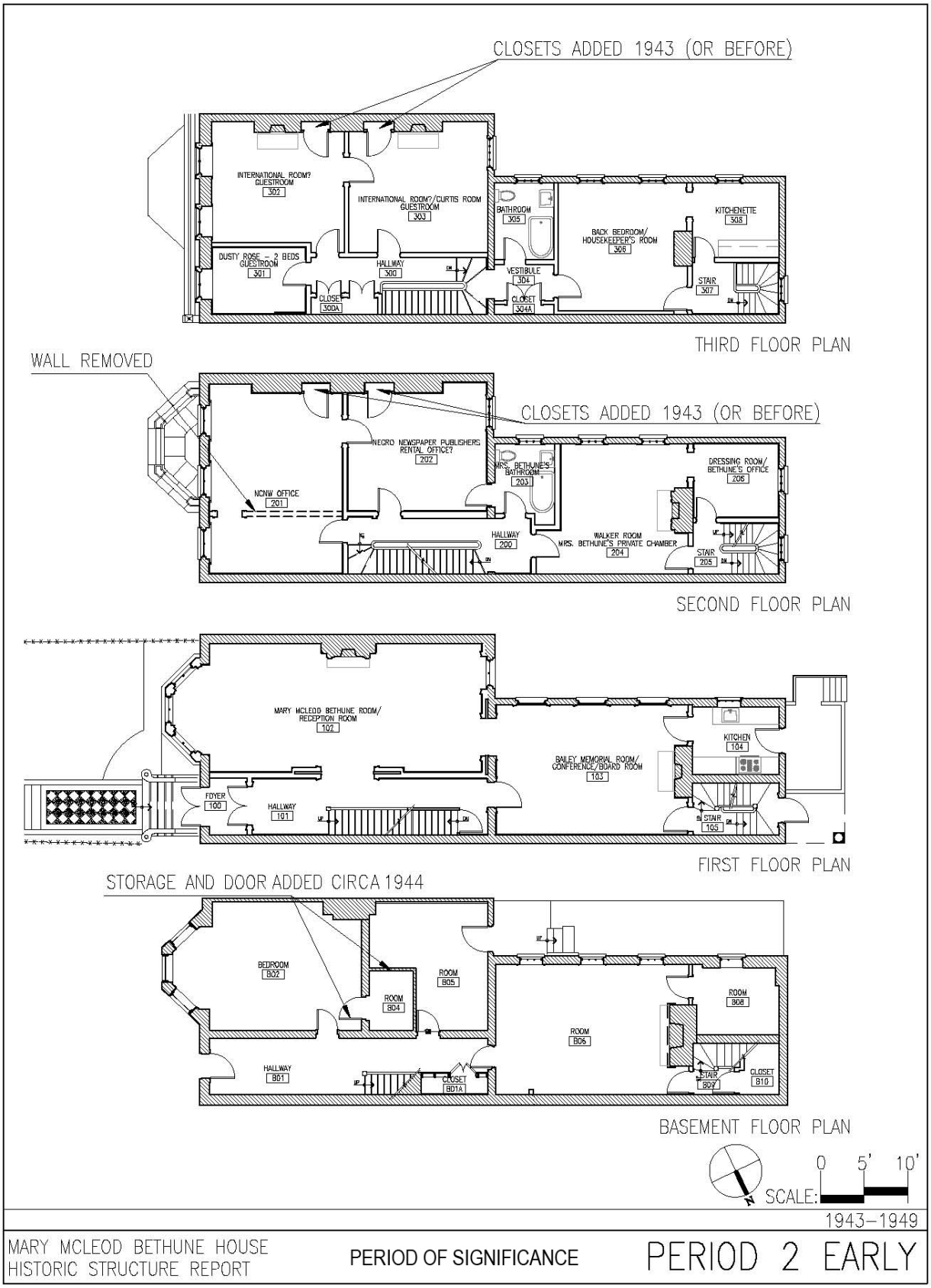


Figure 2-039: Period 2 Early –Period of Significance. (Drawing: BBB, 2007).

PERIOD 2
1949-1966--NCNW OFFICE OCCUPANCY

Mrs. Bethune lived and worked in the house from date of purchase until moving permanently to Florida in 1949, thus changing the function of Period 2. During this time, the NCNW converted several bedrooms to offices in 1954.

Exterior

- *Massing*: There was no significant change to massing during Period 2.

Interior

The east rooms on the first floor were used for administrative support for the Association, while the back rooms were used for support and storage. The east rooms on the second floor were used as Bethune's office and library. Room 208 served as a kitchen and Room 210 was used as storage. The third floor was used exclusively by the NCNW as bedroom space. The following physical changes or use changes occurred during this Period:

Room 201—Office. NCNW Offices. Room divided in 1954
Room 204—Converted to President's office in 1954
Room 206—Office. Room converted to Executive Director's office (Delta Room) in 1954
Garland room

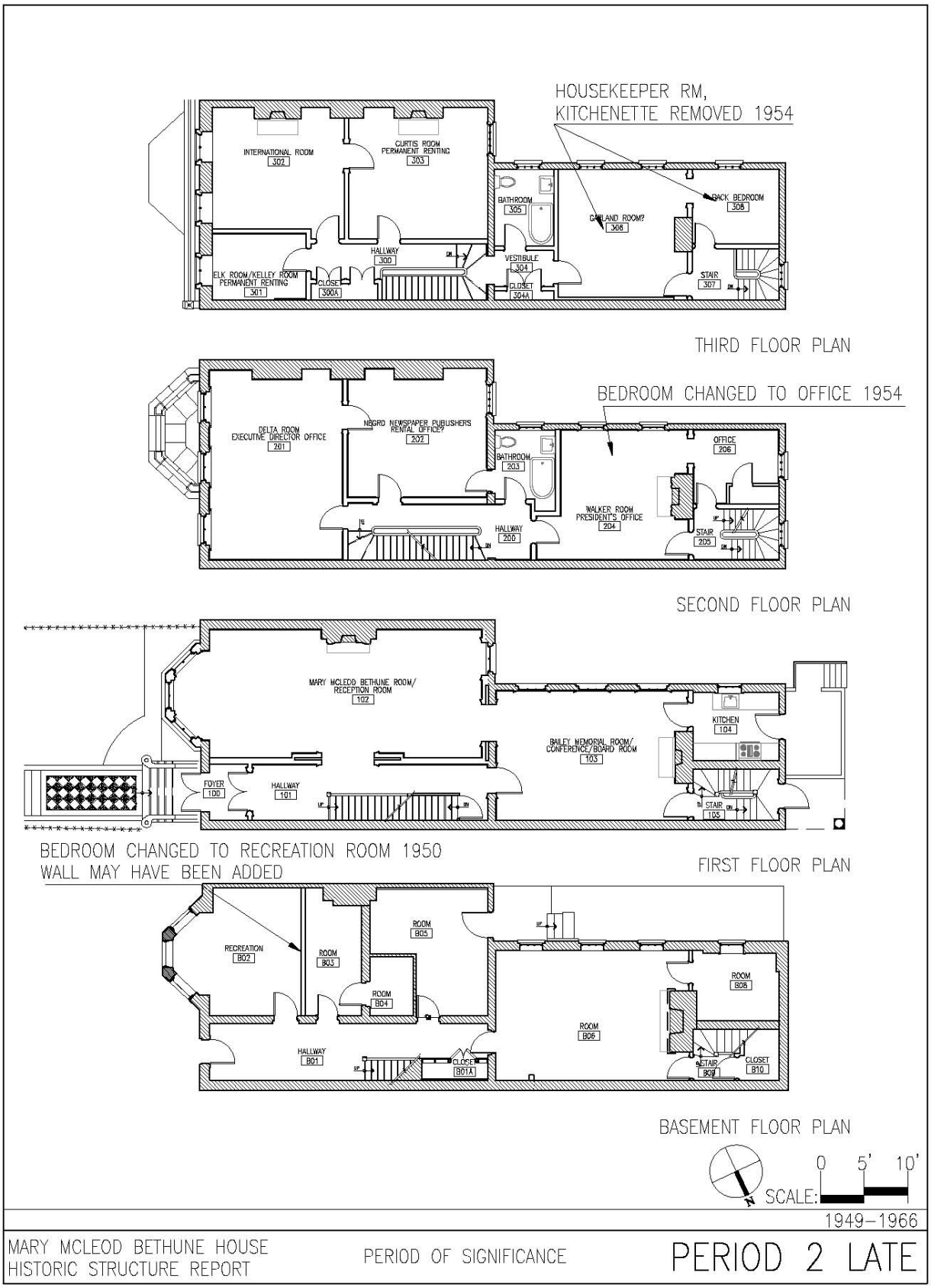


Figure 2-040: Period 2 Late –Period of Significance. (Drawing: BBB, 2007).

PERIOD 3 – 1966 1975
VACANCY

In January of 1966, a tragic fire forced the NCNW to relocate from the Council House to a temporary location on Vermont Avenue and a later permanent location on Connecticut Avenue. The fire originated in the basement at the oil tank below the living room/reception room. Floors were destroyed and finishes were damaged by the fire and efforts to contain the blaze. The house could not be occupied and remained vacant. Security bars were placed on windows and doors in 1971, presumably to keep the building from being additionally vandalized or otherwise damaged.

1974 Renovation
Appendix Drawings 6.d.I

Exterior:

- South and west elevations. (Courtyard façades). The locations of the segmentally-arched openings appear intact. Most openings have been modified. With the exception of the living room and dining room windows, all have been shortened. This can be confirmed by the brick infill at the sills. The color of the brick and mortar does not match and the joint pattern does not continue beneath the sills. The windows were replaced with newer, double-hung wood windows with metal tracks and no ropes and weights. The basement level stone sills are still visible on the south wall.
- Exterior Repainted. Carriage House converted to offices.

Interior

- The work included the installation of air conditioning and its associative ductwork.
- All bedroom doors on the upper floors were removed and replaced with painted flush wood doors.
- The wood door frames and casings were also removed and replaced with hollow metal frames.
- The third floor was converted to office function.
- Suspended acoustic tile ceilings were installed in bedrooms on the third floor.
- Wood bases were replaced with vinyl on second and third floors

Basement

- Partitions and floor tiles were removed and new asbestos flooring was installed.
- The bathroom was reconfigured with new fixtures, flooring, slab, and ceramic tile.
- The basement front door was replaced.
- The bedroom windows were replaced.
- Plaster walls were repaired.
- There was a leak in the oil tank in the storage room.

- In the furnace room, the furnace was removed, the plaster walls were repaired, and new concrete slab was installed.
- In the living/dining room, new flooring was installed and windows were repaired.
- In the kitchen, partitions were removed and windows were repaired.

First floor

- Vestibule—repaired plaster, installed new gypsum board ceiling.
- Front hall—repaired plaster walls, repaired flooring, installed carpeting, removed radiators, removed light fixture.
- Front Stairs—removed floor covering, installed rubber tread covers.
- Living room—removed radiators, existing wall coverings, flooring, installed new carpeting, replace repaired ornamental ceiling molding.
- Kitchen renovated.

Second and Third Floors

- Dropped ceilings were added, concealing the stamped tin ceilings (HABS documentation.)

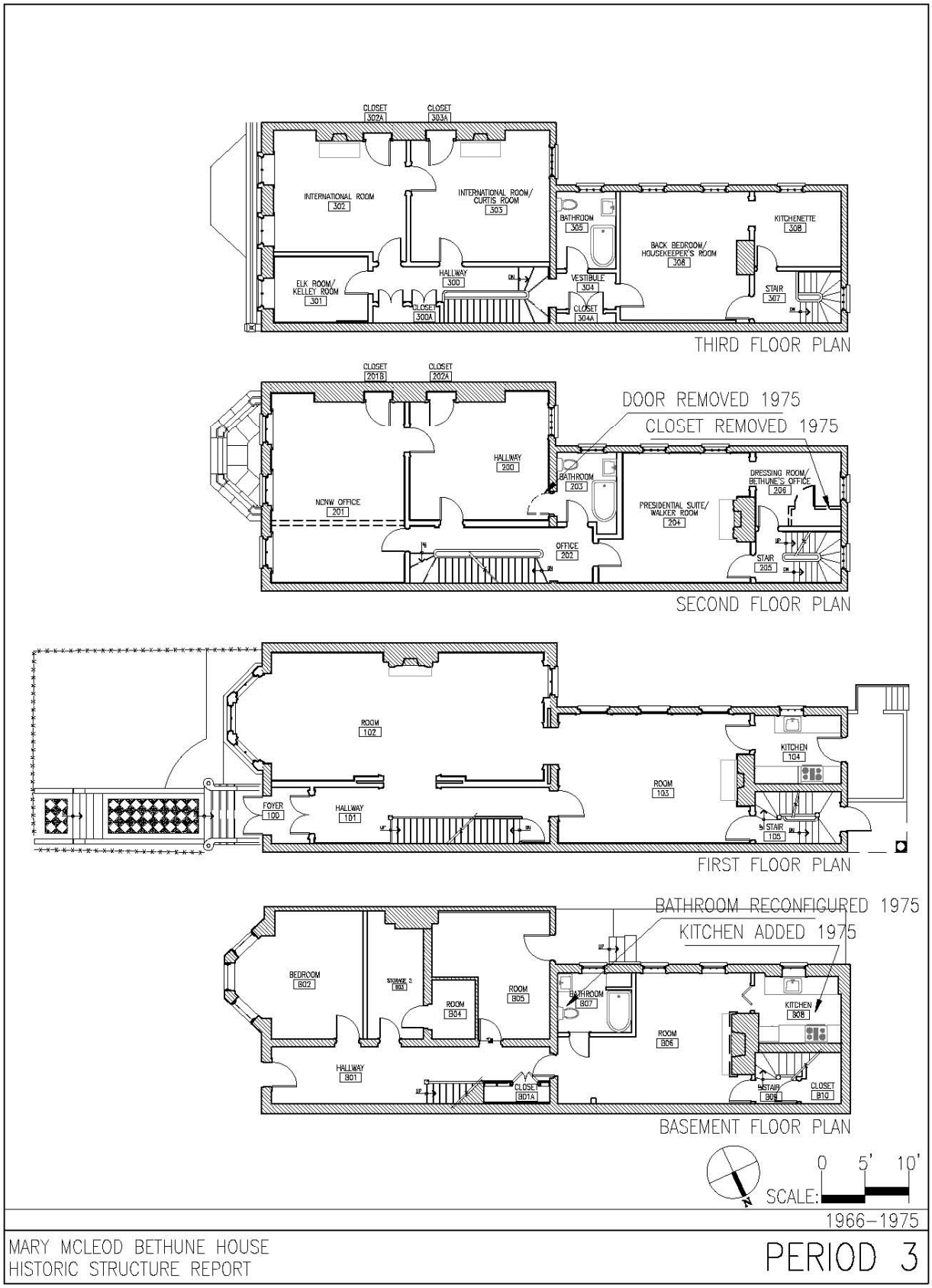


Figure 2-041: Period 3. (Drawing: BBB, 2007).



Figure 2-042: 1981 restoration- modillion repair. (Photo: NABWH).

PERIOD 4 – 1975-2007
REBUILDING AND RESTORATION

1981 Restoration

Exterior

Another building campaign was begun in 1981, this time with the goal to restore the building. On the exterior of the building, the roof and eaves of the bay were replaced, ornamental cresting installed at the ridge, decorative wood hoods were repaired or rebuilt, windows were restored and a new eave was installed on the bay.



Figure 2-043: 1981 restoration- bay roof repair. (Photo: NABWH).



Figure 2-044: 1981 restoration- grained finish installation. (Photo: NABWH).

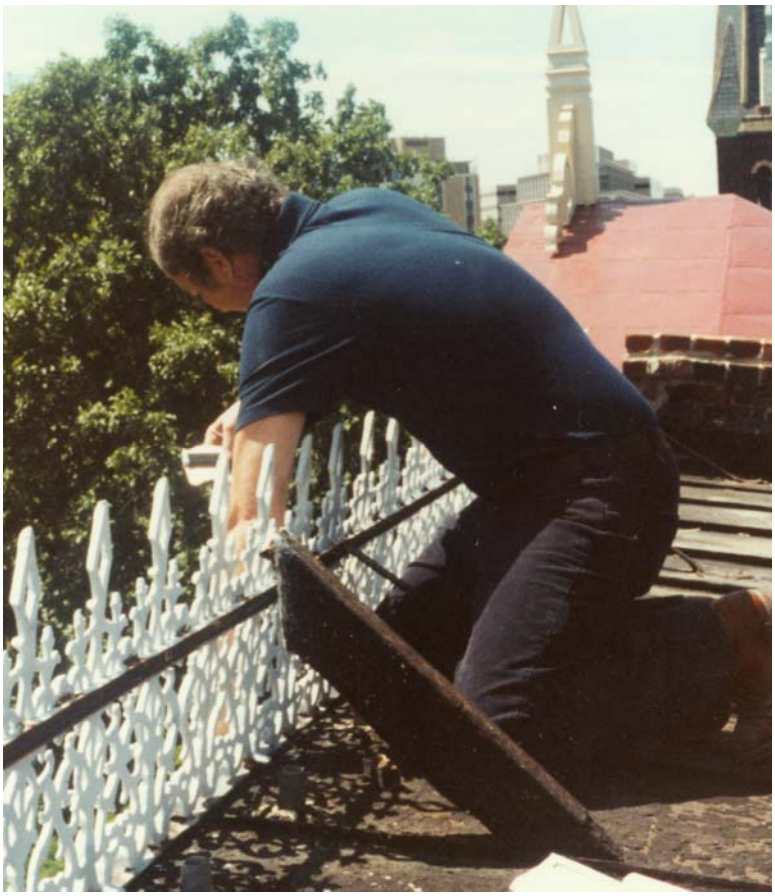


Figure 2-045: 1981 restoration- cresting installation. (Photo: NABWH).

During this period the historic rear porch was demolished because of its advanced state of deterioration and replaced in 1988 with the current configuration at grade level.

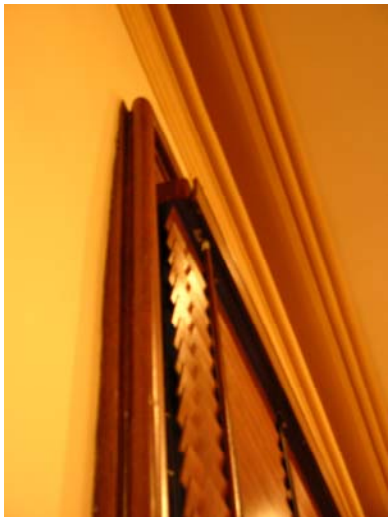


Figure 2-046: Irregular plaster surface, Room 102. (Photo: BBB, 2007).

West elevation (alley façade.) Cement parging with a yellow tint has been installed concealing the original brickwork of the entire Western elevation of the ell. This may have been installed because of the changes in the fenestration pattern on this façade and the desire to conceal the sealed or modified openings. Imperfections in the parging at the west façade indicate at least one opening (at the original kitchen location on the first floor) has been sealed. This ghosting corroborates the changes in the façade that have been documented by written records.

Interior

All remaining woodwork in Rooms 101, 102, and 103 on the first floor level was stripped to bare wood and repainted with a grained wood finish. Based on paint analysis, plaster finishes have been completely removed and replaced. The replacement plaster can be seen at a number of windows on the first floor where the plaster meets window trim. Note the unusual change in plaster thickness shown in Figure 2-046. One theory is that the plaster on the lower portion of the wall was removed but the plaster and the cove remained in place at the top of the wall. The plaster is thinner at the base and the new plaster got thicker at the top of the wall to meet the existing cove. The new plaster surface is therefore non-vertical.

Gypsum board ceilings were installed in the Display Room #2 (Room 103) (see Figure 2-047) Bookstore (Room 104), and second floor bedrooms (Rooms 201, 202 203, 204, and 206.) Plaster cove moldings were replicated from the cove molding in the living room. Closets were added in the second floor bedrooms (Rooms 201 and 202.) Wood bases were installed at all second floor bedrooms (Rooms 201, 202 203, 204, and 206.)

During this period the historic rear porch was demolished because of its advanced state of deterioration and replaced in 1988 with the current configuration at grade level.



Figure 2-047: 1981 restoration medallion re-installation. Note joints in gypsum board ceiling reinstallation. (Photo: NABWH).

- West elevation (alley façade.) Cement parging with a yellow tint has been installed concealing the entire Western elevation and the original brickwork. This may have occurred because of the changes in the fenestration pattern on this façade when the kitchen door was removed and the desire to conceal the sealed or modified openings. Imperfections in the parging at the west façade indicate at least one opening (at the original kitchen location on the first floor) has been sealed. This ghosting corroborates the changes in the façade that have been documented by the research.



Figure 2-048: 1981 restoration- medallion replication. (Photo: NABWH).



Figure 2-049: 2002 pre-restoration- (Photo: NPS, 2002).



Figure 2-050: 2002 restoration- entry door hood. (Photo: NPS, 2002).



Figure 2-051: 2002 restoration- Rebuilding entry door hood. (Photo: NPS, 2002).

2002 Restoration
Appendix Drawings 6.d.V

The exterior restoration was completed in November of 2002. Exterior work included restored windows and new or rebuilt pediments, hoods and brackets. Selective repointing occurred at this time and the building was repainted.



Figure 2-052: 2002 restoration- Rebuilding entry door hood. (Photo: NPS, 2002).



Figure 2-053: 2002 restoration- Rebuilding entry door brackets. (Photo: NPS, 2002).

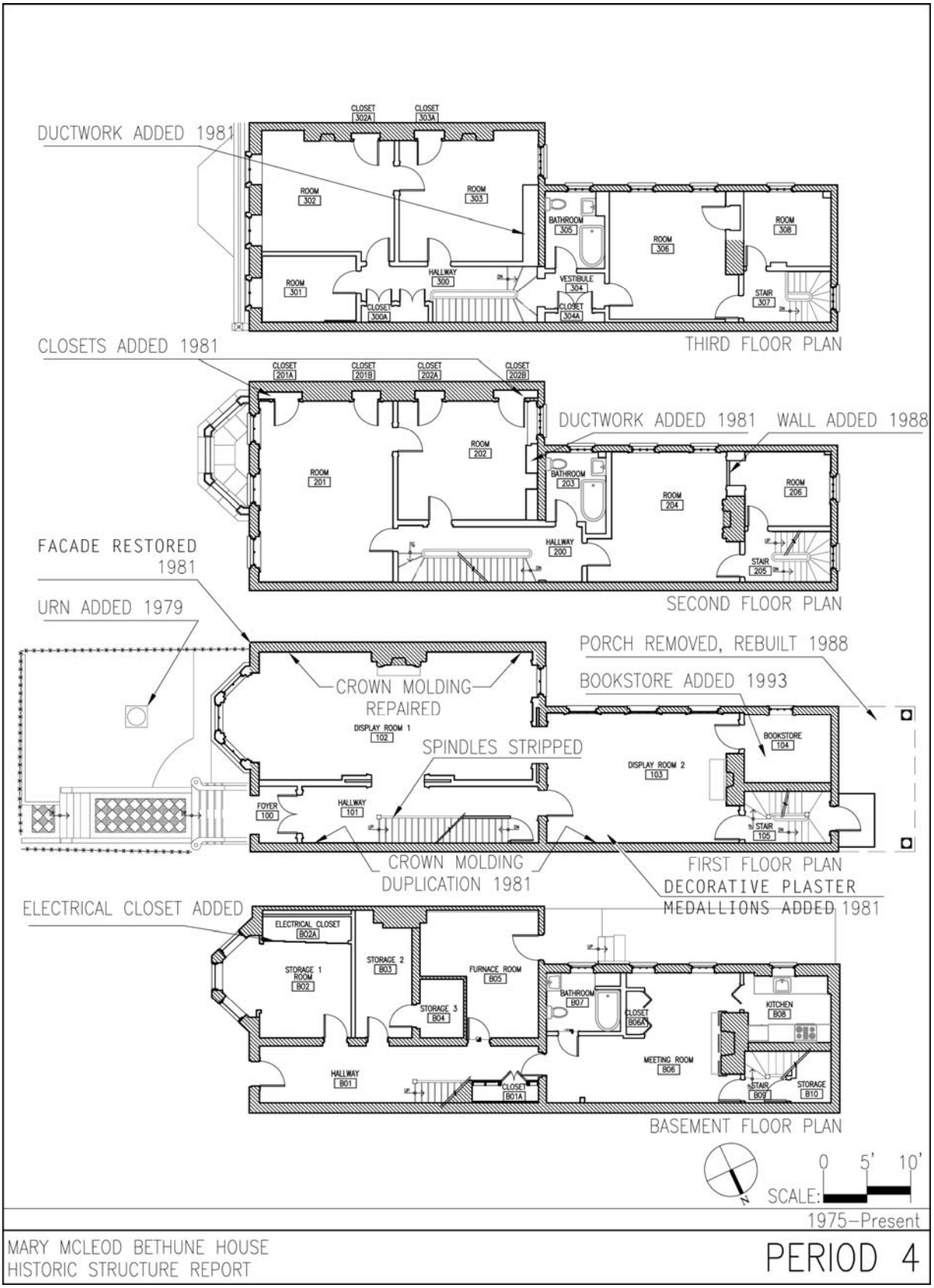


Figure 2-054: Period 4. (Drawing: BBB, 2007).



Figure 2-055: 2002 restoration- Spiral roof trim. (Photo: NPS, 2002).

Conclusion

While the building has an historic character consistent with the age and style of the building, much of the original historic fabric is gone. Plaster finishes, cove trim, stamped tin ceilings, and wood flooring have been removed or replaced. This can be explained by the change in the ownership and function of the building through the years as well as the devastating fire of 1966. Paint analysis has generally revealed very few layers of interior paint for a building of this age. Lead testing information provided by the NPS also confirms most of the building is lead-free. The conclusion can be made that most historic building fabric has been removed, replaced or in the best case, the finishes have been stripped and refinished. Photographic documentation also shows the replacement of plaster ceiling with gypsum board in the dining room. The notable exception would be the surviving fireplaces. The white marble hearths, mantles and surrounds can be found on the first, second and third floor. The original dining room fireplace has been removed. All fireplaces have been sealed.

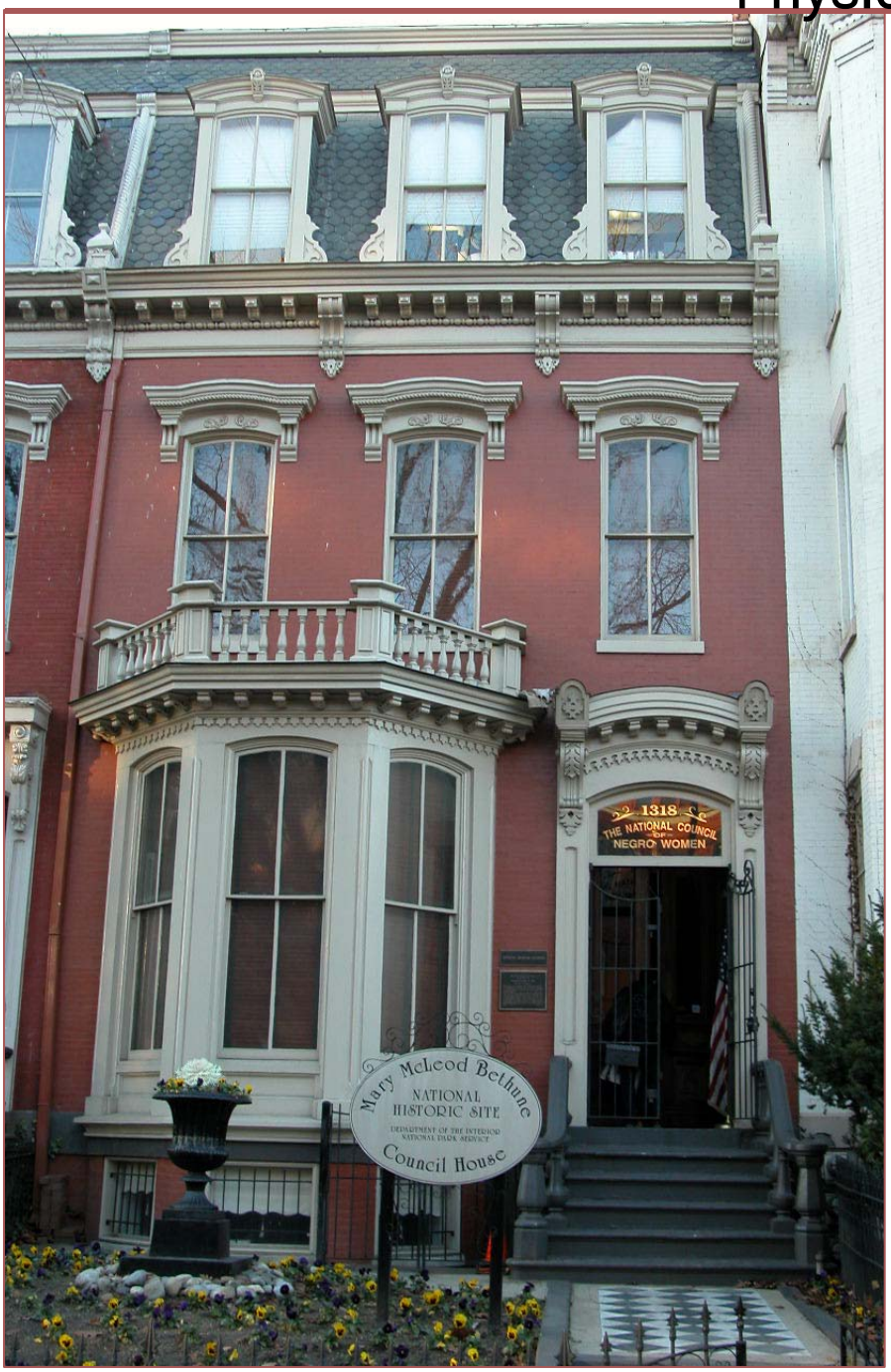


Figure 2-056: 2002 restoration, bay. (Photo: NPS, 2002).



Figure 2-057: 2002 restoration, main entry. (Photo: NPS, 2002).

Physical Description



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Figure 3-001: Mary McLeod Bethune House, Present Day. (Photo: BBB, 2007).

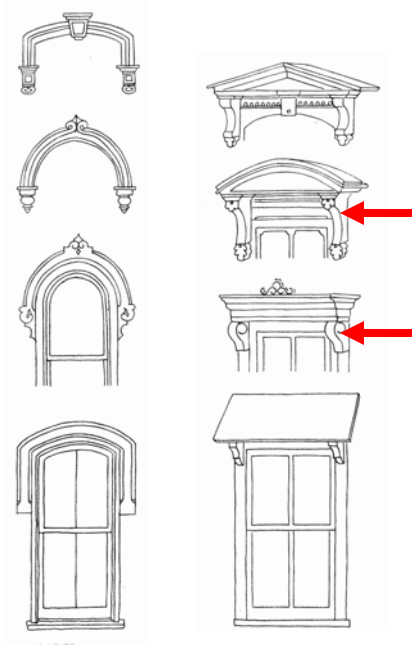


Figure 3-002: Typical Second Empire window hood details. Note: Arrow points to the window hoods which most closely resemble those of the Bethune House. (Illustration: Virginia & Lee McAlester, A Field Guide to American Houses, New York: Alfred A. Knopf, 1997, p. 213).

EXTERIOR CHARACTER DEFINING FEATURES OF THE SECOND EMPIRE STYLE.

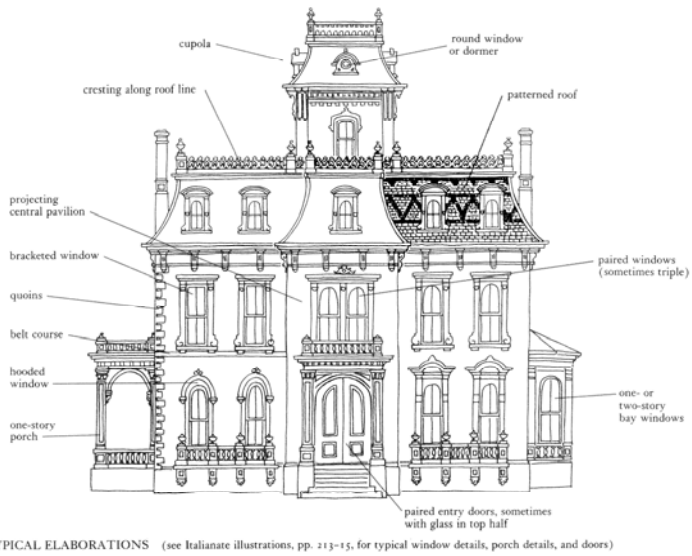


Figure 3-003: Textbook example of detached Second Empire House. (Illustration: Virginia & Lee McAlester, A Field Guide to American Houses, New York: Alfred A. Knopf, 1997. p. 243).

The Mary McLeod Bethune Council House at 1318 Vermont Avenue, NW, and its neighbors to the south at 1316 and 1314 Vermont Avenue, are examples of the Second Empire Style in domestic architecture. They were all constructed ca. 1875, and presumably built, based on the high degree of similarity of their front elevations, by the same person: the original owner of 1314, James Robbins. The three houses are very similar in design, materials and configuration, all featuring two-story brick façades with raised basements and third story mansards, stone entry stoops in their right-hand bays, and projecting three-bay windows in their left-hand bays on the first floor. Each has slightly different architectural detail at the entry; Nos. 1318 and 1316 are identical above the first floor with three segmental arched windows with bracketed hoods, a projecting bracketed cornice (which extends across all three buildings) and mansard roof with scalloped slate shingles punctuated by three segmental arched dormers with baroque scroll moldings flanking their sills. The house at 1314 Vermont Avenue, by contrast, has flat arched windows with hood moldings, and the mansard roof features an elaborate central portion with a three-bay window arranged beneath a triangular pediment. This feature suggests that though applying similar design, Robbins wanted his house to be unique among the three.

The Second Empire Style was popular during the Victorian era, appearing between the years 1855 and 1885. Its period of popularity overlapped initially with the Italianate and Gothic Revival styles, and, as it began to decline, with the Stick and Queen Anne styles. Virginia and Lee McAlester describe in their book *A Field Guide to American Houses*, that in contrast to the Italianate and Gothic Revival styles, which were both part of a

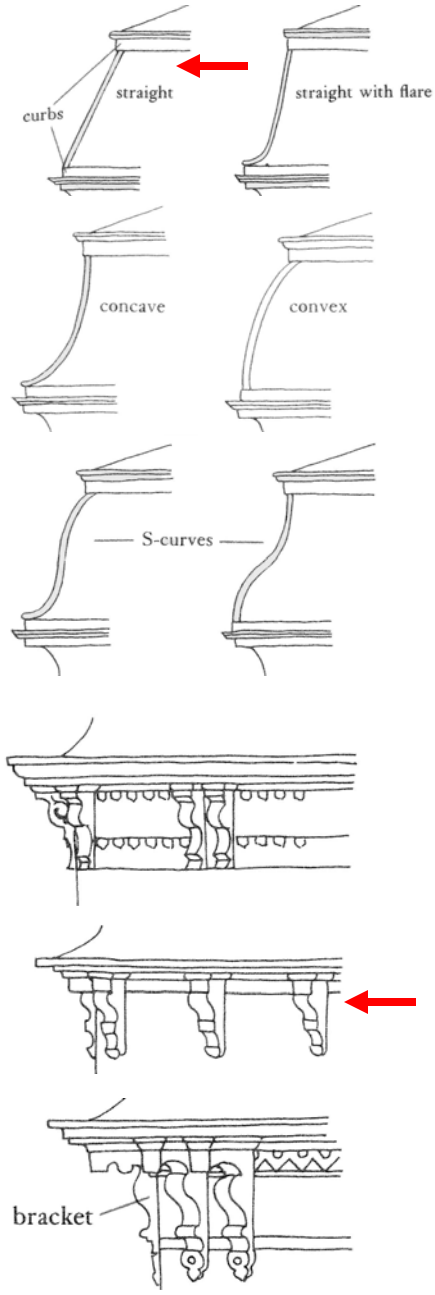


Figure 3-004: Typical Second Empire roof shapes and bracketed cornices. Note: Arrows point to the roof shape and cornice which more closely resemble those of the Bethune House. (Illustration: A Field Guide to American Houses, p. 213).

"Picturesque movement that looked to the romantic past for inspiration," the Second Empire style "was considered very modern, for it imitated the latest French building fashions."[1] The most striking feature of the style is the mansard roof, which is a double-pitched hipped roof with a steep lower pitch, most often punctuated by dormer windows. The mansard roof was based on the French precedent introduced by the French Renaissance architect Francois Mansart in the 1700's and brought back into vogue with Napoleon III's enlargement of the Louvre in 1852-57, which included a monumental mansard roof.[2] The Second Empire style derives its name from the reign of Napoleon III, a period known as France's Second Empire.

The style was adopted in America first in public buildings, and in some cases has been referred to as the "General Grant" style,[3] because it was so often used for government buildings during his administration as president, including the Old Executive Office Building in Washington, DC. Other prominent Second Empire buildings in Washington include the Renwick Gallery, Georgetown's Visitation School and Cooke's Row.

The Second Empire style has permutations throughout building types, including grand free-standing houses with central or asymmetrical towers, public buildings, and townhouses. Bruce Wentworth, AIA, describes the style as appropriating characteristics of "several historical languages, thereby departing from the custom of slavishly imitating established idioms. Free adaptation, allowing architects far more leeway in their design, mirrored the belief that in America, one could pick and choose the best from the past."[4] Because of this, there are many variations of character defining features found in examples from the style. The single-most characteristic feature is the mansard roof, which itself can come in a variety of profiles including straight, straight with flare, convex, concave, or S-curved. The mansard roof was particularly well adapted to urban townhouses because it added extra space in an upper floor above the roofline.[5]

Second Empire houses were either symmetrical or asymmetrical, sometimes with a tower element in a side bay or an ell extension. Urban examples often included rear ell extensions. The Second Empire style is often referred to as being very similar to the Italianate, if more ornate on the exterior and interior. Decorative exterior details included heavily bracketed cornices beneath the mansard roof (making it difficult in some cases to determine if the house was designed in the Second Empire style or if the mansard roof was added later, a common occurrence), quoins, and cast iron cresting on the roof. Houses were usually clad in wood or brick, the latter often featured stone trim. Windows were usually tall, with two-over-two sash, and were often used as architectural features on façades to add ornamentation. To this end they were often embellished with eyebrow-shaped hoods or elaborate pediments.

[1] Virginia and Lee McAlister, A Field Guide to American Houses, (New York: Alfred A. Knopf, 1997) 242.
[2] Second Empire Style 1860-1880, Buffalo as an Architectural Museum, Illustrated Architecture Dictionary: Styles of Architecture. http://freenet.buffalo.edu/bah/a/archsty/sec/index.html
[3] ibid
[4] Bruce Wentworth, AIA, "Historic Styles – Second Empire 1855-1885," www.wentworthstudio.com
[5] McAlister, 243

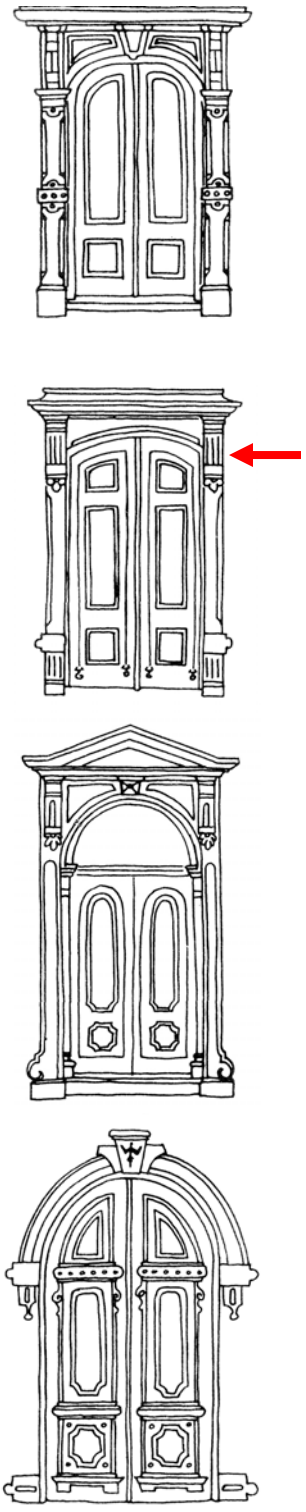


Figure 3-005: Typical Second Empire Doors. Note: Arrow points to the door which more closely resembles that of the Bethune House. (Illustration: A Field Guide to American Houses, p. 215).



Figure 3-006 Bethune window and dormer, roof shape, bracketed cornice and door, typical of the Second Empire Style. (Illustration: BBB, 2007).

Projecting three-bay windows were also common features in the Second Empire style. Shutters do not appear to have been common features on the front elevations; they may have been used in the rear extensions for privacy. The front door was usually marked by an overhanging porch or canopy; the entry level was typically elevated above grade and the door approached on stoop.





Figure 3-007: Typical Second Empire row houses in New Haven Connecticut and Washington, DC. (Photos: A Field Guide to American Houses, p. 253).



Figure 3-008: 1316 Vermont Ave. Typical Second Empire doors. (Photo: BBB, 2007).

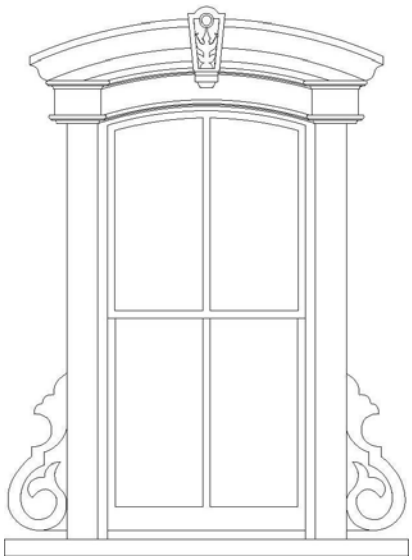


Figure 3-009a: 1318 Vermont Ave. Third Floor Dormer. (Drawing: BBB, 2007).

CHARACTER DEFINING FEATURES OF THE BETHUNE PERIOD OF SIGNIFICANCE

Very few changes were implemented on the exterior of the building during the period of significance. The sign in the transom of the front entry reads 1318 The National Council of Negro Women.

Character defining features from the Bethune occupancy include:

- Sign above the front entry advertising the National Council of Negro `Women



Figure 3-009: 1318 Vermont Ave. Entry door with iron security gate. (Photo: BBB, 2007).

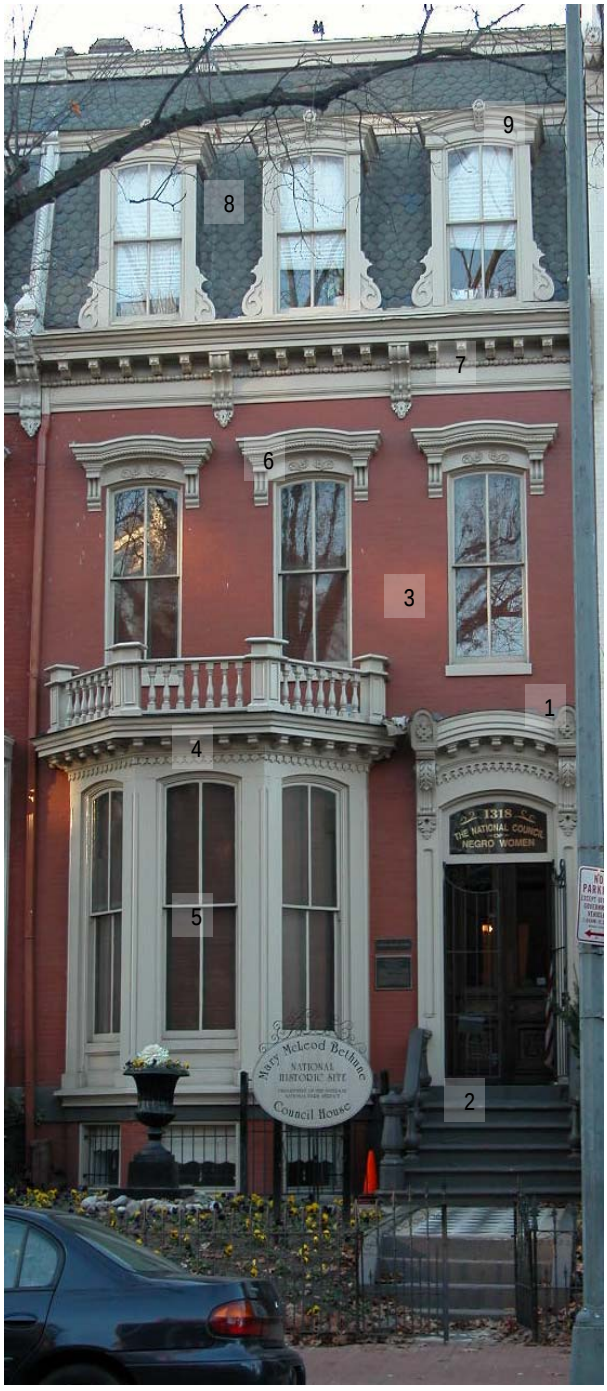


Figure 3-010: Mary McLeod Bethune Council House. Contributing Second Empire features. (Photo: BBB, 2007).

The Council House possesses many character defining features of the Second Empire style. These will be preserved in its restoration and interpretation, and include the following:

Front Entry: Segmental arched front entry with elaborate bracketed hood molding and wood door frame. The door itself is a later replacement, and an iron gate has replaced the original paneled double doors. Examples of these exist on the neighboring houses Nos. 1316 and 1314. (1)

Entry Stoop: Stone entry stoop with cast iron railings, balusters and newel posts, all coated in a sand finished paint intended to replicate the appearance of stone. (2)

Brick: Hard burned brick masonry set in a running bond, with narrow joints and lime mortar. (3)

Projecting three-bay window with modillioned cornice and balustrade. (4)

Wood two-over-two sash windows. The sash configuration and appearance are character defining features of the Second Empire style. (5)

Stone window sills and bracketed hoods. (6)

Bracketed and modillioned cornice. (7)

Slate mansard roof with wood finial, parapet and ridge details. (8)

Three segmental arched dormers with baroque scroll moldings and arched pediments. (9)

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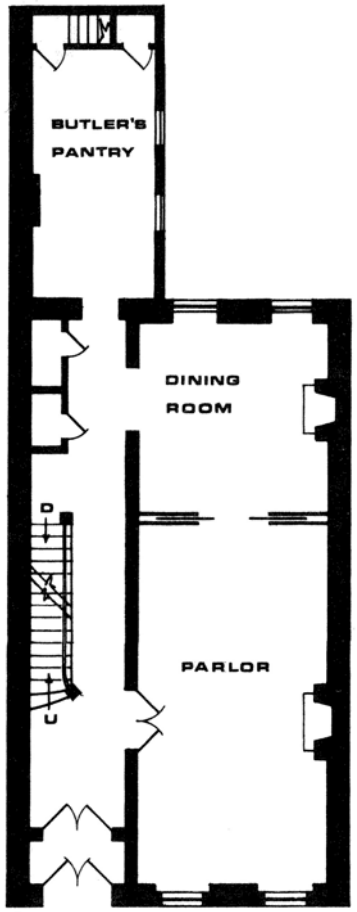


Figure 3-011: Typical Second Empire first floor plan. (Drawing: Charles Lockwood. "Bricks and Brownstone: The New York Rowhouse 1783-1929." New York: Abbeville Publishers, 1972).

INTERIOR

CHARACTER DEFINING FEATURES OF THE SECOND EMPIRE STYLE

Descriptions of room layouts in townhouses that date to this period were found in *The Baltimore Row House* by Hayward Belfoure and *Bricks and Brownstone; the New York Row House 1783-1929* by Charles Lockwood. Both documents describe a typical row house from Period 1.

The typical layout of the urban row house in the Second Empire period featured a side entry and hallway leading to a stair, which often had both straight and curved runs to accommodate the narrow footprint of the house. Parlors were located off the hallway in the front portion of the first floor, and the kitchen was typically located in the ell, with direct access to the exterior. The kitchen or Butler's Pantry (Figure 3-011) and bathrooms would have been located in the back of the building and bedrooms on the upper floors accessed by a decorative stair. In the case of the Baltimore Row House description, Belfoure did emphasize that bathrooms were often on the second floor.

Typical of the period, the Mary McLeod Bethune Council House has a front entry and narrow hallway leading to two first floor rooms with fireplaces on the first floor serving as the parlor and the dining room. See Figure 3-012.

Located on the second and third floors were the bedroom chambers and bathroom(s). Bedrooms with small alcoves next to them were not uncommon on upper floors. See Appendix 6.b.I for all floor plan drawings.

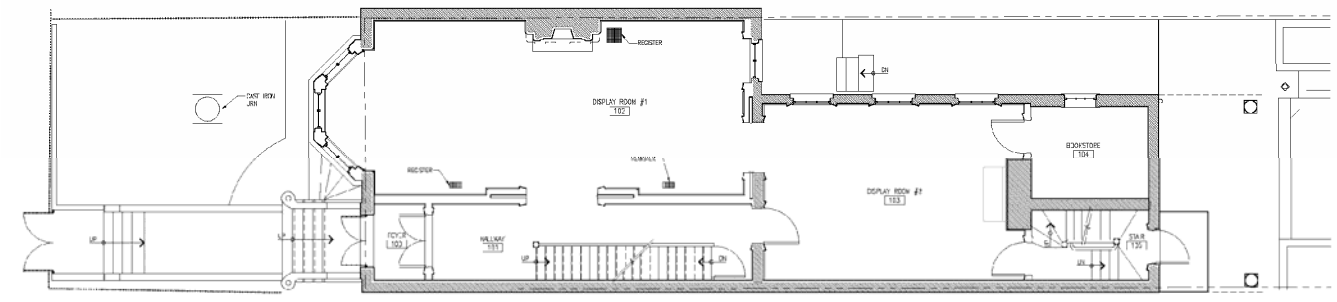


Figure 3-012: Bethune Council House first floor plan. (Drawing: BBB, 2007).



Figure 3-013: Entry Hall ceiling at 1316 Vermont Ave. NW (Photo: BBB, 2007).

In keeping with the elaborate ornamentation of their exterior façades, the interiors of Second Empire style row houses were similarly ornate. Typical features include bold molded plaster cornices and ceiling medallions, and marble fireplaces with arched openings. See Photo 3-013, showing the ceiling medallion and light fixture at 1316 Vermont Avenue. This medallion matches the medallion in Hallway 101 of the Bethune House.

In many cases the molded plasterwork was highlighted in a darker color than the walls, sometimes in a dark metallic finish. Stenciling was not an uncommon feature of the Victorian interior. In very elaborate interiors, rich wall coverings and fabric curtains could be found, including stamped leather or velvet wallpaper.



Figure 3-014: Morgan Residence No. 7 Pierrepont St., Brooklyn Heights, New York, 1870. Bedroom and parlor. Photo taken ca 1880. (Photo: Charles Lockwood. "Bricks and Brownstone: The New York Rowhouse 1783-1929." New York: Abbeville Publishers, 1972).

The most elaborate fireplace, in the finest marble, usually pure white, was usually found in the front parlor. See Figure 3-014 for typical fireplaces and figure 3-017 showing the fireplace at 1316 Vermont Ave, NW. It is similar to that in the Bethune House but has not been sealed. It still has its cast-iron insert, fire basket and bronze trim.



Figure 3-015: Kitchen stove at 1316 Vermont Ave., NW, Washington, DC (Photo: BBB, 2007).



Figure 3-017: Parlor fireplace at 1316 Vermont Ave, NW, Washington, DC (Photo: BBB, 2007).

Additionally, it was not uncommon for fireplaces to be constructed of other materials, slate, wood, or cast iron, and faux painted to resemble marble.

The cast-iron kitchen stove from this period was also quite elaborate. See Photos 3-015, 3-016 and 3-017 for images of the cast-iron cooking stove at the adjacent house at 1316 Vermont Ave.



Figure 3-016: Front of stove at 1316 Vermont Ave., NW (Photo: BBB, 2007).



Figure 3-018: Top of stove at 1316 Vermont Ave., NW (Photo: BBB, 2007).



Figure 3-019: Parlor doors at 1316 Vermont Ave., NW (Photo: BBB, 2007).



Figure 3-020: Parlor ceiling at 1316 Vermont Ave., NW (Photo: BBB, 2007).

Ceilings of parlors and other formal rooms typically featured elaborate plaster medallions at their center, often with foliate moldings.

See Figures 3-013, 3-019 and 3-020 for parlor ceiling decoration at 1316 Vermont. The heavy profiles and decorative ceiling pendants match the existing Bethune House dining room ceiling decoration, The Council House (Room 103) ceiling detail is a recreation and not as deep as the ceiling molding at 1316 Vermont Ave., NW. This room may have been the inspiration for the ceiling replication/restoration at the Bethune House.

Some ceiling ornamentation at this time often served a functional as well as decorative purpose; some incorporated small holes to carry fumes from the gas chandeliers into the chimney flue and outside.[1] In the late 19th century, lighting was gas. Gas chandeliers with four to six arms and large glass bowls or globes were common features. Around the turn of the century when houses were electrified these were often converted to run on electricity, or replaced with new light fixtures.

All rooms in the Council House have been renovated at some point over the building's life. Some rooms, however, have interior character defining features from its original construction. Additionally, some features have been reconstructed to replicate the original missing or damaged features. Although not original, these contribute to the historic character of the building.

Regarding the plan configuration, the locations of the main stair and halls, the first floor parlor (Room 102) and dining room (Room 103), now used as exhibition spaces, have not been changed. Some bedroom locations and sizes (Rooms 202, 204 301, 302, 303, and 306) also remain unchanged. During Period 2, the Period of Significance, Mrs. Bethune and the Council used existing rooms for new uses. In 1954, after Mrs. Bethune moved to Florida and the NCNW continued to use the house as its offices, Room 201 was divided in two and Rooms 204 and 206, formerly Mrs. Bethune's bedroom and office, were converted to the President's and Executive Director's offices, respectively. The most significant changes in the house occurred in Period 3, when there was a damaging fire, and in Period 4, when the house was restored and renovated in 1975 and 1981. This work did not involve changing the configuration of the floor plans, but did introduce replacement features throughout the house, dropped ceilings in upper rooms, new flooring and plaster finishes, and the installation of new plumbing fixtures and an air conditioning system.

Character defining features from the original Second Empire period include the

- original configuration of spaces,
- the main stairs,

[1] Ibid, 175.

- the back stairs (which would have been extended when a third floor may have been added to the ell at the turn of the 20th century),
- the marble fireplaces on the first, second and third floors,
- wood baseboards on the first floor and along the main stair,
- wood window casings and two-over-two sash windows,
- front entry door,
- original paneled wood doors,
- wood door casings,
- plaster cornices and ceiling medallions where they exist,
- archway and the decorative brackets above the main stair on the second floor.

Additional detail is provided in the room by room descriptions found later in this section.

Stairs

The main stairs, leading from the entry hall to the third floor, are primarily original construction. Like most wood finishes at the first floor level the wood paneling under the stringer was stripped and painted with faux wood grain finish. The banister features a carved wood railing, a stout eight-sided newel with turned elements, and eight-sided spindles with turned elements. These elements are predominantly original walnut wood, stained with a dark finish, not faux finished. There are a few replacement spindles on the second floor with faux grained finish. The banister railing changes in section slightly from the second floor to the run between the second and third floors. The treads, risers, and base molding are all wood, and the stairs have a carpet runner. The stringers feature decorative carved scrollwork—painted in faux wood finish from the first to the second floor, painted from the second to the third floor.



Figure 3-021: Room 100 Stair Detail (Photo: BBB, 2007).

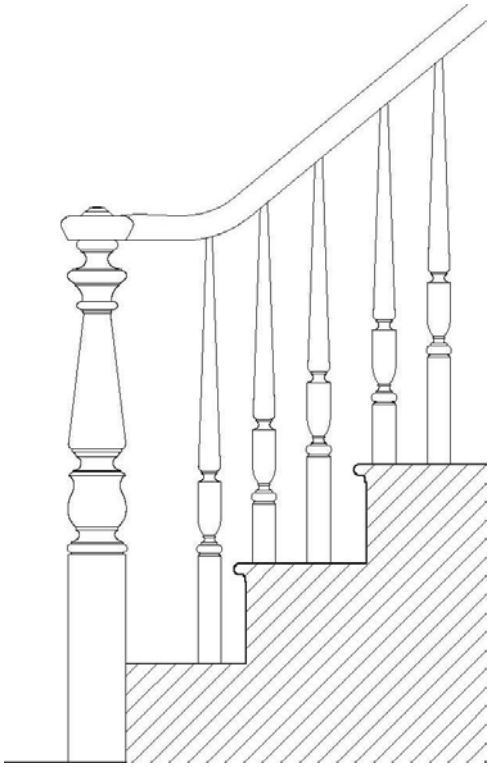


Figure: 3-021a: Back Stair Detail. (Drawing: BBB, 2007).

Fireplaces

The marble fireplaces, located in the original parlor (Room 102), on the second floor in the rear (Room 204), and on the third floor in offices (Rooms 302 and 303), are original character defining features of the Second Empire period. They feature arched openings, typical of fireplaces of the period, and are simply carved with decorative cartouches at the top of the arch beneath the mantelpiece. The upstairs fireplaces are almost pure white marble; the first floor fireplace has gray veins, and is the most elaborately carved of the four. The fireplace on the second floor contains an iron insert, also typical of the Victorian period. The remaining fireplaces have marble slabs sealing their arched openings.



Figure 3-022: Room 204 fireplace. (Photo: BBB, 2007).

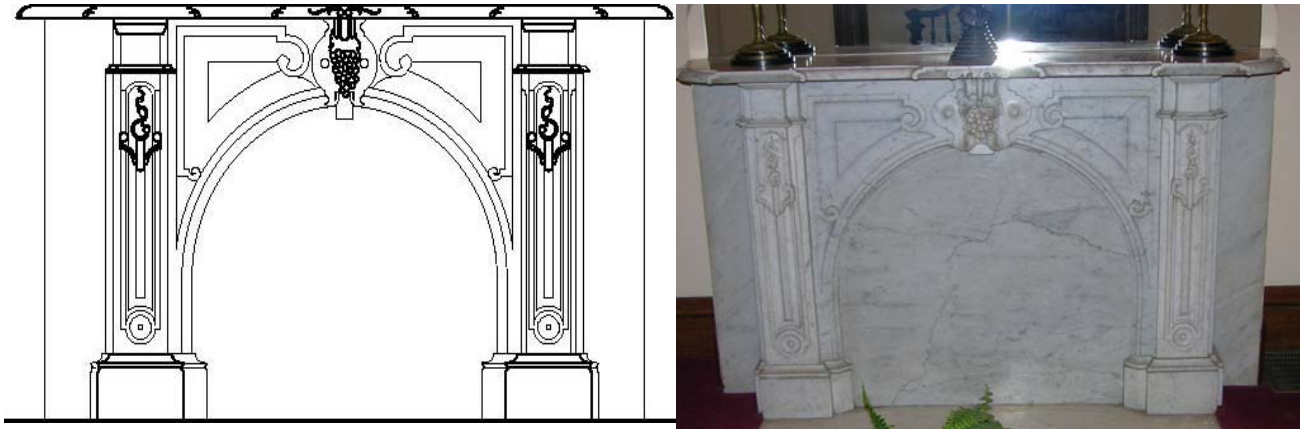


Figure 3-023: Room 102 fireplace. (Drawing and photo: BBB, 2007).



Figure 3-024: Room 103 Chandelier (Photo: BBB, 2007).



Figure 3-025: Room 101 Ceiling Medallion Chandelier (Photo: BBB, 2007).

Plaster Ceiling Medallions and Cornice Moldings

The more formal rooms in the front of the house and the dining room on the first floor feature plaster ceiling medallions, with decorative elements ranging from foliate to geometric designs. These replaced original elements after the fire. Molded plaster cornices are found on the first floor and some rooms on the second floors. These feature series of full-round, half round and ovolo moldings and deep recesses causing shadow and relief.

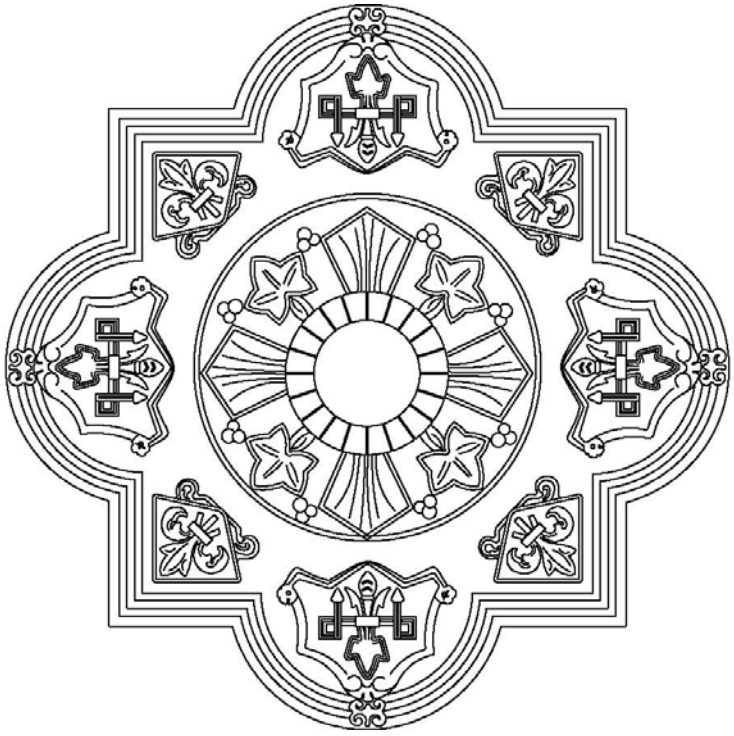


Figure 3-025a: Room 101 Medallion. (Drawing: BBB, 2007).



Figure 3-026: Room 103 Ceiling medallion detail. Medallion matches ceiling medallion of adjacent house at 1316 Vermont. (Photo: BBB, 2007).



Figure 3-027: Room 103 Ceiling Pendant in corners of ceiling. (Photo: BBB, 2007).

Cornices in Hallway 101 and Display Room 103 are replicas from 1981 based on the original in the first floor parlor (Room 102).



Figure 3-028: Room 102 ceiling plaster cove molding (Photo: BBB, 2007).

Located in the second floor hall is a plaster pendant, which originally held a hanging light fixture. See Figure 3-029. It is round with a flat bottom, much less decorative than the plaster medallions because of the scale of the room. It serves the same purpose in the more formal rooms on the first floor.

At the corners of the dining room ceiling are small plaster pendants. See figure 3-027. This decorative element can also be found in the Parlor of the adjacent house at 1316.



Figure 3-029: Room 200 ceiling plaster pendant molding (Photo: BBB, 2007).



Figure 3-030: Room 102 wood base with grained paint finish. (Base-1) (Photo: BBB, 2007).



Figure 3-031: Room 102 decorative wood veneer pocket doors (Door 102A) (Photo: BBB, 2007).

Wood Baseboards, Doors, Door Frames

Wood baseboards, door frames and paneled doors dating from Period 1 are defined in the room by room description, and those elements which were installed as in kind replacements are character defining features of the Second Empire Style. Door frames were often wood painted with a more exotic wood-grained finish in the restoration work in 1981, which purports to have been carried out based on evidence from paint analysis. The faux wood-grained finish replicates the appearance of the wood spindles in the banister, which may have been used as the model.



Figure 3-032: Room 103 decorative wood veneer door (Door 103) (Photo: BBB, 2007).



Figure 3-033: Historic door hardware. Note the grained finish on the frame, but not the door. (Photo: BBB, 2007).



Figure 3-034: Room 103 double hung window (window W107). (Photo: BBB, 2007).



Figure 3-035: (Photo: BBB, 2007).

Window Casings and Sills

Window openings, wood two-over-two sash, wood casings, and the decorative paneling beneath them, which date to Period 1 or have been replaced in kind to match the original appearance, are character defining features of the house's original design. Wood paneling beneath the windows in the first floor bay window and Display Room #2 (Room 103) are especially elaborate, decoratively painted with contrasting faux wood-grained finish.

CHARACTER DEFINING FEATURES OF THE PERIOD OF SIGNIFICANCE

Mary McLeod Bethune moved into the house in December of 1943. The NCNW planned for her residence there. Most of the renovation work at this time was cosmetic. At this time some work was carried out on the interior of the building to prepare it for dedication as the Council House. This included flooring work on all three floors; painting and wallpapering; installing floor tile from the Quaker Linoleum Company in the kitchen and butler's pantry; plumbing work and the replacement of various plumbing fixtures. In 1946, new drapes and blinds were installed, and the carpet was replaced.

Other changes made to the interiors of the house during Period 2 are considered character defining features of the Period of Significance. Room 201 was enlarged to its current size and configuration probably soon after the NCNW moved in and later divided in 1954 to create additional office space. (This latter work was reversed in 1975 and the space returned to its early configuration in the Period of Significance).

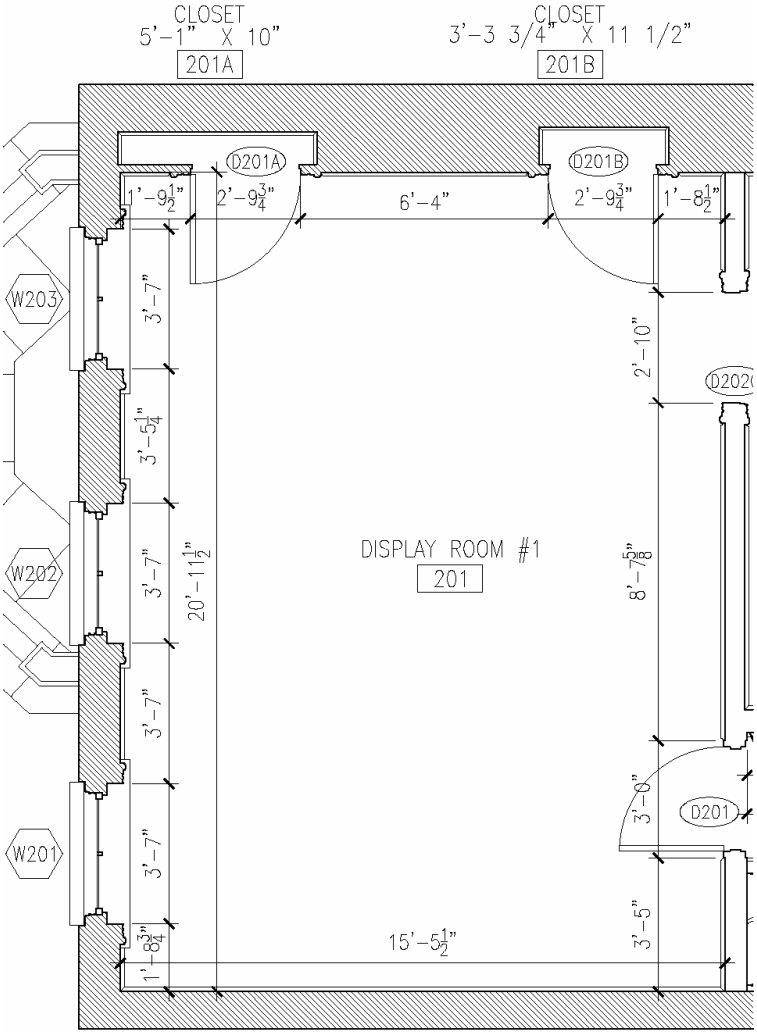


Figure 3-036: Room 102 Plan. (Drawing: BBB, 2007).

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DEFINITION OF CONTRIBUTING AND NON-CONTRIBUTING FEATURES

In spite of the fact that it has been renovated often through the years, the Mary McLeod Bethune Council House (the Council House) still retains some architectural features from its original construction circa 1875 as well as changes associated with the occupancy of Mary Mcleod Bethune in the mid-20th century. These architectural features are documented in detail in the following sections, which include existing condition drawings of each exterior elevation and interior floor plan, detailed narratives describing the elevations and interior spaces and their constituent architectural features, and inventories of exterior and interior elements.

The architectural feature inventories include the possible age and potential significance of elements in the house. This includes decorative features and structural elements. The probable age and significance is based on analysis of documentary research, materials testing, and on-site forensic investigation. For purposes of historical interpretation and preservation recommendations, the architectural features have been evaluated to determine their significance in the house as character-defining features of the Empire style (Period 1), or of the period of Mary Mcleod Bethune's residency (Period 2). These levels of significance are defined as follows:

Contributing- Primary: Architectural features, spaces and elements of the house which are original, character-defining features of the Empire style, OR which date to and characterize Period 2- the period of significance (1943-1966).

Contributing-Secondary: Architectural features, elements, and spaces of the house which may date to Period 2, the Mary McLeod Bethune period or earlier, but were of secondary significance historically, such as utilitarian in the basement.

Contributing-Replication: Features or elements which were replicated and replaced to match missing or irreparably damaged features. Their design has been based on documentation or matches missing elements from the original construction or the period of significance. These items contribute to the understanding of the original building or the Period of Significance.

Non-Contributing: Architectural features, spaces, and elements of the house which post-date the period of significance, most likely added as upgrades as the house aged. These include elements that have been replaced, but not in kind.

Missing Features or Elements: Features which once were part of the original design of the house or its appearance during the period of significance, but which have been removed and not replaced in kind.

PRESERVATION TREATMENTS AND ZONES

Preservation zones have been designated to identify historically important spaces within the building. They identify the level of intervention recommended to properly restore the building to its period of significance. Preservation zones integrate assessment of contributing and non-contributing features, levels of historical and architectural integrity, and condition of materials and architectural features. Definitions of these zones are based on the Secretary of the Interior's standards and are described below.

Preservation

Preservation focuses on the maintenance and repair of existing historic materials and the retention of a property's form as it has evolved over time. Treatment involves repair, protection and stabilization. Areas where preservation will be a level of treatment include existing historic features which have been unaltered since original construction, and are therefore character-defining features of the Second Empire style, or represent changes undertaken in the Period of Significance.

Features, spaces, and elements of the house falling within the Preservation Zone include elements assessed as Contributing-Primary elements as defined above. These generally include the following:

- Exterior masonry
- Mansard roofing
- Decorative elements such as the wood cornice, sills and stoop
- Wood window frames and sashes
- The decorative front door
- Interior elements such as the original fireplaces, stairs, millwork, plaster decoration, decorative and identified interior doors (see Architectural Features Inventory for specific elements).

Restoration

Restoration is undertaken to depict a property at a particular period of time in its history, while removing other evidence of other periods. The Bethune Council House's Period of Significance spans the years between 1943 - 1966. By this time, the house, which originally had been a single family residence and later adapted to office space and accommodations for overnight visitors, had lost some original interior features and room layouts had been slightly altered. Bethune's and the NCNW's use of the house brought about interior changes such as a reorganization of rooms and their uses, new plumbing, and light fixtures. Some rooms contribute more significantly to the history of Bethune and use of the house than do others. These are considered Contributing-Primary and include the following,

- First Floor: Reception and meeting spaces, hallway, staircase.
- Second Floor: Bethune's private chambers and office, bathroom and meeting rooms.
- Third Floor: overnight accommodation rooms for visitors.

Most of these spaces maintain the original room dimension and layout. Many finishes and architectural elements have been replaced on the first floor. Second and third floors should be restored to the Mary Mcleod Bethune period based on documentation and analysis.

On the exterior, elements which have been altered since the house's original construction or the Period of Significance will be restored to their original appearance or the period of significance. These include:

- The modified rear porch.
- Missing ornamental cresting at the mansard ridge.
- The missing front entry vestibule door.
- Replacement windows and doors, which will be restored to their appearance in the Mary Mcleod Bethune period.

Rehabilitation

Rehabilitation acknowledges the need to alter or add to an historic property to meet its continuing or changing use, while retaining the property's historic character. Rehabilitation generally recognizes and integrates changes over time, as well as invisible or unobtrusive contemporary interventions. Rehabilitation zones include the following:

- Any non-contributing spaces in the basement of the house, which may be required for administrative use.
- The bathrooms in the basement will not be part of the interpretation of the house, since there is not sufficient evidence on which to base their restoration to the period of significance. They will be rehabilitated and used by the NPS and the public.
- Improved accessibility by means of ramping or elevators.

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PHYSICAL DESCRIPTION OF EXTERIOR

OVERVIEW

The Mary McLeod Bethune Council House has undergone a number of renovations through the years. With a few exceptions, work on the building seems to have been relatively minor: the carriage house was added at the rear of the site, the interior redecorated, interior walls reconfigured occasionally, and a rear porch added and later removed. A floor may have been added to the ell early in Period 1.

A number of work projects occurring since 1966 have been the result of a damaging fire and subsequent vacancy which damaged much of the building at that time. The first project after the fire, in 1975, focused on returning the building to habitable condition.

Later projects involved restoration. Many deteriorated items were replaced. Replacement items were derived from documented and missing building fabric or based on detailing from the adjacent or nearby houses built at the same time. Most of the historic elements from Period 1 are intact or have been replicated with the notable exceptions of the vestibule exterior door, rear elevation windows, and cast-iron ridge cresting.

METHODOLOGY

Beyer Blinder Belle and the design team had surveyed the site many times to document the exterior conditions between the months of November 2006 and December 2007. To set the building in its context, the team also studied the Second Empire style and its typical architectural features in urban rowhouse applications in Washington and elsewhere. A section describing these features follows. Once the character defining features of the building are described, the building's siting and context, massing and exterior elevations are described in detail. This section includes a narrative, elevation drawings, photographic documentation and a matrix of architectural features organized by elevation.

A matrix provides a description and probable age of all materials and a determination of their historical significance. Accompanying the matrix will be elevation diagrams indicating the location of these features, followed by drawings and photographs describing the significant features.



Figure 3-038: 1314, 1316 ad 1318 Vermont Ave. The Council House is on the right. (Photo: BBB, 2007).



Figure 3-037: 1320 Vermont Ave. (Photo: BBB, 2007).

Siting:

The Council House is located on the west side of Vermont Avenue, NW, in the District of Columbia, less than one block from Logan Circle. It is the northernmost of three similarly designed Second Empire style houses. They were likely constructed together in 1875 and 1876. The house to the north was built at a different time and is a different style than the Second Empire buildings to the south. The northern neighbor is a rowhouse with brick Italianate styling and retains much of its original exterior configuration except an at-grade level entry allows direct basement access without steps.

The block remains residential in use and scale with the exception of a church located to the south. Most houses along this block are of a similar scale and are of stone and/or brick. The majority appear to have been renovated into apartments. The neighborhood reflects the aspirations of the upper middle class in Washington at that time.

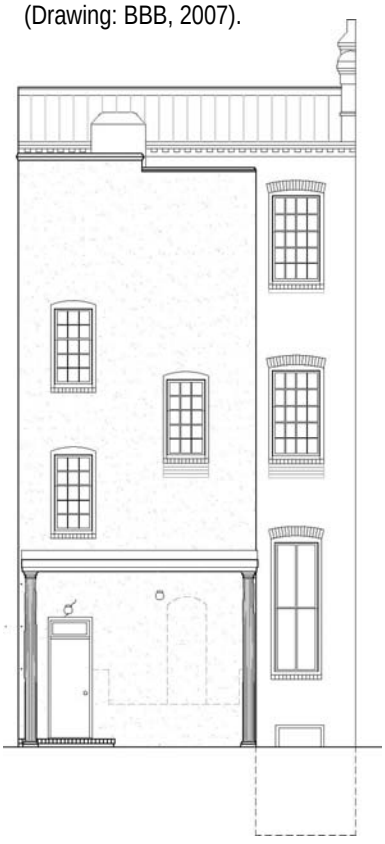
The Council house property is 23'-0" wide at Vermont Avenue and varies in length from 137.309' to 142.355'. At the alley, the property widens to 23.52 feet.

Massing:

The primary and rear façades of the Council House are three stories tall above a raised basement. Each floor of the plan consists of a rectangle with ell at the rear.



Figure 3-039: East elevation. (Drawing: BBB, 2007).



The front façade is capped by an overhanging bracketed cornice and mansard roof at the third floor. The massing of the building is similar to the two buildings to the south which were built at the same time, except for the rear ell, which is one story shorter on the adjacent building.
There is a projecting wooden bay off-centered on the front façade consisting of the basement and first floor. There is brownstone stoop providing space for entry.

The total building length is 67'-7" deep and the height is approximately 46'-7", from grade at building to top of cornice. The rear, or west elevation of the house consists of three stories plus basement constructed of red face brick. The ell is 15'-9" wide, 33'-8" deep and approximately 41'-8" tall. (Documentation indicates that one floor had been added to the rear of the building between the publication of the 1888 Sanborn Map and the 1903 Sanborn Map. The earlier map does not show a projecting bay at the front of the building while the latter does. These inconsistencies cause one to question the accuracy of these maps. However, it is noted that on the third floor, plinth blocks and door casings at the historic closets in the corridor do not match, which may indicate a difference in dates of construction.)

East (Front) Elevation:

The east façade retains much of the character of the original circa 1875 Second Empire building because many wood building replacement elements have been replicated to match existing, damaged elements. See figure 3-039. There are three original double-hung two-over-two windows symmetrically arranged along the center line of the façade on both the second and third floor. The third floor mansard has dormers. The windows at the third floor have been replaced. The first floor consists of an entry at the north and a projecting wood bay to the south. The windows at the first floor are taller and single-hung. All second floor windows have segmental arches, stone sills and are capped with ornamental bracketed wood hood with ornamental carvings. Separating the basement from the first floor is a stone water table. Brownstone steps with a decorative cast iron railing lead to the front entrance. An additional curved stair leads from the sidewalk down to the basement, which is entered through a door located below the main entrance stoop. Fixed one-light windows are located on the bay of the raised basement. They have replaced earlier two-light awning or hopper windows from Period 1.

West (Rear) Elevation:

The rear façade has been modified to a much greater degree than the front. Window and door openings have been shortened and most windows have been replaced. The rear porch is a replacement of the Period 1 porch that would have been built with the porch deck at walk-out level of the first floor. The plan of the earlier porch shows this configuration. It was removed in the 1980's and replaced with the current porch having slender columns, now required to reach down to grade.

Figure 3-040: West elevation. (Drawing: BBB, 2007).

The entire west façade and part of the south façade of the building has been covered with a troweled-on cement parging. The door opening from the former kitchen also has been removed; its outline is visible through imperfections in the cement parging.



Figure 3-041: Painted brick wall. (Photo: BBB, 2007).

Masonry/Stone

Brick Masonry – The east façade is composed of hard burned pressed red brick with narrow lime mortar joints set in a running bond pattern. All brick and stone on the east façade have been painted. The brick has been painted red approximately the color of the natural brick on the adjacent building while the watertable and brownstone have been painted a brownish gray, approximating the original color of the brownstone. The foundation and the rear facades are constructed of a common brick different in size from the hard burned red brick on the front of the building.

Stone Sills – The stone sills at all of the second floor windows are lug sills two courses high. The sills at the building to the south appear to be limestone and likely match the painted sills at the Council House. The front stoop is constructed of solid slabs of brownstone forming steps and a large solid slab as the landing in front of the door. The recessed entry to the first floor is one step above the landing, which also consists of brownstone. Stone sills are also visible at the east basement windows. These sills were retained when the windows were shortened; the brick infill was constructed directly on the sills. Other sills were removed. All the sills on the rear façades are rowlock brick sills.



Figure 3-042: Bluestone steps to basement entry at east façade. (Photo: BBB, 2007).

Bluestone – The treads on the circular stair leading to the basement are bluestone.

- *Foundation*: The three-story structure was constructed over a basement formed by brick load bearing foundation walls. A brick areaway was constructed below the east entry stoop to provide an exit from the basement to the street. The basement windows at the east elevation were not provided with areaways. The brick foundation walls still remain.
- *Brick*: While the primary east elevation was constructed of a hard burned red brick, the west and south elevation at the back of the house were constructed with common red brick set in a common bond pattern with headers approximately every eighth course. (The western three feet of the south façade has since been covered with cement parging). This may have been installed because of damage on the south.



Figure 3-044: East façade. (Photo: BBB, 2007).



Figure 3-043: Painted wood window hood. (Photo: BBB, 2007).

East Elevation Windows – The window openings and their locations are original to the building, dating to Period 1. On the front of the house at the second and third floor (W101, W102, 201-203, W301-303) are two-over-two double wood windows with vertical muntins. The first floor windows are similar in style but with single-hung operation. Third floor windows (W301, W302, and W303) were replaced in the restoration work of 2002. All other window (W101, W102, W103, W201, W202, and W203) sashes and frames appear original. They still have rope pulleys and counterweights. The window frames are original and contribute to all periods of the house.

The three basement windows (WB01, WB02, and WB03) are single sash fixed windows with new pre-cast sills. These windows date to Period IV. They have a painted fixed iron security grill bolted to iron anchors recessed into the masonry joints.

Photographs taken during the period of significance show the windows on the east elevation without screens.



Figure 3-045: Areaway. (Photo: BBB, 2007).



Figure 3-046: Painted wood replacement window. (Photo: BBB, 2007).



Figure 3-047: West façade. (Photo: HABS, 1993).

West and South Elevation Windows – The windows on the rear of the house at the basement, second and third floor are all double-hung replacement windows. See figures 3-045 and 3-046. All have aluminum tracks and date from Period 4. Their pattern is six-over-four and they are true divided lights. They have no storm windows or screens. The first floor windows are likely original or have been replicated to match the two-over-two pattern in the front of the building.



Figure 3-048: Glazed, wood veneer door and security gate. (Photo: BBB, 2007).

Doors – The main entrance door (D101) is recessed within an entry vestibule framed in wood and accented by a projecting hood supported on brackets. The entry has a transom window with NCNW signage.
The door is an ornate wood door with raised panels and natural finish veneer of maple. See figure 3-048.

A painted hinged iron security gate has been installed at the front entrance. The iron frame is anchored into the wood at the front door.
There is another door, DB01, not visible from the street or sidewalk. This door is a modern door installed in Period 4. A painted hinged iron security gate with a deadbolt lock is located at the bottom of the stairs to the basement, the frame of which is anchored into the masonry.

There are two doors at the rear of the house. One is the exit from the stairwell and the other is from the furnace room. The stairwell door is a flush wood door and the furnace door is a metal door with a single panel design.

- *Exterior Doors DB01, DB105A, D101 and D105A* – These four exterior door openings remain from the original construction. Except for the original front entry which is original, the doors themselves have been replaced during later periods. The basement entrance door (DB01) is a replacement flush wood door painted on both sides and set in a flush wood frame. Also the front vestibule door has been removed and replaced with a metal gate. The original condition can be seen on the houses at 1314 and 1316 Vermont Ave., NW. The exterior vestibule door can be seen in a number of historic photos dating from the Period of Significance. See Figure 2-030. These photos show a simple paneled door, not original to the building because of its drastic difference from the adjacent building.



Figure 3-049: Painted cast-iron newel post, front stoop. (Photo: BBB, 2007).

Decorative Elements – The ornamental front façade retains much of the Second Empire detailing, including: the bay with paneled balustrade, the window and door hoods, scrollwork at the dormers and above the windows, a wood cornice with brackets and modillions. The cornice's single brackets and modillions match those of the entrance hood. There are four brackets and the southern and northern brackets straddle the property line. Wood finials with a twisting design also contribute. Three modillions are located in the intervals between brackets. The cornice is painted tannish beige. All these elements contribute to an understanding of the building's style history.

- *Front Stoop*: The solid brownstone steps and landing were original to front entrance stoop design. These stone elements survive today. Similarly, mass produced iron elements were also frequently used. Based on paint analysis, the newel posts and railings are original to the building. Historic photos (figure 2-037) show a light color finish. This is in agreement with the paint analysis that indicates these cast-iron elements were finished with a sand and paint finish to simulate limestone.



Figure 3-050a: Reconstructed wood hood above entry door. (Photo: BBB, 2007).



Figure 3-050c: Bay window, east façade. (Photo: BBB, 2007).



Figure 3-050b: Cornice bracket, east façade. (Photo: BBB, 2007).



Figure 3-050d: Bay window detail. (Photo: BBB, 2007).

Figure 3-051: Exterior Character Defining Features, Age, & Significance Matrix

site/ yard	Location	Description	C or NC	Date	Source	Condition	Remarks
public sidewalk	near street	Brick pavers in running bond pattern perpendicular to house	NC	Period 4			
front walk	from sidewalk to street	Cast-in-place concrete steps and curbs. Concrete walk with marble pavers in B&W checkerboard pattern	C	original	Adjacent property with the same detailing.	Differential settling. Minor cracking. (conditions matrix CONCRETE 1)	
metal fence	front yard adjacent to public sidewalk and at property line	Wrought iron fence with round balusters and fleur-de-lis finials at alternating heights, painted.	C	shown in historic photos from Period 2		Metal fence under stoop is rusting.	
metal urn planter	front yard, centered on bay	Classical-style wrought iron, painted.	NC	1979	Finance Committee notes		
front stoop	east entry	Brownstone landing with straight-run monolithic stone steps (6 risers/5 treads) with projecting half-round nosing, painted. Cast iron handrail on heavily proportioned turned-looking balusters and newel post set on starting step similar in style to main interior stair newel post, painted.	C-Primary	original		Railing rust at stone treads. (conditions matrix METAL 1, METAL 2). Brownstone slab deterioration. (conditions matrix MASONRY 5)	Non compliant with ADA. Verify slope. No guardrail.
front yard landscaping	between building and public sidewalk	Raised lawn panel planted with ivy and annual flowers	NC	post 1944	1944 documentation shows grass		
rear yard patio	between building and carriage house	Patio on grade with gray granite paver border, and black and white marble pavers set in checkerboard pattern rotated 45 from building.	NC	1989	HABS documentation		
rear patio	under covered porch	Patio on grade with brick pavers in herringbone pattern with sailor course brick border	NC	Period 4	1974 Turner drawings show another configuration.	Brick patio localized mortar failure	
rear yard side	south of building in side yard	Concrete patio on grade with brick steps and retaining walls of brick and CMU	NC	Period 4		courtyard drainage inadequate. (conditions matrix DRAINAGE 3)	
rear yard planters		Raised planters on both sides of yard with brick low-wall constructed in running bond pattern with brick rowlock coping.	NC	Period 4			

Building	Location	Description	C or NC	Date	Source	Condition	Remarks
masonry walls	1st and 2nd floors front façade, east	Running bond pressed brick walls with narrow joints above 16" brownstone watertable above brick foundation walls, all painted.	C-Primary	original	No evidence that walls were replaced	masonry deterioration, mortar disintegration. (conditions matrix MASONRY 3)	See Paint Analysis
masonry walls	W façade of main building, S wall of ell foundation wall, east façade.	Common bond brick walls with rowlocks every 8 +/- courses . Openings with segmental arches. Walls partially painted at lower level at building ell.	C-Secondary. (Not visible from Street)	original	No evidence that walls were replaced	Windows and doors shortened. (conditions matrix MASONRY 1 MASONRY 2)	See Mortar Analysis Report. Window openings modified, 1975
masonry walls	courtyard façade, west	Cement parging on brick masonry façade, painted. Segmental arched openings.	C-Primary	wall original, parging added 1989.	HABS documentation	Good condidtion. Paint build-up on east façade.	See Mortar Analysis Report. Window and door openings modified, 1975.
Mansard roof	third floor, east	Dual-pitch mansard roof separated by metal curb. Slate roof with hexagonal pattern, gray.	C-Primary	Original. Some replaced shingles, 2002		Slate tiles--good condition. .	
Metal roof	Main body of house, upper and lower roofs	Standing seam metal roof (40 lbs. steel), painted. Manufactured by Follansbee Forge.	C-Replication	1975	HABS documentation	Roof flashing deteriorating, (conditions matrix ROOFING 1, ROOFING 3)	
Mansard parapet wood trim	third floor, east	Ornamental wood coping with rope design at lower, steeper slope down to bracket at eave with turned finial, painted.	C-Primary	Original (N) and replication (S)		Wood deterioration on original, north.	
Mansard cresting	Missing	Ornamental metal cresting with fleur-de-lis design, painted.	C-Missing	original	1981 construction photos show cresting being installed.	Missing	Pattern can be replicated from cresting located on neighbor's roof.
Chimneys (3)	Main body of house, roof, south	Common bond brick chimneys with projecting corbelled brick caps. Central Chimney has projecting clay flue lining.	C-Secondary. (Not visible from Street)	original	No evidence that chimneys have been replaced.	Cement parging deteriorated. (conditions matrix ROOFING 2)	Central chimney operational. East and West chimneys sealed with cement parging.
Chimneys (1)	Low roof of house, west	Common bond brick chimneys with projecting corbelled brick caps. Cement parging added and sloped to shed water.	C-Secondary. (Not visible from Street)	original	No evidence that chimneys have been replaced.	Cement parging deteriorated. (conditions matrix ROOFING 2)	
Cornice	below mansard roof, east	Wood cornice and eave with built-in gutter on scroll brackets and modillions. Bead and reel molding, all painted.	C-Primary	original	Exterior Renovation Project, 2002 Partially restored	(conditions matrix WOOD 1, EXTERIOR FINISHES 1)	
Dormers (3)	Front façade, east, above second floor cornice	Segment ally arched dormers with decorative keystone. Flat seam metal roofing. Scroll at dormer base. Scroll pattern at tympanum, painted.	C-Primary	original	Exterior Renovation Project, 2002 Partially restored	Good condition. Partially rebuilt in 2002.	

Building	Location	Description	C or NC	Date	Source	Condition	Remarks
Gutters and downspouts	Front façade	Built-in gutter with surface mounted round copper downspouts, painted	C (Gutters) NC (downspouts)	Period 4	Exterior Renovation Project, 2002	Gutters Refurbished in 2002.	
Gutters and downspouts	rear façade of main building, and south wall.	Stamped metal gutter, painted	Gutters, NC Downspouts C-Replication	Period 4	Exterior Renovation Project, 2002	Rear downspouts damaged.	
projecting bay	Location	Description	C or NC	Date	Source	Condition	Remarks
projecting bay	off centered, front façade, east	Flat roofed, one-story plus basement, three-window wood bay with wood balustrade, recessed wood panels below windows. Inverted fleur-de-lis cresting.	C-Primary	Roof and eaves replaced in 1981.	Archive construction photos	Paint build-up. (conditions matrix EXTERIOR FINISHES 2)	
foundation	under bay	Common bond brick, painted	C-Primary	original	No evidence that foundations have been replaced.	Good	
roof		Flat seam painted metal roof with projecting eave supported by painted wood modillions, painted.	C-Replication	1976	Archive construction photos	Good	
molding	nsew	Quarter-round vertical wood cantons, painted.	C-Primary	original	Archive construction photos	Paint build-up. (conditions matrix EXTERIOR FINISHES 2)	
balustrade	bay roof	Turned wood balustrade with wood block plinths. Built-up box posts with applied panel trim, all ptd.	C-Replication	1981	Archive construction photos	Wood deterioration, joints splitting (conditions matrix Wood 5)	design based on 1940's photos
covered porch	Location	Description	C or NC	Date	Source	Condition	Remarks
rear porch	centered on rear façade projection, west	Flat roofed, one-story porch at grade supported on wood Tuscan columns on stone plinths. Projecting eave with molded built-up cornice. Beaded board wood ceiling, all ptd.	NC	1988		Column base deteriorating (conditions matrix WOOD 4)	
roof		Flat seam painted metal roof with projecting eave supported by painted wood modillions	NC	1988		Paint build up (conditions matrix EXTERIOR FINISHES 2)	
Windows and Doors	Location	Description	C or NC	Date	Source	Condition	Remarks
Windows WB01, WB02, WB03	basement level, east	Single light fixed window, painted. Pre-cast concrete sill, 2002	NC		Exterior Renovation Project, 2002		security grill, NC
single-hung windows, W101, W102, W103	first floor, east	Two-over-two single pane TDL, wood windows over recessed wood panels with segmented arch top sash, and wood sills, painted	C-Primary	Original	Exterior Renovation Project, 2002	Good. Windows refurbished in 2002. Window W101 sashes nailed. Sash cords aging.	

Windows and Doors	Location	Description	C or NC	Date	Source	Condition	Remarks
Windows, W201, W202, W203	second floor, east	Two-over-two single pane double-hung wood windows, with segmented arch top sash, and wood lug sills painted	C-Primary	Original	Exterior Renovation Project, 2002	Good. Windows refurbished in 2002. Sash cords aging.	
Windows, W301, W302, W303	third floor, east	Two-over-two single pane double-hung wood windows, with segmented arch top sash, and wood lug sills painted	C-Replication	Original	Exterior Renovation Project, 2002	Good. Windows refurbished in 2002. Sash cords aging.	
Windows, W105, W106, W107	First floor, south	Two-over-two single pane double-hung wood windows, with segmented arch top sash, and wood lug sills painted	C	Original	Exterior Renovation Project, 2002	Good. Windows refurbished in 2002.	
double-hung windows	Rear walls, south and west facades	Six-over-six single pane double-hung wood windows, with flat top sash, and brick sills.	NC	1975	Exterior Renovation Project, 2002	Windows replaced and shortened during renovation. (conditions matrix MASONRY 1)	
Window hoods	second floor, east	Segment ally arched wood projecting cornice on scroll brackets. Applied scroll design on arch above window. All painted.	C-Replication	Original	Exterior Renovation Project, 2002	Good. Hoods refurbished in 2002.	
Main Entry		Segment ally arched wood hood with modillions and supported on acanthus-leaf scroll brackets on pilasters with recessed panel design, all painted. Inverted fleur-de-lis cresting pattern. Glass transom with building number and organization's identification signage.	C-Primary	Original/ Restored 2002	2002 Restoration photos.	Original exterior vestibule door removed. Wood hood removed, restored and reinstalled 2002,	
metal gate, D100		Ornamental metal security gate, painted	NC	post 1940	Historic photos show wood door		
Entry doors, D101	main entry, east	One pair double doors. Raised paneled wood double doors with round arch lights. Wood veneer raised panels of bird's eye maple and solid wood stile and rail of walnut.	C-Primary	Restored 1983	Stylistically similar to other doors on the	Weather exposure (conditions matrix WOOD 2)	
Basement doors,	main entry, east		NC	Period 4		Lock difficult to operate. Needs replacement.	
Rear doors, DB05A, DB05B			NC	Period 4			

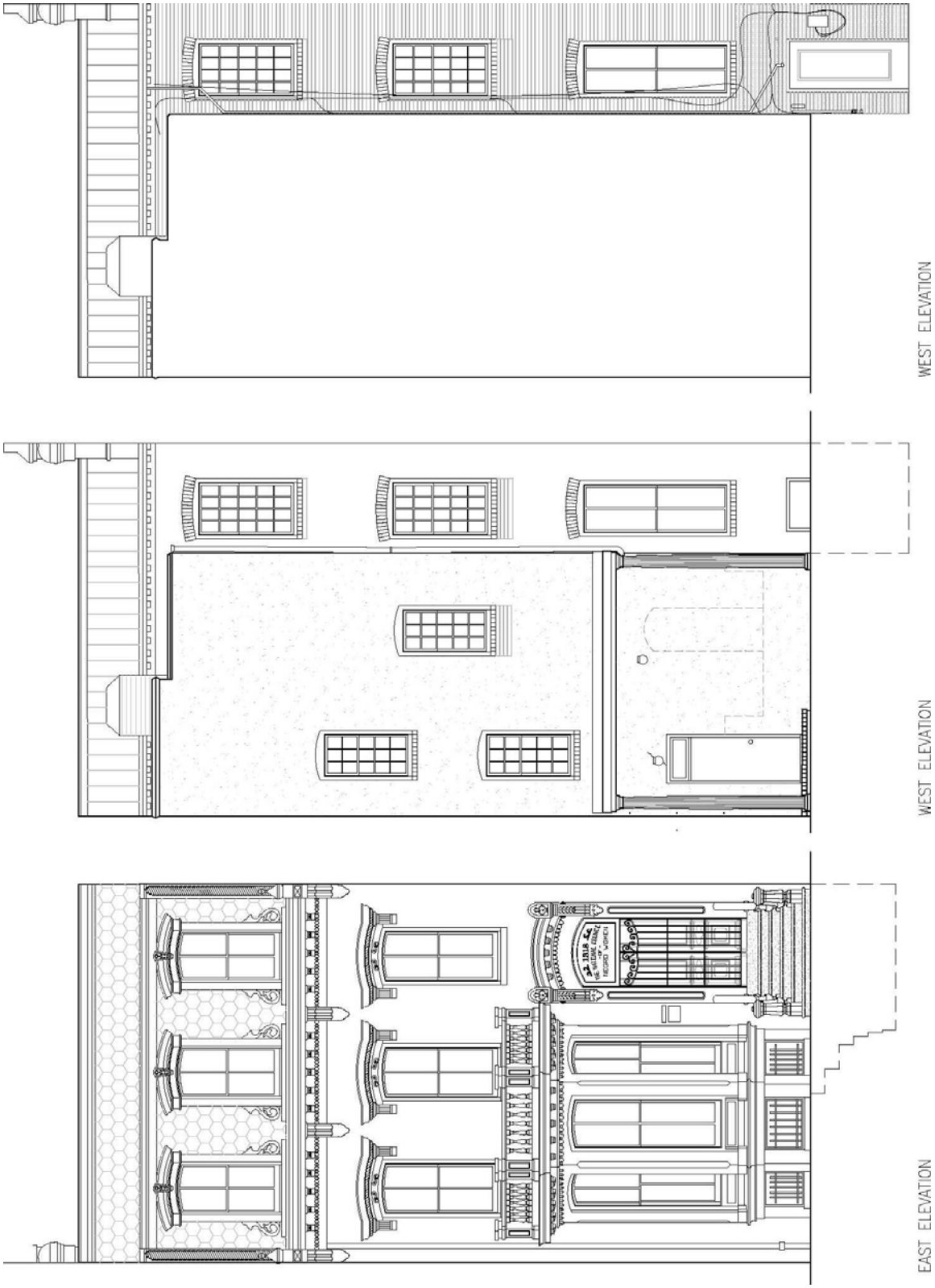


Figure 3-052a: East and West Elevations

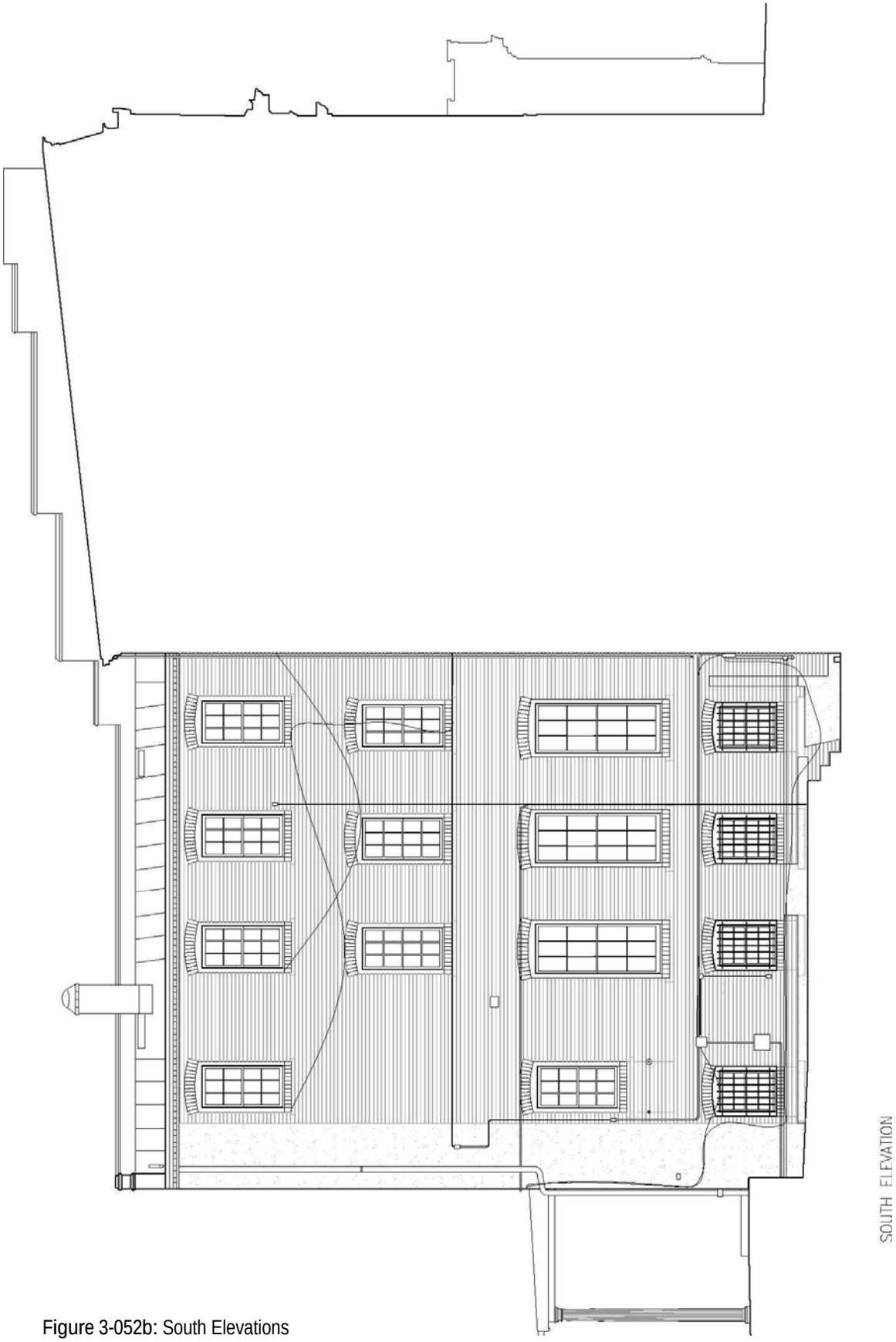


Figure 3-052b: South Elevations

INTERIOR

OVERVIEW

The Bethune Council House has seen a number of changes of use and construction that have altered its interior historic fabric. Most of the historic details in the rooms have been removed on upper floors and replaced on the first floor. At the basement, very little historic fabric remains.

The following section will describe the typical finishes and details that are common amongst most of the interior rooms. These descriptions will be followed by overall plans showing the floor by floor layout to give a sense of the entire building. Then a room by room physical inventory will be described in detail and will include: a summary description of Period Changes, a partial plan of the room described, a matrix indicating a systematic accounting of all features and materials according to age and significance, a narrative describing each element; photographs and detail sketches accompany the narrative.

FINISHES AND DETAILS

Flooring: Generally the flooring throughout the house is carpet or vinyl composition tile, but there are some notable exceptions:



Figure 3-053 Room 102 tongue and groove subfloor. (Photo: BBB, 2007).



Figure 3-055: Oak strip flooring can be found in the Display Room #2 (Room 103). It was installed in 1975. Historic photos of this room taken during Period 2 show carpet. (Photo: BBB, 2007).



Figure 3-054 Room 103, ca. 1945. Note flooring appears to be carpet. (Photo: NABWH).



Figure 3-056: First Floor carpet (Room 101) with exposed wood flooring. (Photo: BBB, 2007).



Figure 3-057: Encaustic tile in an octagonal pattern is found in the Foyer (Room 100.) (Photo: BBB, 2007).

Walls: The walls in all finish spaces are either painted plaster or gypsum wall board.
The plaster walls vary in construction in the following manner:

- Plaster applied directly to brick
- Plaster applied to lath on brick
- Plaster applied to lath on wood framed walls.

Because of the fire in 1966 and the building's subsequent vacancy, the plaster, including the decorative plaster patterns, were replaced in Period 4 by the NCNW, probably in 1974 or 1975. Discrete paint analysis did not reveal evidence of any stenciling on the first floor walls. More extensive analysis, such as exposure windows may provide additional information. See Further Recommendations Section 5f.



Figure 3-058 Room 101, plaster cove molding. (Photo: BBB, 2007).



Figure 3-059 Room 102 stenciling. (Photo: NABWH).



Figure 3-060 Room 102 stenciling. (Photo: NABWH).

Doors: The doors are on the first floor, including two sets of paneled pocket doors, which are consistently of stile and rail paneled construction and most of natural wood construction. According to documentation, the wood species are walnut with mahogany and birds eye maple veneers.

Most other doors are painted flush wood doors which have replaced the original doors. Some historic paneled doors still exist:

- Storage Room B04.
- Closets and connecting door in Rooms 201 and 202.
- Closet in Room 302 and 303.
- Closets in the third floor hallways 300 and 304.

Door	Door	Door	Door
D105	DB04	D300B	D202A
			

Figure 3-061: Historic Door Matrix. (Photos: BBB, 2007).

Door Hardware: The door hardware on the replacement doors generally consist of a simple brass knob with a circular escutcheon set on the door surface. Historic porcelain knobs are found on first floor doors. The remainder of the hardware sets look to be replacements from different periods. The following photos represent the range of door hardware that was documented.

Door Hardware	Door Hardware	Door Hardware
Door B104	Door D101	Door D101A
		
Door Hardware	**Door Hardware**	**Door Hardware**
Door D102	Door D102 (Door pull)	Door D103
		

Figure 3-062a: Door Hardware Matrix. (Photos: BBB, 2007).

Door Hardware	Door Hardware	Door Hardware
Door D104, D105	Not Used	Not Used
		

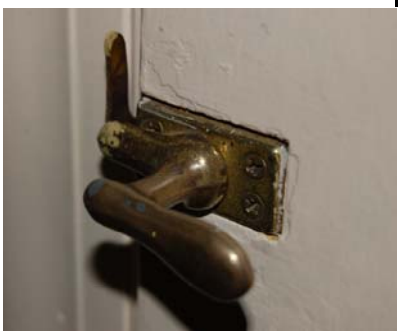
Door Hardware	Door Hardware	Door Hardware
Door D201	Door D201A (outside of door)	Door D201A (inside of door)
		
Door Hardware	**Door Hardware**	**Door Hardware**
Door D202A	Door D203	Door D 300B,302A, 303A, 304A
		

Figure 3-062b: Door Hardware Matrix. (Photos: BBB, 2007).

Window Hardware: The window hardware varies only slightly as can be seen at Windows W101 and W209 in Window Hardware below.

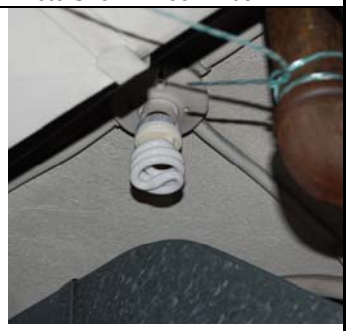
Window Hardware	Window Hardware	Window Hardware
Location: W101	Location: W101	Location: W209
		

Figure 3-063: Window Hardware Matrix. (Photos: BBB, 2007).

Ceilings: The ceilings are mostly plaster, gypsum board and suspended acoustical tile ceiling. The variations are as follows:

- *Plaster board nailed directly to the wood structure*
- *Plaster board nailed over wood lath (with plaster removed)*
- *Plaster on metal lath that has been nailed to the wood structure.*

Light Fixtures: The following photos represent the current range of light fixtures throughout the house. It also shows historic photos where applicable.

Light Fixture - 1	Light Fixture - 2	Light Fixture - 3
Room Location: B01	Room Location: B02, 206	Room Location: B02, B04, B05
	Photo Shown: Room B02	Photo Shown: Room B05
		

Light Fixture - 4	Light Fixture - 5	Light Fixture - 6
Room Location: B06, 301, 306	Room Location: B03 B07, B09, 304, 307, 308	Room Location: B06
Photo Shown: Room B06	Photo Shown: Room B07	Photo Shown: Room B06
		

Light Fixture - 7	Light Fixture - 8	Light Fixture - 9
Room Location: 100	Room Location: 101	Room Location: 102
	Current Light Fixture	Current Light Fixture
		

Light Fixture - 10	Light Fixture - 11	Light Fixture - 12
Room Location: 103	Room Location: 104	Room Location: 105, 205, 300
		Photo Shown: 105
		

Light Fixture - 13	Light Fixture - 14	Light Fixture - 15
Room Location: 102, 103, 201, 202, 204	Room Location: 101	Room Location: Basement Stair, 105, 205
Photo Shown: 102		Photo Shown: 205
		

Light Fixture - 16	Light Fixture - 17	Light Fixture - 18
Room Location: 200	Room Location: 200	Room Location: 204
	Status: Only Fixture Mounting Remains	
		

Light Fixture - 19	Light Fixture - 20	Light Fixture - 21
Room Location: 203	Room Location: 200	Room Location: third floor offices
	Status: Only Fixture Mounting Remains	Photo Shown: Room 302
		

Light Fixture - 22	Light Fixture - 23
Room Location: 300	Room Location: 300
	

Figure 3-064: Light Fixture Matrix. (Photos: BBB, 2007).

Fireplaces: The following photographs document the fireplaces throughout the house. It shows a number of different fireplaces. Four of them are of white marble and have consistent detailing indicative of the Second Empire Style and contributing to the historical integrity of the building.

Fireplace	Fireplace
Room Location: B06	Room Location: 102
Status: Sealed	Status: Sealed
	
Fireplace	**Fireplace**
Room Location: 103	Room Location: 204
Status: Removed. Only Hearth Remains	Status: Sealed
	
Fireplace	**Fireplace**
Room Location: 302	Room Location: 303
Status: Sealed	Status: Sealed
	

Figure 3-065: Fireplace Matrix. (Photos: BBB, 2007).

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ROOM-BY-ROOM PHYSICAL DESCRIPTION INVENTORY

ROOM B01



Figure 3-066: Room B01 looking east. (Photo: BBB, 2007).



Figure 3-067: Room B01 looking west. (Photo: BBB, 2007).

Period Summary: Room B01 remains intact from Period 1. No evidence of significant change has been found other than Closet B01A and wall cabinets installed. New gypsum board ceilings were installed and all doors have been replaced in Period 4.

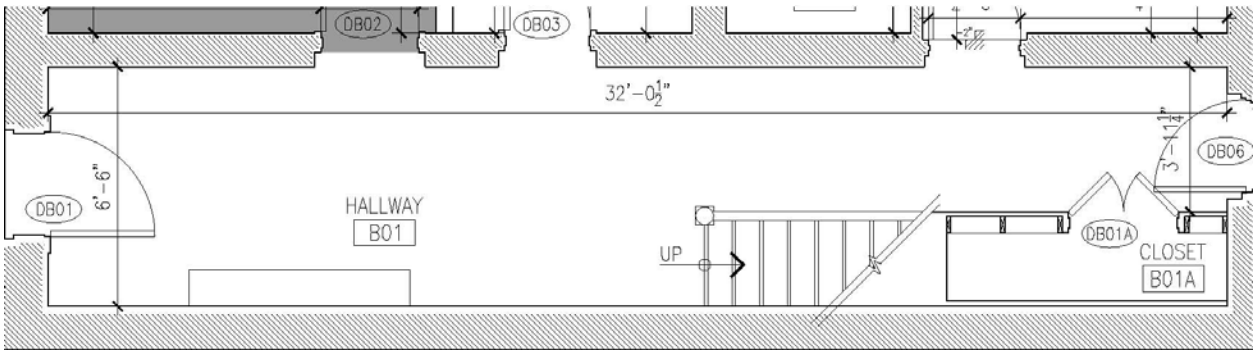


Figure 3-068: Room B01 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-069: Room B01 - Character Defining Features, Age, & Significance Matrix

Room B01 - Hallway							
Flooring	**Location**	**Description**	**C or NC**	**Date**	**Source**	**Condition**	**Remarks**
VCT	throughout room	12" X 12"	NC	Period 4		good	
Subfloor	throughout room	Concrete Slab	C-secondary	original		good, slab level and smooth	
Walls							
base	all	4" vinyl	NC	1981		loose- 5'	
plaster	all	Plaster on masonry	C-Secondary	original		minor damage	irregular finish to accommodate change in brick wall thickness
gypsum board	west wall and understair	Gypsum board on stud wall.	NC	1975			
Ceiling							
gypsum board	throughout room		NC	1975			
light fixtures		2 X 2 surface mounted fluorescent light fixture (qty. 3)	NC	1975			
Other Features							
Main stair	Basement to First Floor	Straight-run stair with turned newel and balusters, painted. Open stringer with half-round overlap nosing with cove trim. Nosing return at stringer. Painted.	C-Primary	original		Tread nosing broken	ADA non compliance
wall cabinets	north wall	Wood wall mounted cabinets	NC	Period 4			
Fire Protection	south wall	Surface mounted fire extinguisher (1)	NC	Period 4			
Fire Protection		Ceiling mounted exit light (1)	NC	Period 4			
Temperature and humidity sensors			NC	Period 4			
Pull stations			NC	Period 4			

Description of Features and Materials: Room B01

Flooring: 12X 12 VCT flooring, a non-contributing element installed in Period 4.

Base: 4" vinyl base installed during 1975, a non-contributing element installed in Period 4.

Walls: Painted plaster on brick. The walls are thicker below first floor as is visible in the stairwell.

Doors: All doors are flush wood doors installed in Period 3 or 4 except for DB05, which is a metal louvered door.

Ceiling: Painted gypsum board ceiling, a non contributing element installed in Period 4.

Other Features: Contemporary wall cabinets with flush wood doors, a non-contributing element installed in Period 4.

ROOM B02



Figure 3-070: Room B02. (Photo: BBB, 2007).



Figure 3-071: Room B02. (Photo: BBB, 2007).

Period Summary: Documentation specific to the use of the basement in Period 1 is limited. Some families are known to have rented rooms to boarders and the basement may have been a likely location for these rental rooms. It is also known that the Gravalles family, who occupied the house from 1912 to 1943 had an in-house tailoring business. Room B102 may have been used by the family for their tailoring business because of its proximity to the street. The room was certainly used as a bedroom during the Period of Significance. Writings later referred to a recreation room in the basement during Period 2. This room or room B06 may have been used for that purpose because of the natural light available. Turner Associates drawings from 1974 (Appendix 6.d.I) show the room being used as a bedroom and a storage room. Closets were installed for mechanical equipment and clothes closets. The room is set up for office use but currently is used for storage.

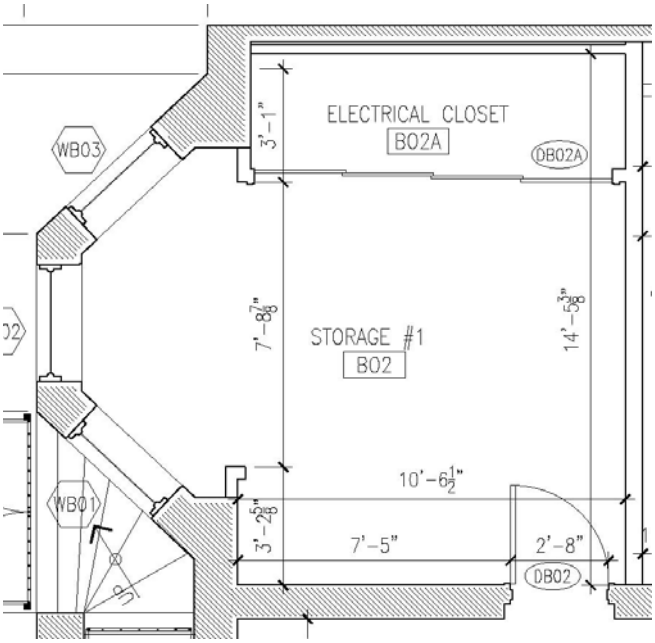


Figure 3-072: Room B02 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-073: Room B02 - Character Defining Features, Age, & Significance Matrix

Room B02 - Storage #1							
Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
Carpet	throughout room	Wall to wall level loop	NC	Period 4			
Subfloor	throughout room	Concrete Slab	C-Secondary	Original		Good	
Walls							
base	east and west	5" wood base, painted	C	Period 2		Good	
base	south and north walls	Vinyl base	NC	Period 4			
Gypsum board walls	north and west and closets	Painted	NC	Period 4			
Brick wall	South and east.	Textured plaster on masonry or wood frame walls. Painted.	NC	Plaster texture - Period 4		Good.	Wall mounted supply air diffusers, (west wall). Wall thickness increases toward cove molding. See narrative on fire.
Ceiling							
gypsum board and plaster on metal lathe	throughout room	Textured plaster, painted.	NC	Period 4		Plaster cracking. Needs repainting	
light fixtures		4' Fluorescent	NC	Period 4			
Other Features							
Door, DB02		Flush wood door, painted.	NC	1975			
door casings, DB02		Hollow metal door frame, painted.	NC	1975			
Window trim		Flush board trim, painted	NC	Period 4			

Description of Features and Materials: Room B02
Flooring: Wall to wall loop carpeting, a non-contributing element, Period 4.

Base: 4" vinyl base installed during 1975, a non-contributing element installed in Period 4 and simple painted wood base with quarter round cap, may date from Period 2.

Walls: Existing masonry walls are painted plaster on brick. The wall has a contemporary sponged-on plaster finish and is non-contributing. Wood stud walls at the closet installed later in Period 4 have subdivided the space.

Doors: Doors are flush doors installed in Period 3 or 4.

Ceiling: Painted plaster on metal lath, a non contributing element from Period 4
Other Features: None.

ROOM B03



Figure 3-074: Room B03 (Photo: BBB, 2007).

Period Summary: Documentation specific to the use of the basement in Period 1 is limited. Because of the use of gypsum board sheathing at the east wall, this room is not considered original to the building, but may have been installed in Period 2 during one of the many minor renovation campaigns executed by the NCNW. Since its installation, the room was probably always used as storage because of its lack of windows. This room existed prior to 1974, when Turner Associates drawings (Appendix 6.d.I) show this room being used as a storage room and having a window in the east wall. No evidence was seen of the window during recent site visits.

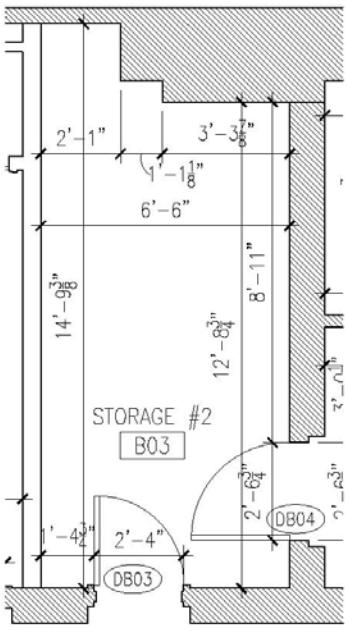


Figure 3-075: Room B03 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-076: Room B03 - Character Defining Features, Age, & Significance Matrix.

Room B03 - Storage							
Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
VCT	throughout room	12" X 12"	NC	Period 4			
subfloor	throughout room	Concrete slab	C-Secondary	Original		Good	
Walls							
base	throughout room	3-1/2" wood base, painted.	C	Period 2		Good	
plaster	S, W, N walls					Deterioration on North wall	
gypsum wall board	E wall		NC			Good	
Ceiling							
gypsum board		Painted	NC	Period 4			
light fixtures		Ceiling mounted incandescent	NC	Period 4		No globe.	
Other Features							
door, DB03		Flush wood door, painted.	NC	1975			
door casings, DB03		Hollow metal door frame, painted.	NC	1975			
shelving	east wall	Wall mounted painted wood shelving on metal brackets.	NC	Period 4			

Description of Features and Materials: Room B03

Flooring: Non-matching 12X12 VCT flooring with two different patterns, probably installed over two renovation campaigns, one from 1975 and the other from 1989.

Base: 4" vinyl base installed during 1975, a non-contributing element installed in Period 4.

Walls: Painted gypsum board on wood stud.

Doors: The room door (door DB03) is flush doors installed at the end of Period 3. Door DB04 is a paneled wood door and is a contributing item likely from Period 2.

Ceiling: Painted gypsum board ceiling, a non-contributing element installed in Period 4.

Other Features: Painted wood wall shelves, a non contributing element installed in Period 4.

ROOM B04



Figure 3-077: Room B04 (Photo: BBB, 2007).

Period Summary: Because of its plan configuration and its projection into the Furnace Room (B05), it is unlikely that this room was original to the house. Furthermore, the walls are constructed of CMU, which is not used elsewhere in the house. All other masonry walls were constructed of brick at the basement level. Because of its modest size, the original use was likely storage--as it is today. This room was constructed prior to 1974, as it is shown as an existing room in the Turner Restoration and Renovation drawings. (Appendix 6.d.I).

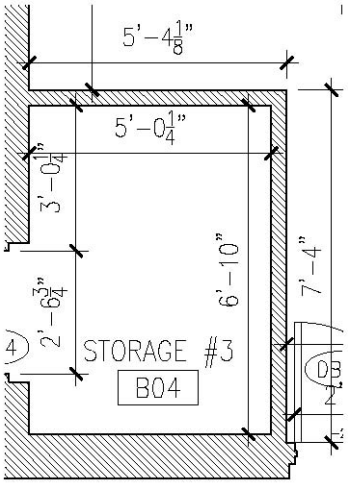


Figure 3-078: Room B04 – Floor Plan.
(Drawing: BBB, 2007).

Figure 3-079: Room B04 - Character Defining Features, Age, & Significance Matrix

Room B04 - Storage							
Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
VCT	throughout room	12" X 12"	NC	Period 4			
Subfloor	throughout room	Concrete slab	C-Secondary	Original		Good	
Walls							
base	all	6" wood base with ogee cap painted and wood base shoe, stained.	C-Secondary	Period 1 or 2		Good. Paint finishes worn.	
plaster	throughout room	Plaster on masonry	C-Secondary	Period 2, 1944		Plaster damage, NE corner, 2 SF	
Ceiling							
plaster		Textured plaster	NC	Period 4			
light fixtures		Ceiling mounted incandescent	NC	Period 4			
Other Features							
Door, DB04		6 panel wood door, painted.	C	Period 2, 1944		Good	
door casings, DB03		Wood flush board casing.	C	Period 2, 1944		Good	
wall mounted shelving on wood brackets	all walls	Wood shelving on wood brackets.	NC	Period 4			

Description of Features and Materials: Room B04

Flooring: 12 X 12 VCT flooring, a non-contributing element installed in Period 4. This flooring matches the tile at the Back Stair (B09).

Base: The existing painted wood base with ogee cap is historic.

Walls: Existing masonry walls of brick and block are coated with plaster. The painted plaster is smooth, unlike Room B01, which has a textured plaster finish.

Doors: The door (DB04) is a six-panel wood door installed in Period 1 or 2.

Ceiling: Painted plaster on metal lath. The ceiling has a sponged on texture which is a non-contributing element.

Other Features: Simple painted wood wall mounted shelving.

ROOM B05



Figure 3-080: Room B05 looking north (Photo: BBB, 2007).



Figure 3-081: Room B05 looking south (Photo: BBB, 2007).

Period Summary: This room is original from Period 1 but does not retain its original configuration because of Storage Room B04 which was built in Period 2 because its walls are constructed of CMU.

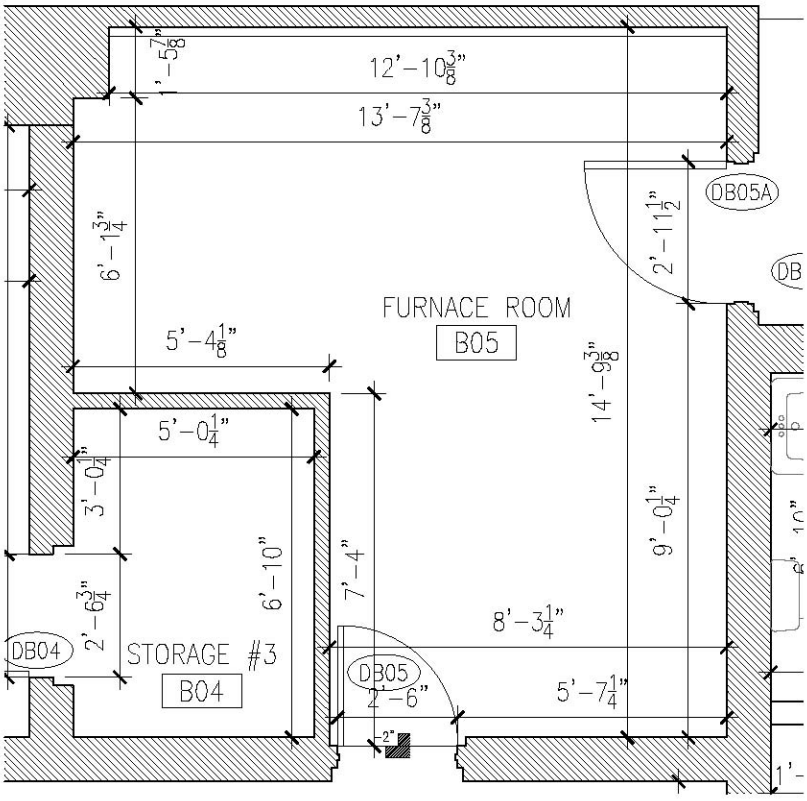


Figure 3-082: Room B05 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-083: Room B05 - Character Defining Features, Age, & Significance Matrix

Room B05 - Furnace							
Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
Concrete Slab	throughout room	Exposed Concrete Slab	C-Secondary	original		Avg.	
Walls							
Brick	all	Exposed brick, painted	C-Primary	original		door header needs brick infill.	Rising damp at west wall. Repointing and brick replacement needed.
CMU walls	storage closet	Plaster on CMU, painted.	C-Secondary	Period 2		Good	
Ceiling							
plaster		Plaster on metal lathe, painted,	NC	Period 4		Holes	
light fixtures			NC	Period 4			
Other Features							
door	DB05	Metal one-panel fire rated door with 2 louvers, painted	C	Likely Period 2		Good	
Door casings	DB05	Hollow metal door frame, painted.	NC	Period 4			
door	DB05A	Metal one-panel door, painted	NC	1975		int. side patched with plywood, ext w/ sheet metal	Exterior door
Door casings	DB05A	Hollow metal door frame, painted.	NC	1975			
Furnace		See mechanical	NC	1975	HABS documentation		

Description of Features and Materials: Room B05

Flooring: Concrete slab.

Base: None.

Walls: Brick walls have a slate course at 20" above the floor to address rising damp. The walls have been painted. Existing masonry walls of painted block at room B04 are coated with plaster. The painted plaster is smooth.

Doors: Door (DB05) is a one-panel steel door with two louvers. The louvers have been sealed with sheet metal, which improves fire resistance. The exterior door (DB05A) has one-panel with painted metal and has been reinforced with a plywood sheet on the inside and sheet metal on the outside because of its damaged condition.

Ceiling: Painted plaster on metal lath. The ceiling has a sponged on texture from Period 4, which is a non contributing element.
Other Features: None.

ROOM B06



Figure 3-084: Room B06 looking south. (Photo: BBB, 2007).



Figure 3-085: Room B06 looking west. (Photo: BBB, 2007).

Period Summary: Additional research may lead to the conclusion that this room may have been the original location of the kitchen. This may be likely because:
This was typical of the period. See plan of typical Second Empire rowhouse Figure 3-011.
The adjacent house at 1316 Vermont Ave, NW is a much longer building and has a larger kitchen on the first floor.
The first floor kitchen location (Room 104) at only 78 SF would have been inadequate for a house of this size.
This room was intended to be a basement apartment along with B07 and B08. This can be seen in the Turner Drawings of 1974. See Appendix 6.d.1.

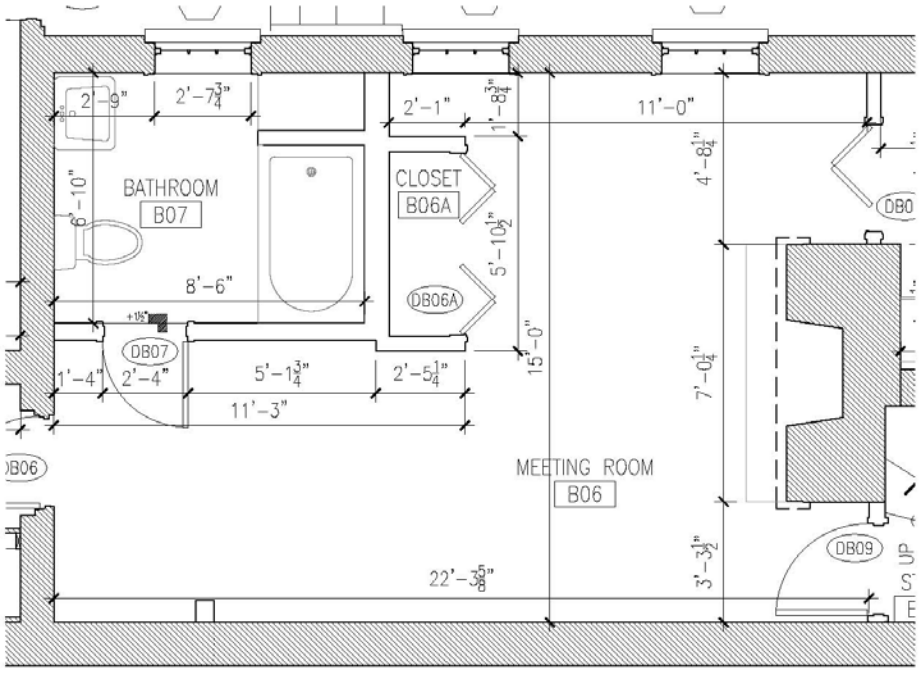


Figure 3-086: Room B06 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-087: Room B06 - Character Defining Features, Age, & Significance Matrix

Room B06 - Meeting Room							
Flooring	**Location**	**Description**	**C or NC**	**Date**	**Source**	**Condition**	**Remarks**
VCT	throughout room	12 X 12	NC	Period 4		slightly worn	
Loop carpet	in closet	Level loop	NC	Period 4			
Subfloor	throughout room	Concrete Slab	C-Secondary	original		Level and crack-free	
Walls							
base	all	4" vinyl base	NC			decent	
plaster	north		C-Secondary			decent	
gypsum board	east, south and west	Painted	NC			decent	
Ceiling							
gypsum board			NC	1975		Good	
light fixtures		4' long fluorescent tube ceiling mounted light fixture. Qty-2.	NC	1975	Turner drawings, 1974	Good	
Other Features							
Door, DB04		Flush wood door, painted.	NC	1975			
door casings, DB04		Hollow metal door frame, painted.	NC	1975			
Door, DB06A	Closets	Louvered/ paneled wood bi-fold door, stained.	NC	Period 4			
door casing, DB06A	Closets	4" clamshell, painted	NC	Period 4			
wall cabinets		Flush wood doors, stained veneer.	NC	Period 4			
Fireplace		Exposed running bond brick fireplace with raised hearth. Steel lintel with brick. Painted wood mantel with 4" cove trim.	C-Primary	original		Inoperable. Good condition. Plaster removed	

Description of Features and Materials: Room B06

Flooring: 12 X 12 VCT flooring, a non-contributing element, Period 4.

Base: Vinyl base, a non-contributing element, Period 4.

Walls: North wall: Existing masonry walls of brick or block are coated with plaster. The painted plaster is smooth. South wall: The south wall has been furred out and clad in gypsum board.

Doors: The closet door (DB06A) is a bi-fold louvered and paneled wood door, a non-contributing element , installed in Period 3 or 4.

Ceiling: Painted gypsum board. This is a non-contributing element, Period 4
Other Features: Wall mounted wood cabinetry with flush wood veneer doors. These are non contributing elements, Period 4.

ROOM B07



Figure 3-088: Room B07. (Photo: BBB, 2007).



Figure 3-089: Room B07. (Photo: BBB, 2007).

Period Summary: Based on early descriptions of the house and the fact that the floor is raised 2" above the general basement level; this bathroom location was not original. This bathroom was likely added in Period 2 when work on bathrooms was underway in October 1944.

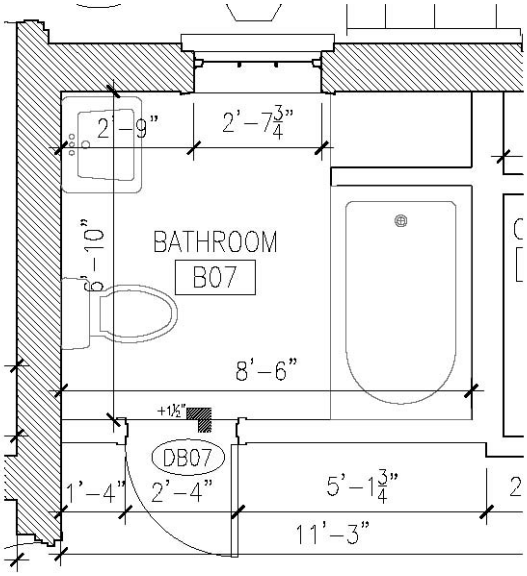


Figure 3-090: Room B07 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-091: Room B07 - Character Defining Features, Age, & Significance Matrix

Room B07 - Bathroom							
Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
VCT	throughout room	12" X 12"	NC	Period 4			
Walls							
base	all	4" vinyl	NC	Period 4			
gypsum board	all		NC	1975		water damage on exterior wall 10SF	
tub surround	tub	4" X 4" ceramic tile					
Ceiling							
gypsum board	throughout room		NC	1981		Patched.	
ceiling mounted incandescent light fixtures			NC	Period 4		Globe missing.	
Other Features							
Door, DB07		Flush wood door, painted.	NC	1975			
door casings, DB07		Hollow metal door frame, painted.	NC	1975			
Window trim		3-1/2" wood, painted	NC	1975			
Toilet		Tank toilet	NC	1975			
sink		Wall mounted porcelain sink with support legs	NC	1975			support leg missing
tub		Built-in cast-iron tub	C	circa 1940		Stained and chipped	
smoke detector	ceiling		NC	Period 4			

Description of Features and Materials: Room B07

Flooring: 12 X 12 VCT flooring, a non-contributing element installed in Period 4.

Base: The existing vinyl base is a non-contributing element.

Walls: North wall: Existing masonry walls of brick or block are coated with plaster. The painted plaster is smooth. South wall: The south wall has been furred out and clad in gypsum board.

Doors: The closet door (DB06A) is a bi-fold louvered and paneled wood door installed in Period 3 or 4.

Ceiling: Painted gypsum board. This is a non-contributing element.

Other Features: Wall mounted wood cabinetry with flush wood veneer doors. These are non contributing elements.

ROOM B08



Figure 3-092: Room B08 South Wall. (Photo: BBB, 2007).



Figure 3-093: Room B08 North Wall. (Photo: BBB, 2007).

Period Summary: Kitchen was renovated in 1975 and again in Period 4.

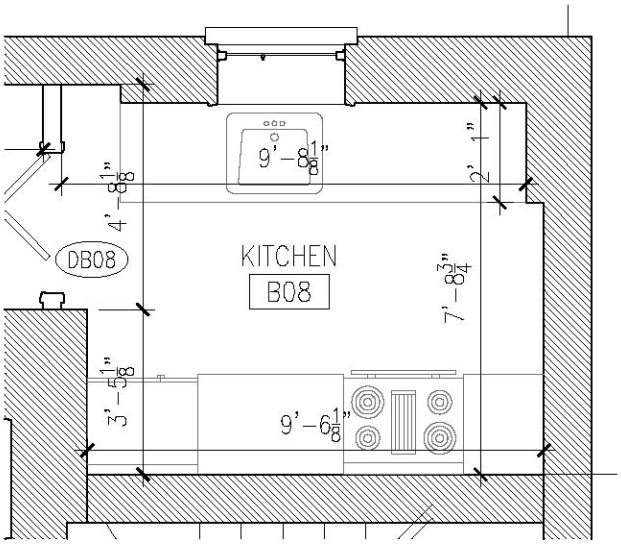


Figure 3-094: Room B08 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-095: Room B08 - Character Defining Features, Age, & Significance Matrix

Room B08 - Kitchen							
Kitchen installed 1975							
Flooring	**Location**	**Description**	**C or NC**	**Date**	**Source**	**Condition**	**Remarks**
VCT	throughout room	12" X 12" VCT	NC	Period 4			
Walls							
base	east wall	Plexiglas base	NC				
base	south, west and north	4" vinyl base	NC				
gyp board	all	South and west perimeter walls furred out.	NC				
Ceiling							
gypsum board	throughout room		NC	1981		good	
light fixtures	throughout room		NC	1981???		good	
Other Features							
door	DB08	Stained wood bi-fold louvered and paneled door	NC				
door casings		2-1/2" wood "clamshell", ptd.	NC				
Window trim		2-1/2" wood "clamshell", ptd.	NC				
cabinetry	north, south walls	Paneled oak cabinetry with plastic laminate countertops.	NC	Period 4			

Description of Features and Materials: Room B08

Flooring: 12 X 12 VCT flooring, a non-contributing element installed in Period 4.

Base: There are two types of base in this room. One is a Plexiglas base and the other is a vinyl base. Both are non-contributing elements from Period 4.

Walls: All walls have been furred out and clad in gypsum board.

Doors: The closet door (DB06A) is a bi-fold louvered and paneled wood door installed in Period 3 or 4.

Ceiling: Painted gypsum board. This is a non-contributing element.

Other Features: Wall mounted wood cabinetry with flush wood veneer doors. These are recent additions and non-contributing elements.

ROOM B09



Figure 3-096: Rooms B09 and 105. (Photo: BBB, 2007).

Period Summary: There have been no significant changes to the back stair at this level.

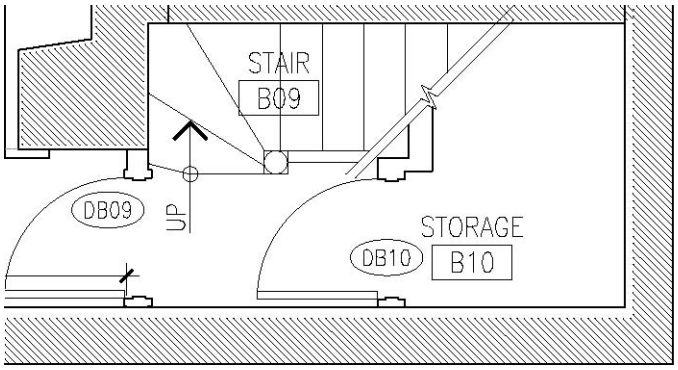


Figure 3-097: Room B09 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-098: Room B09 - Character Defining Features, Age, & Significance Matrix

Room B09 - Back Stair							
Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
wood flooring	on treads	Wood treads, painted. Rubber treads	C-Primary	Original			
VCT	on slab		NC	Period 4			
Walls							
base	at stringer only	Wood stringer with base cap	C	1981		Base missing on N. wall.	
plaster	underside of stair	Rough texture	C	original		good	wall mounted exit light (east wall)
Ceiling							
plaster	throughout room	compound curve under stair, smooth finish, painted	C-Primary	1981		good	no noticeable cracking
gypsum board	east	mechanical soffit	NC	Period 4			
light fixture		1 bulb fluorescent light fixture.	NC	Period 4			
Other Features							
back stair	Basement to First Floor	U-shaped stair with winders. Turned balusters and newel post. Open stringer with half-round overlap nosing with cove trim. Nosing return at stringer. Painted. Rubber tread protectors.	C-Primary	Period 1			ADA Compliance not met.
Door DB09	basement	Flush door, painted. Contemporary knob hardware.	NC	1975			
door casings, DB09		Hollow metal door frame, painted.	NC	1975			

Description of Features and Materials: Room B09

Flooring: 12 X 12 VCT flooring, a non-contributing element. Period 4.
Base: No base in this room. The wood stringer, however, has a base cap.
Walls: All walls are plaster.

Doors: Door (DB09) is a metal flush door installed in Period 3 or 4. Exterior door casing is historic.

Ceiling: Painted plaster under the stair. This is a contributing element.

Other Features: U-shaped wood stair with winders. Turned balusters and newel post. Open stringer with half-round overlap nosing with cove trim. Nosing returns at stringer. The stair is painted, but a limited amount of worn paint at the newel post reveals that the stair may be oak or ash.

ROOM B10



Figure 3-099: Room B10 West wall. (Photo: BBB, 2007).



Figure 3-100: Room B10 North and West walls. (Photo: BBB, 2007).

Period Summary: There have been no significant changes to the back stairs closet at this level.

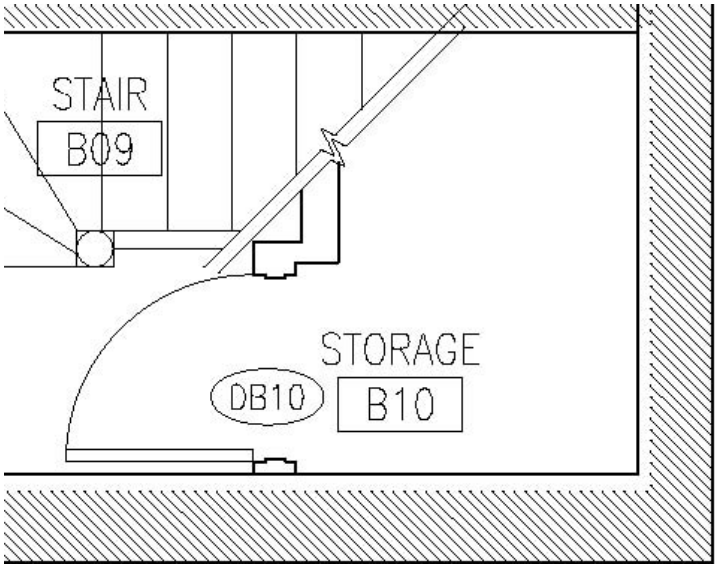


Figure 3-101: Room B10 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-102: Room B10 - Character Defining Features, Age, & Significance Matrix

Room B10 - Storage							
Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
Concrete slab	Throughout room	Exposed concrete slab	C-Secondary	Original		Avg.	
Walls							
plaster	North, South and West walls	Plaster on masonry	C	Original		Plaster damage throughout.	
wood	East wall	Painted	C	Original		Good	
Ceiling							
gypsum board	Throughout room		NC	1975			
Other Features							
Door, DB03		Flush wood door, painted.	NC	1975			
door casings, DB03		Hollow metal door frame, painted.	NC	1975			
shelving		Wall mounted painted wood shelving on metal brackets.	NC	Period 4			

Description of Features and Materials: Room B10

Flooring: Concrete slab.

Base: None.

Walls: Existing masonry walls of brick are coated with plaster. The painted plaster is smooth, although the latter presents delamination throughout. East wall: made of wooden boards which are painted.

Doors: The room door (door DB03) is a flush door installed at the end of Period 3 or 4.

Ceiling: Painted gypsum board ceiling, a non-contributing element installed in Period 3 or 4.

Other Features: Painted wood wall shelves, a non-contributing element installed in Period 4.

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ROOM 100



Figure 3-103: Room 100. (Photo: BBB, 2007).



Figure 3-104: Room 101. (Photo: BBB, 2007).

Period Summary: Room 100, the foyer, has not been significantly reconfigured since construction. All walls are in its original location dating to Period 1. The front entry was altered, probably during Period 3, when an iron gate replaced the original paneled double doors. Examples of it still remain in the adjacent properties, Nos. 1314 and 1316.

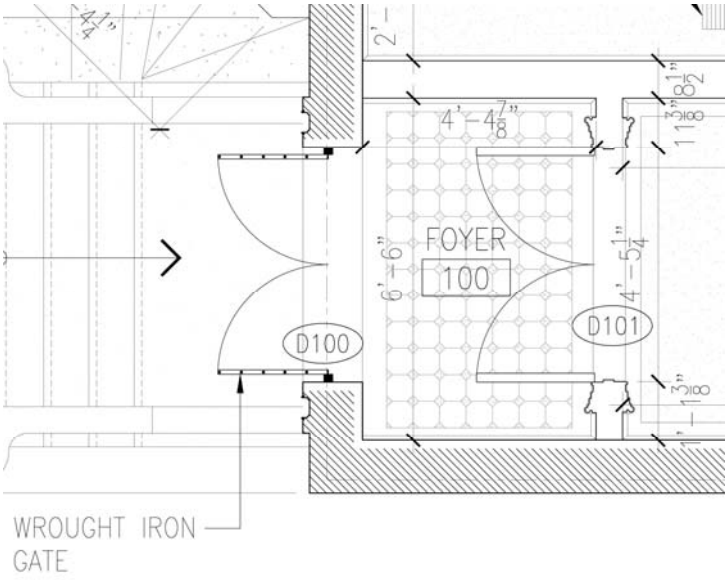


Figure 3-105: Room 100 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-106: Room 100 - Character Defining Features, Age, & Significance Matrix

Room 100 - Foyer							
Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
Encaustic tile flooring	Throughout room	6" octagonal pattern with rotated blue accents, brown border tiles	C-Primary	Period 1, Likely Original	Commonly used material	50% cracked	
Walls							
Base	All	Wood base without shoe trim, painted.	C-Primary	Period 1		Finishes worn	grained painting occurred during 1981 renovation/restoration
Plaster	All		C-Secondary	Original		Minor cracking, thoughout	
Chair rail	All	Molded wood chair rail at 42" +/-, natural finish	C-Primary	Original		Finishes worn	
Cove molding	All	Plaster cove, painted.	C-Primary	Original		Paint peeling	
Ceiling							
Plaster	Throughout room	Smooth finish, painted	C-Secondary	Original		Paint chipping	
Ceiling mounted light fixture	centered	Cut crystal globe	NC	Probably Period 4. No documentation		Good	
other features							
Door casings	E wall	Molded wood casings with wood keystone, painted	C-Primary	Original		Paint chipping	
Dedication plaque	N wall	Bronze museum dedication	Neutral	1979			
Security camera	S wall	Wall mounted ptz camera	NC				



Figure 3-107: Existing tile flooring at foyer.

Description of Features and Materials: Room 101

Flooring: Existing flooring consists of encaustic tile flooring, using 6" x 6" pavers set in an octagonal pattern with rotated squared blue accents and brown border tiles.

Base: The 9-1/2" grained wood base with molded cap matches the base in Room 101, although it lacks the shoe base at the bottom.

Walls: The plaster is applied directly to the wood lathe on the south wall and to the masonry party walls on the other walls.

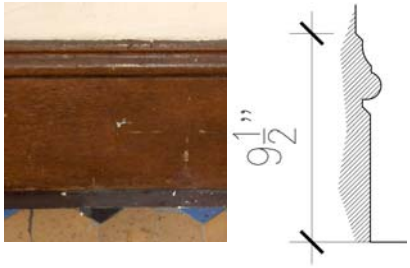


Figure 3-108: Base profile. (Photo: BBB, 2007).



Figure 3-109: Plaster ceiling, cove and molding in Room 100. (Photo: BBB, 2007).

Doors: At the exterior front entrance, an iron gate dating to Period 3 exists, one that replaced the original double paneled door, which most likely was similar to the ones located at adjacent properties, Nos. 1314 and 1316. The door casings are made of painted molded wood with wood keystone.

Cove: Cove molding –The molded plaster cove is deeply detailed and is similar to the cove in Room 101, the Entry Hall.

Ceiling: The ceiling is painted plaster on wood lathe, possibly dating from Period 4.

ROOM 101



Figure 3-110: Room 101. (Photo: BBB, 2007).



Figure 3-111: Room 101. (Photo: BBB, 2007).

Period Summary: Room 101has not been reconfigured substantially since construction. All walls are in the original location and intact, dating to Period 1. Original plaster was likely replaced in Period 3 or 4. There is no documentation from Period 1, but light fixtures and radiators are visible in the historic photos from Period 2. See Figures 3-113 and 3-114.

The first floor fire in 1966 damaged the original finishes, causing finishes to be removed and replaced during Period 3 or 4. The radiators with perforated metal covers were removed and light fixtures replaced at the end of Period 3.

The graining on door frames and paneling under the stair stringer was installed in 1981, Period 4. It was based on paint analysis. See Figure 3-118.

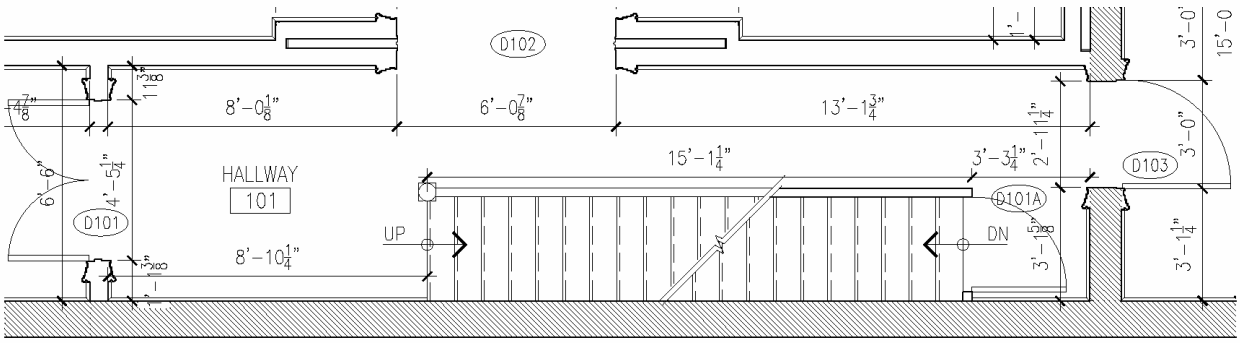


Figure 3-112: Room 101 – Floor Plan. (Drawing: BBB, 2007).



Figure 3-113: Room 101. Note light fixture. (Photo: NABWH Archives, c.1945).



Figure 3-114: Room 101. Note radiator and cover. (Photo: NABWH Archives, c.1945).

Figure 3-115: Room 101 - Character Defining Features, Age, & Significance Matrix

Room 101 - Hallway							
Radiators removed 1975							
Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
Wood flooring,	Throughout room	Tongue and groove strip flooring, plain-sawn oak.	NC	1975	1974 dwgs shows floor replacement	Exposed nail heads at stair.	
Carpet runner	Throughout room	Cut-pile carpet runner, wood border exposed.	NC	Post 1981	HABS photos show wood strip flooring	Good	
Walls							
Base	All	9-1/2" Wood base with ogee cap. (Base 1)	C	Original		Good	Grained paint finish 1981 renovation/restoration
Plaster	All	See living room	C-Replication	1981	1974 dwgs shows replacement	Avg. condition, 20SF of cracking	Wall mounted exit light (east wall)
cove molding	All	Similar to living room, but projection into room is 10"	C-Replication	1981		Good	
Ceiling							
Gypsum board	Throughout room	Smooth finish, painted	NC	1981	Renovation photos show tape joints	No significant cracking.	
Cut crystal chandelier	Centered, ceiling	Cylindrical two-tier chandelier with hanging prismatic crystals.	NC	Post 1945	Historic photos from show art-deco style pendant.	Good	
Plaster medallion	Centered, ceiling	Elliptical plaster medallion with acanthus scroll at quadrants.	C-Replication	1981	Renovation photos show new cast medallion	Good	

Other features							
Main stair	First to Second Floor	Straight-run stair with winders near 2nd floor landing. Combination turned and octagonally, tapered newel and balusters. Open stringer with ornamental, bracketed treads and half-round overlap nosing with cove trim. Nosing return at stringer. Paneled wood wall below stringer at first floor. Painted wood grain panels in birds eye maple, stile and rails painted in walnut finish. Balusters and newel with natural stained wood. Railing and newels similar to those of the front stoop. Carpet runner. Natural walnut.	C-Primary	Original		Decent Condition Gap at Treads and stringers	Railing height is too low.
Door	Basement	4-panel wood door, with period porcelain knob hardware, grained painted finish. Inside face with sheet metal.	C-Primary	Original		Avg. Grained paint finish worn and chipped.	
Door casings		Heavily molded with plinth blocks.	C-Primary	Original		Avg. Grained paint finish worn and chipped.	
Exit light		Flush wood, grained painted finish.	NC				
Radiators and radiator covers	Missing		C-Missing	Removed 1975		NA	

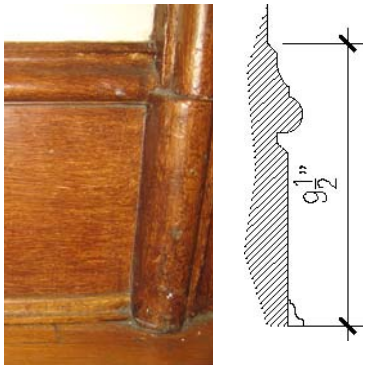


Figure 3-116: Base profile. (Photo: BBB, 2007).



Figure 3-117: Cove molding (Photo: BBB, 2007).

Description of Features and Materials: Room 101

Flooring: Existing flooring consists of cut pile carpet runners on a 2-1/2" strip oak floor. The carpet continues up the stair. The flooring and carpet are from Period 4. Period 1 flooring was pine wood flooring as seen in adjacent building at 1316 Vermont Ave., NW. Documentation shows that during Period 2, carpeting was installed in the house.

Base: Base-1. The 9-1/2" grained wood base with molded cap and ogee base shoe matches the base in Room 102. Base cape along stair is from 1981 restoration project.

Walls: The plaster is applied directly to the masonry party wall on the north and to wood lathe on the other walls.

Cove: Cove molding –The molded plaster cove is deeply detailed and is similar to the cove in Room 102.



Figure 3-118: Grained finish being applied. Room 101. (Photo: NABWH Archives, 1981).



Figure 3-119: Grained finish being applied. (Photo: NABWH Archives, 1981).



Doors:



Figure 3-121: D101 (Photo: BBB, 2007).



Figure 3-123: D101A (Photo: BBB, 2007).

Ceiling: The ceiling is painted gypsum board from the 1981 renovation and in good condition.

Other Features: The importance of the stair is emphasized by the grained painted finish installed in 1981. Graining of woodwork was installed early in the building's history and also at other times, the installation of this faux finish alternated with standard, uniform, paint finishes.

The historic stair is original and was refinished in 1981 with a grained finish of bird's eye maple and mahogany or walnut. See Figures 3-118-3-120.

Figure 3-120: Room 101 stair stringer and panel. (Photo: BBB, 2007).

The plaster ceiling medallion was installed in Period 4.



Figure 3-124: Grained finish being applied to panels under window. Medallion installation. (Photo: NABWH Archives, 1981).



Figure 3-125: Room 101 ceiling. (Photo: BBB, 2007).

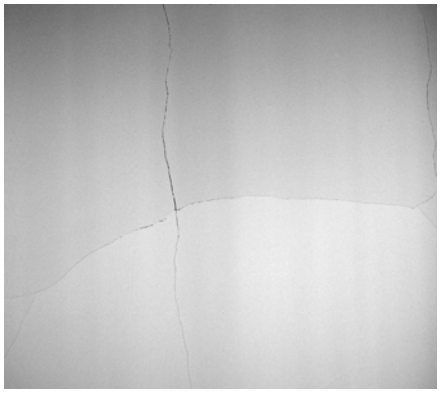


Figure 3-126: Room 101 – Paint cracking and pealing from wall. (Photo: BBB, 2007).



Figure 3-127: Room 101 –Worn & scratched frame and door. (Photo: BBB, 2007).

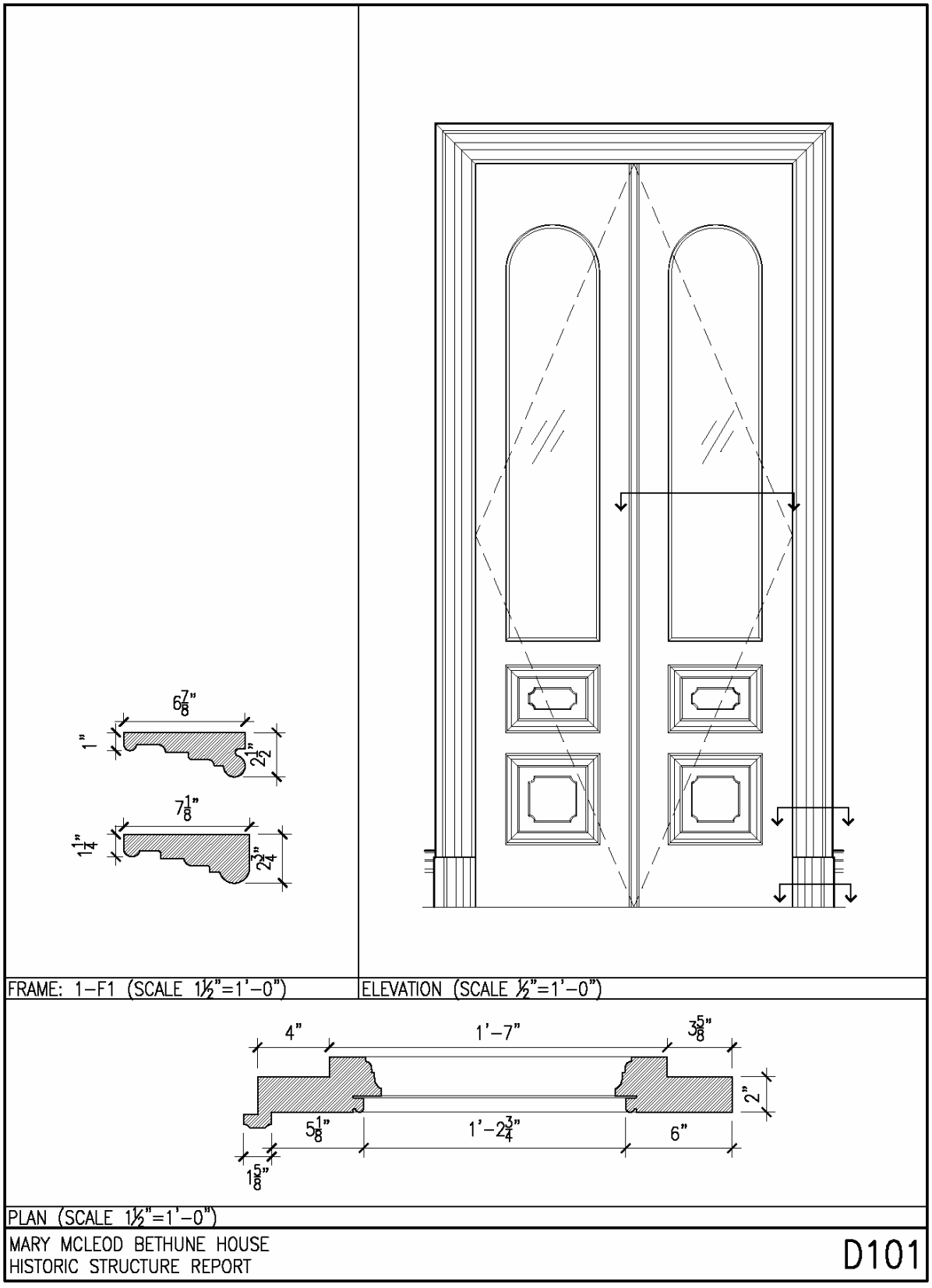


Figure 3-128: Room Details – D101. (Drawing: BBB, 2007).

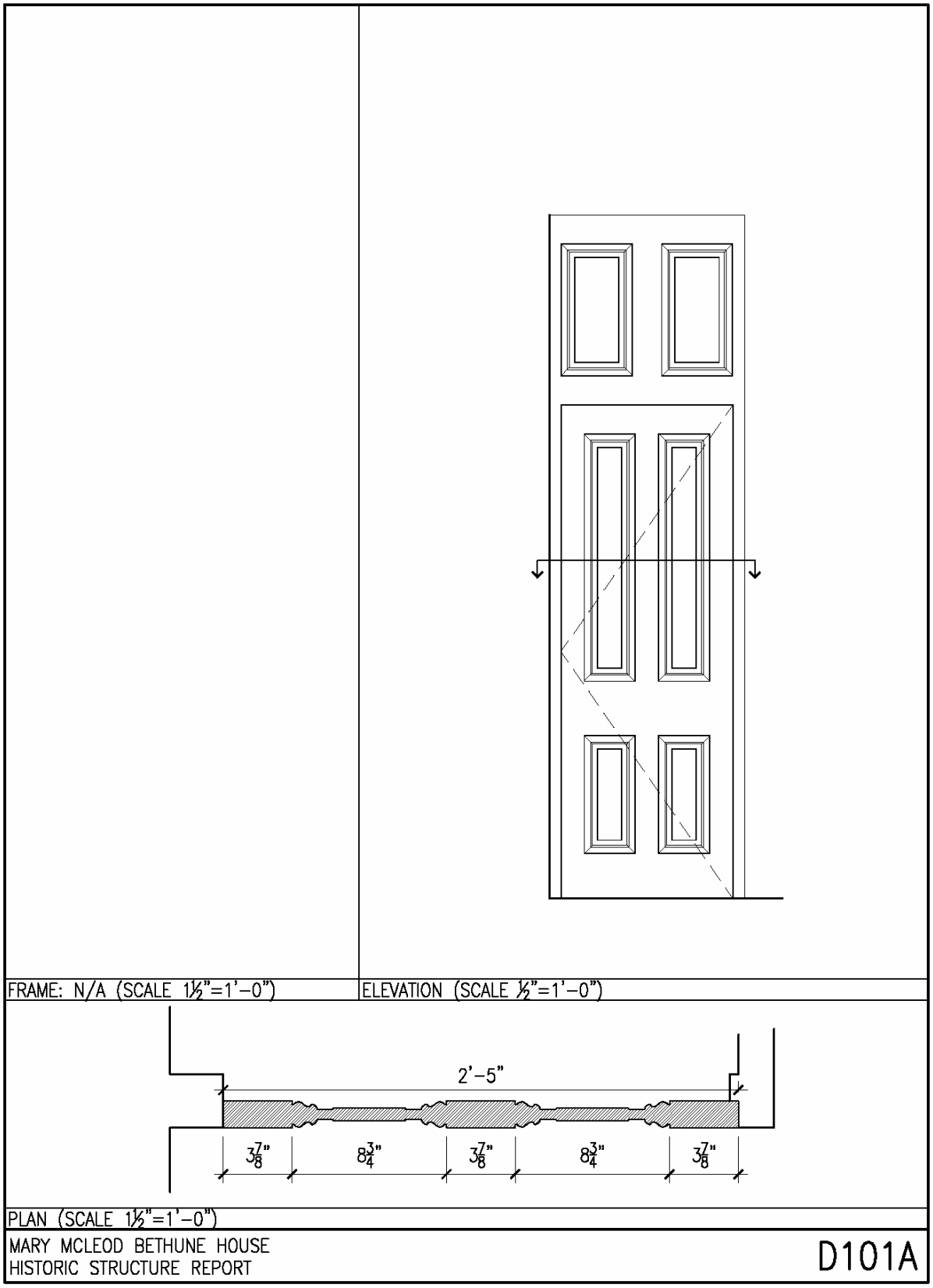


Figure 3-129: Room Details – D101A. (Drawing: BBB, 2007).

ROOM 102



Figure 3-130: Room 102. (Photo: BBB, 2007).

Period Summary: Room 102 maintains its configuration from Period 1. Some features, such as light fixtures and the fireplace have been replaced or modified. See figures 3-131 and 3-132.



Figure 3-131: Room 102. (Photo: NABWH Archives, c.1945).



Figure 3-132: Room 102. Note new light fixture. (Photo: NABWH Archives, c.1945).

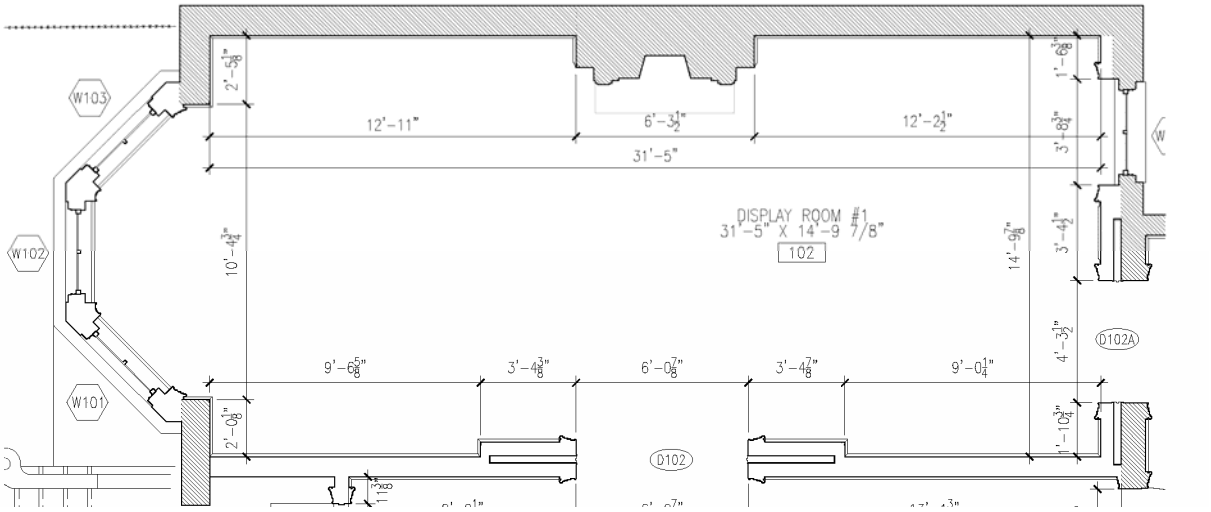


Figure 3-133: Room 102 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-134: Room 102 - Character Defining Features, Age, & Significance Matrix

Room 102 - Display Room #1
Original Use: Parlor
Ductwork and chases installed and radiators removed, 1975. Chases relocated in 1981

Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
Wall to wall carpet on solid oak strip flooring	Throughout room	Red cut pile with multi-color pattern.	NC	Post 1981			
Subfloor	Throughout room	Oak plank subfloor	NC	1975	Replaced after fire	inaccessible	
Walls							
Base	All	Wood base with heavy molded cap and grained finish. Base-1 in appendix drawings. Top molding returns to floor at door openings	C-Replication	1981		Good	Grained paint finish occurred during 1981 renovation/restoration
Plaster	All	Smooth finish plaster on masonry or wood frame walls. Painted	C-Replication	1975 or 1981	1974 dwgs shows replacement in Rooms 101 and 102	Good. Plaster thickness increases toward cove molding. See narrative on fire.	Wall mounted supply air diffusers, (west wall). Wall
Plaster corner molding	At east bay and chimney breast.	Recessed quarter-round plaster cantons. Painted to match wall.	C-Primary	1943		Minor chips, cracking	
Cove molding	All	Plaster molding with integral picture rail and circular profile, painted. Cove-1 in Appendix.	C-Primary	Original		Decent. Isolated paint chipping in NW corner (1 SF)	
Ceiling							
Gypsum board	Throughout room	Smooth finish, painted	NC	1981		Good	No noticeable cracking

Recessed accent light fixtures	Throughout room	Adjustable wall washing incandescent light fixtures, white	NC	1981		Good	
Cut crystal chandelier	Centered	4' tall multiple-tier 8 upright etched glass globes w/ grape motif.	C	After 1943		Good	
Plaster medallion		Elliptical-shaped	C-Primary	Original. Restored 1981		Good	
Other features							
Pocket door D102, D102A	Between 101 and 103	1 pr of three-panel walnut door with mahogany and bird's eye maple veneers.	C-Primary	Original		Difficult to operable	
Door casings, D102, D102A		Molding with painted grain finish with thicker matching plinth blocks	C-Primary	Original?		Good	Grained paint finish occurred during 1981 renovation/restoration
Window trim		Decorative casings, stools, aprons painted with decorative grain. Paneled under stool.	C-Primary	Original?		Good	Grained paint finish occurred during 1981 renovation/restoration
Fireplace	Centered, south wall	Round arch fireplace surround with flanking carved pilasters and bulls-eye geometric detailing, carved panel and grape-motif carved keystone. 1" thick mantel with filleted radius corners, With half-round routed edge. Carved floral decoration. All of white marble (pilasters-warm white, remainder-gray white). Flush hearth slab of white marbles.	C-Primary	Original		Inoperable, but in good condition	Firebox sealed with white marble slab
Floor registers			NC	1975 or 1981			

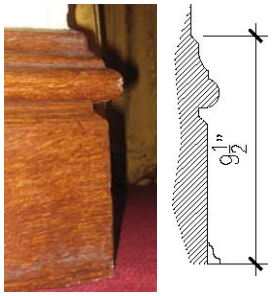


Figure 3-135: Room 102 Base profile. (Photo: BBB, 2007).

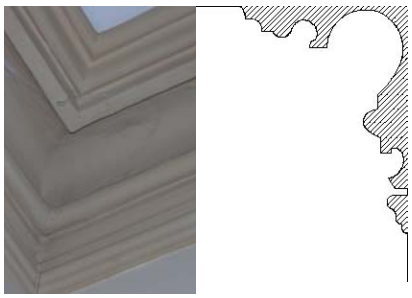


Figure 3-136: Room 102 Cove molding (Photo: BBB, 2007).

Description of Features and Materials: Room 102

Flooring: Existing flooring consists of cut pile carpet on a 2-1/2" strip oak floor. The flooring and carpet are from Period 4. Extant photos from the Period of Significance show what appears to be carpet. Written documentation also refers to carpet in this room. Period 1 flooring was pine wood flooring as seen in adjacent building at 1316 Vermont Ave., NW.

Base: Base 1 The 9-1/2" grained wood base with projecting molded cap and quarter-round base shoe matches the bases found in Rooms 101 and 103.

Walls: The plaster is applied directly to the masonry party wall on the east and south walls and to wood lathe on the other walls.

Cove: Cove molding – 1. The molded plaster cove is deeply detailed and is similar to the cove in Rooms 101 and 103.



Figure 3-137: D102A. (Photo: BBB, 2007).



Figure 3-138: Chandelier. (Photo: BBB, 2007).



Figure 3-139: Room 102 fireplace. (Photo: BBB, 2007).



Figure 3-140: ROOM 102. (Photo: BBB, 2007).

Doors: 2 pairs of three-panel walnut doors with mahogany and birds eye maple veneers. Doors have real veneers, not applied grained finish.

Ceiling: The ceiling is painted gypsum board from the 1981 renovation and in good condition. The plaster medallion shown in historic photos still exists. The crystal chandelier, Period 2 is a contributing element. It has been suggested, but not substantiated, that this chandelier may have been given to the NCNW by President Truman at the time of the 1949 White House Renovation. See figure 3-142.

Other Features: Graining of woodwork was installed early in the building's history and also at other times. The installation of this faux finish alternated with standard, uniform, paint finishes.

The historic photos during the Period of Significance show the fireplace sealed. (See figure 3-141.) However, it may have been sealed prior to the occupancy by the NCNW in Period 1 when central heating was installed. No records were found indicating the date the fireplace was sealed.



Figure 3-141: Room 102 fireplace—already sealed. (Photo: NABWH Archives, c.1945).



Figure 3-142: Room 103. Note room 102 chandelier in background. (Photo: NABWH Archives, c.1945).

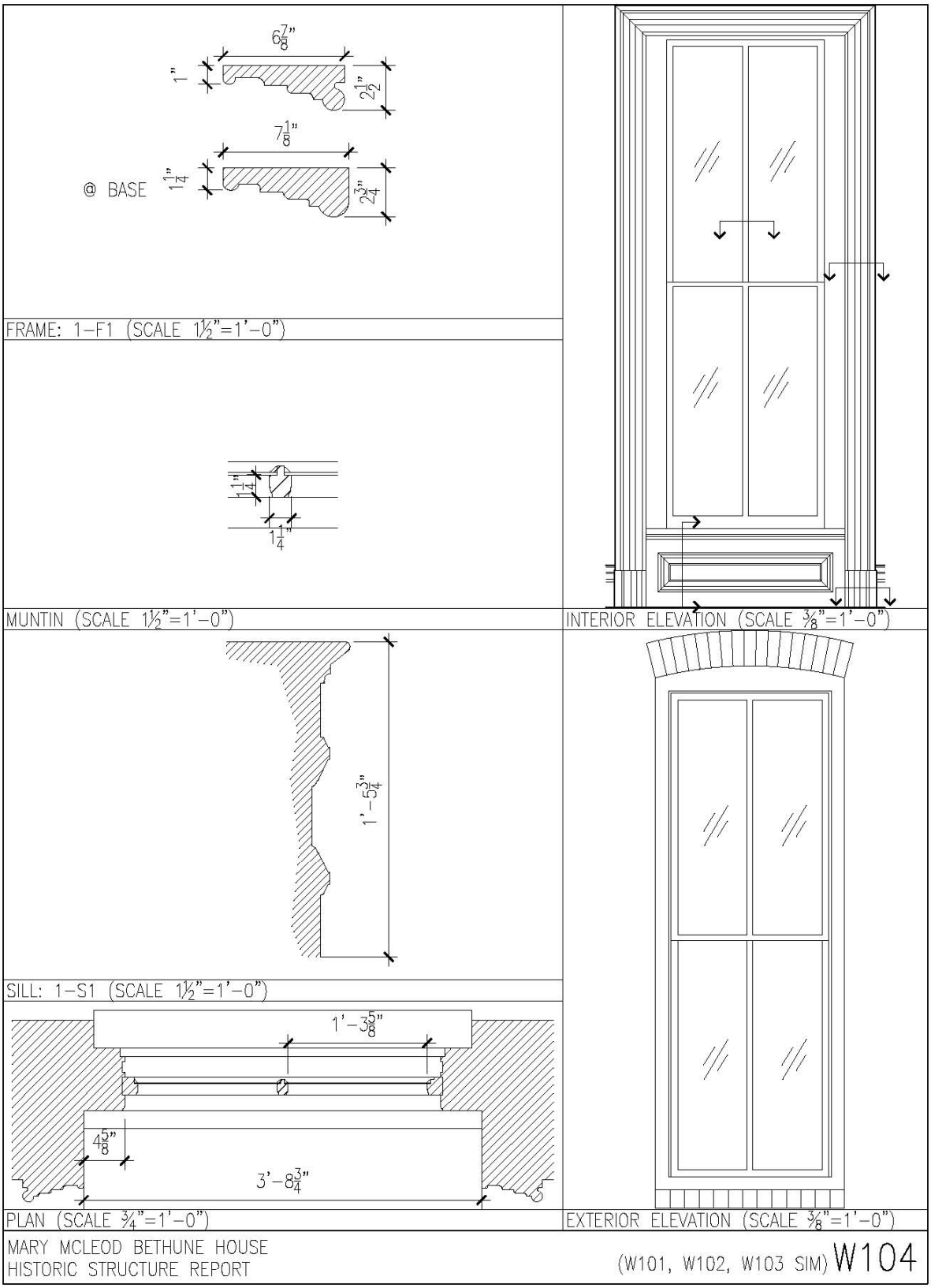


Figure 3-143: Room Details – W104. (Drawing: BBB, 2007).

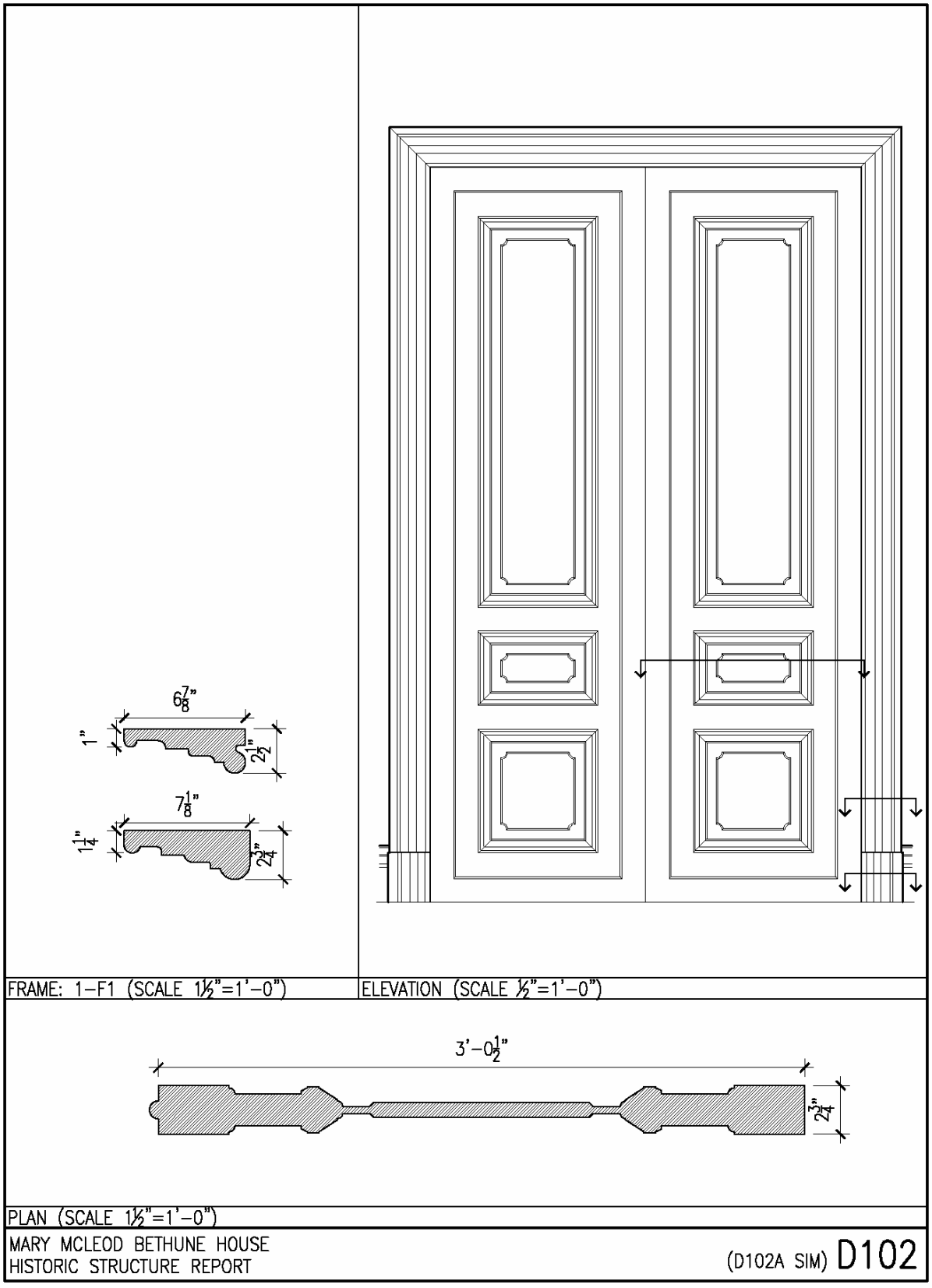


Figure 3-144: Room Details – D102. (Drawing: BBB, 2007).

ROOM 103



Figure 3-145: Room 103. (Photo: BBB, 2007).

Period Summary: Room 103, currently Display Room #2, used for presentations to building visitors, was the original location for the dining room. During Period 2, the NCNW used the room primarily for meetings and the occasional dinner party. Figures 3-142, 3-147, 3-148, and 3-149. The room configuration remains intact, but the room has been modified during Periods 1, 2, 3, and 4 to reflect the changes in building ownership and function of the space.

During Period 1 (exact date uncertain), the fireplace mantle was removed, and the firebox sealed, possibly at the time of installation of central heating. No evidence of this modification could be found in the NCNW records. It is likely that this happened during Period 1.

During Period 2, the room was used primarily for the NCNW meeting and events, and occasionally for formal dinner parties. The room was lined with simple, built-in book cases on the north wall and flush wood wainscot paneling on other walls. Based on historic photos, the flooring material was carpet or linoleum during the Period of Significance.

At the end of Period 3, oak flooring was installed.

During Period 4 (1981) the room was renovated to its current state with contemporary downlights installed, plaster moldings recreated and the Art Deco light fixture was replaced with a historic reproduction fixture.

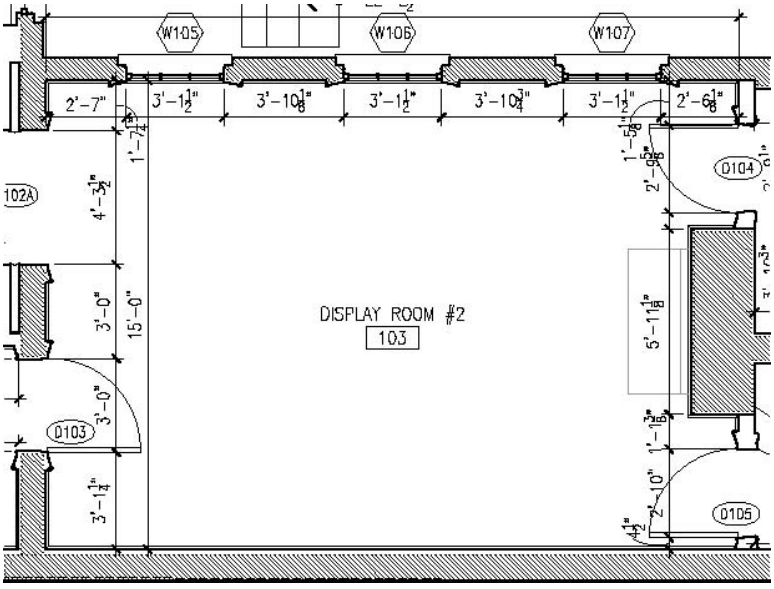


Figure 3-146: Room 103- Floor Plan. (Drawing: BBB, 2007).



Figure 3-147: Room 103. NCNW reception. (Photo: NABWH Archives, c.1945).



Figure 3-148: Room 103. Note: Image printed in reverse. (Photo: NABWH Archives, c.1945).



Figure 3-149: Room 103. Dinner Party. Note flooring. (Photo: NABWH Archives, c.1945).

Figure 3-150: Room 103 - Character Defining Features, Age, & Significance Matrix

Room 103 - Display Room #2
Original Use: Parlor, used as board room during period of significance.
Radiators removed 1975

Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
Wood flooring	Throughout room	Tongue and groove strip flooring, plain-sawn oak.	NC	1975	(HABS doc.) 1981refinished	Good	
Walls							
Base	All	base with heavy molded cap and ogee shoe, grained finish. Base-1 in appendix drawings.	C-Replication	1981		Good	Grained paint finish occurred during 1981 renovation/restoration
Plaster	All	Smooth finish plaster on masonry or wood frame walls. Painted	C-Replication	1975 or 1981		Good	
Plaster corner molding	At chimney breast	Recessed quarter-round plaster cantons. Painted to match wall.	C-Replication	1981		Good	
Plaster cove molding	All	Plaster molding with integral picture rail and circular profile, painted Cove-1in Appendix	C-Replication	1981		Good	
Ceiling							
Gypsum board	Throughout room	Painted gypsum board.	NC	1981	Construction photo from Archives.	Good	No noticeable cracking/
Recessed accent light fixtures	Throughout room	Adjustable wall washing incandescent light fixtures, white	NC	1981		Good	
Cut crystal chandelier	Centered	4' tall with 6 upright glass globes.	NC	1981		Good	Purchased Silverman's Antiques. Period 2 photos show art-deco style fixtures.
Border molding	About 2' inboard of perimeter cove	Applied simple profile, painted	C-Replication	1981		Good	Original, heavier profile can be seen in adjacent house at 1316 Vermont.
Plaster medallion		Plaster quatrefoil design ceiling medallion, painted	C	Original		Good	
Ceiling corner pendant. Plaster column (Qty 4)		Plaster, cylindrical shape, painted.	C	Original		Good	
Other features							
Door		Three-panel walnut wood door with grained panel of mahogany and bird's eye maple design. Bolection molding. Period bronze hardware with simple brass knob, and decorative hinges with finial	C-Primary	Original		Good	Grained
Door casings		Heavily molded with plinth blocks.	C-Primary	Original		Good	

Window trim		Same as living room with additional raised panel wood paneling below windows	C-Primary			Good	
Fireplace hearth	West wall	Flush concrete slab Sealed	C-Secondary			Good	Fireplace removed during Period 1
Exit sign	West wall		NC				
Smoke detectors.			NC				

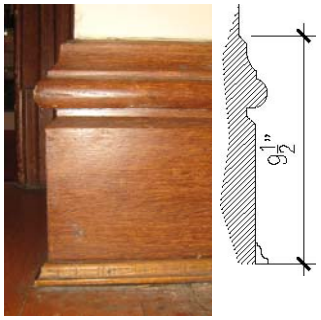


Figure 3-151: Base profile. (Photo: BBB, 2007).



Figure 3-152: Cove molding. (Photo: BBB, 2007).

Description of Features and Materials: Room 103

Flooring: Existing flooring consists of 2-1/2" strip oak floor, installed in 1975. This material was not in place during the period of significance as shown in many photos from this period. Figure 3-149.

Base: Base 1. The grained wood base with ogee cap and quarter-round base shoe matches the bases found in Room 101.

Walls: The plaster is applied directly to the masonry party wall on the north and south walls and to wood lathe on the other walls.

Cove Molding: The molded plaster cove is deeply detailed and is similar to the coves in Rooms 101 and 103.

Doors: All doors in the room (D102A, D103, D104, and D105) are from Period 1 and have not changed. Birds eye maple and mahogany veneers greatly contribute to the understanding of the Second Empire Style.



Figure 3-153A: D105. (Photo: BBB, 2007).



Figure 3-153B: D103 and D102A. (Photo: BBB, 2007).



Figure 3-154: Room 103- Ceiling medallion restoration and re-installation. (Photo: NABWH Archives, 1981).



Figure 3-155: Crystal chandelier. (Photo: BBB, 2007).



Figure 3-156: Window W107. (Photo: BBB, 2007).

Ceiling: The ceiling is painted gypsum board from the 1981 renovation and in good condition. See Figure 3-154.

Other Features: Graining of woodwork was installed early in the building's history and also at other times. The installation of this faux finish alternated with standard, uniform, paint finishes.

The crystal chandelier is from Period 4. The period 4 chandelier replaces an Art Deco style fixture shown in photos from period 2 and is a contributing element in the space.

The original fireplace mantle was removed and the firebox sealed during Period 1 or early in Period 2. Although no records were found indicating when the fireplace was sealed, it may have been sealed at the time that central heating was installed.



Figure 3-157: Sealed firebox and removed fireplace. (Photo: BBB, 2007).



Figure 3-158: Note art deco style light fixtures in Room 103 beyond. (Photo: NABWH Archives, c.1945).

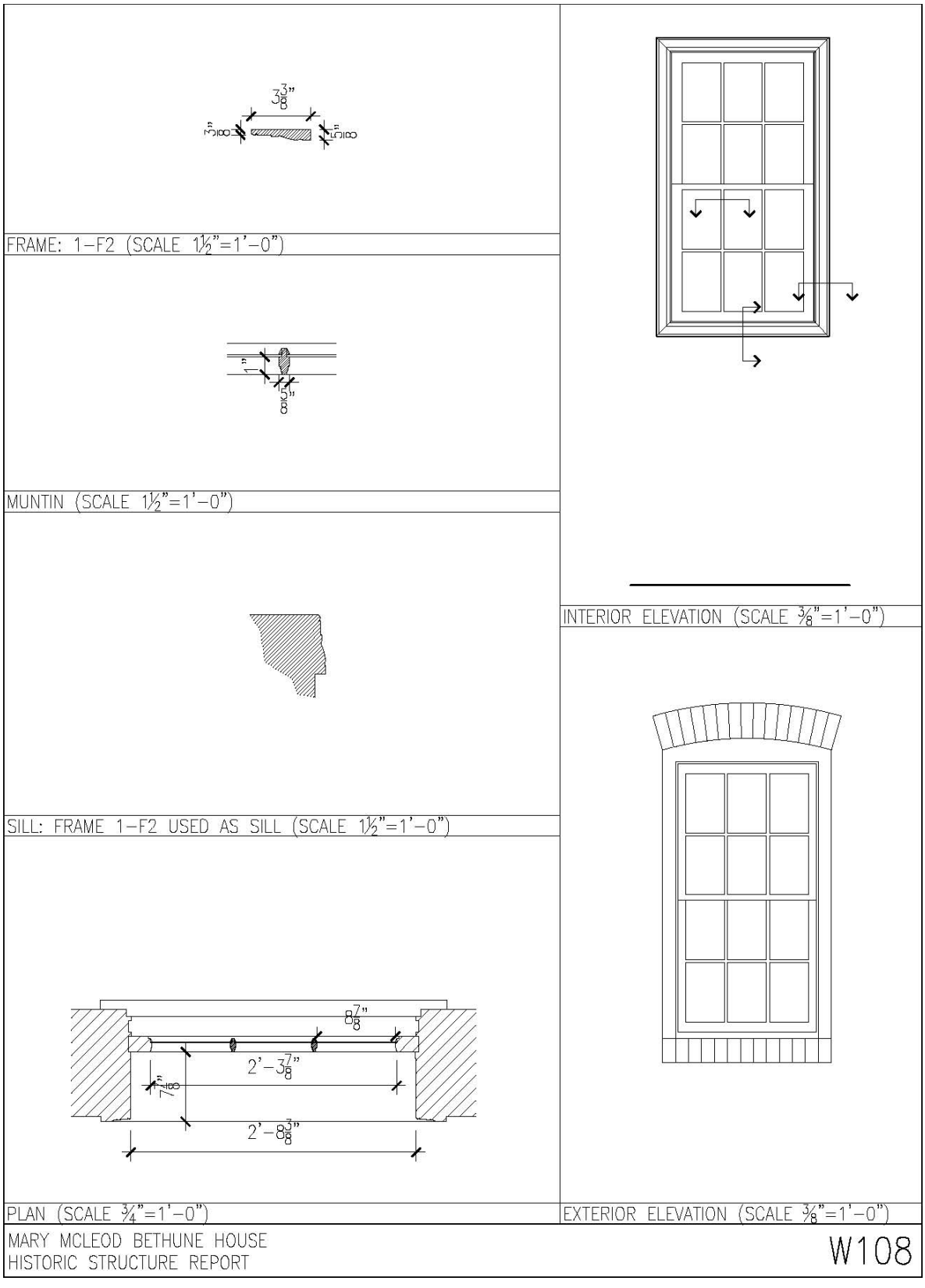


Figure 3-159: Room Details – W105. (Drawing: BBB, 2007).

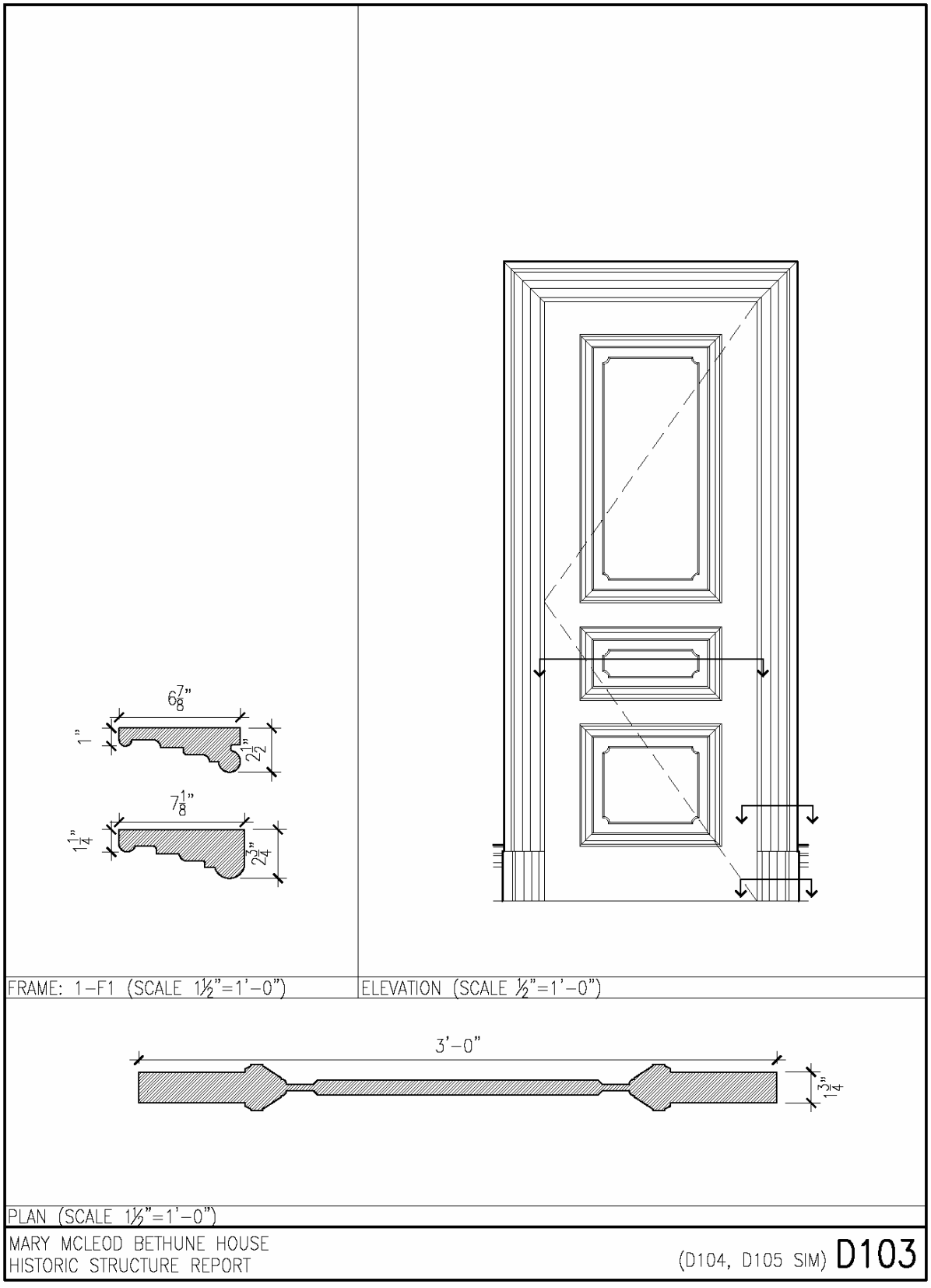


Figure 3-160: Room Details – D103. (Drawing: BBB, 2007).

ROOM 104



Figure 3-161: Room 104. (Photo: BBB, 2007).

Period Summary: Room 104, currently used as the bookstore, was originally a small kitchen or butler's pantry. Its proximity to the dining room and the back stairs enabled staff to discretely service meals and dinner parties. No photos were found directly in the kitchen, but it is shown in the background of a few photos from the dining room/meeting room. The configuration of the cabinetry during the Period of Significance seems to be a galley kitchen with cabinetry on both sides. See figure 3-162 and 3-163. Circulation continued through the space to a back door onto an elevated rear porch. The door was removed during Period 4 and the opening sealed. The paneled cabinetry shown in photographs from the Period of Significance is paneled. See figure 3-162. The kitchen was renovated during the 1975 renovation and was completely removed in 1988. The ceiling was lowered and the bookstore installed in 1988. The room has not changed since.



Figure 3-162: Room 103. Note Kitchen Room 104 in background. (Photo: NABWH Archives, c.1945).



Figure 3-163: Room 103. Note Kitchen Room 104 in background. (Photo: NABWH Archives, c.1945).

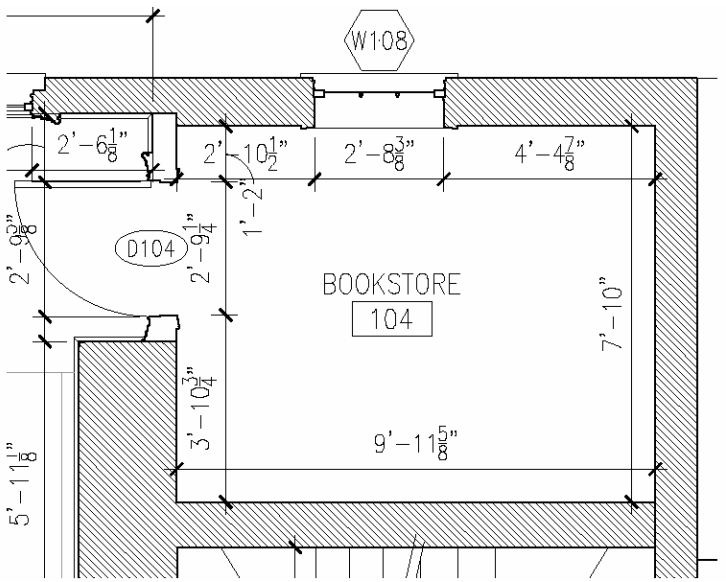


Figure 3-164: Room 104 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-165: Room 104 - Character Defining Features, Age, & Significance Matrix

Room 104 - Bookstore Original Use: Kitchen. kitchen installed in 1975, removed in 1981							
Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
Carpet	Throughout room	Cut pile carpet, similar to that found in 102	NC	Period 4		Good	
Walls							
Base	All	Built-up wood base with multipiece cap, painted. Base 2 in Appendix	NC	1988		Good	
Gypsum board	All	Painted	NC	1988		Good	
Ceiling							
Gypsum board	Throughout room	Suspended on metal stud framing	NC	1988		Good	No significant cracking/ Smoke detectors.
Cut crystal chandelier	Centered	4' tall chrome details with 6 upright glass globes.	C	1988		Good	Probably relocated from original parlor.
Other features							
Door		Three-panel cherry wood door Period porcelain knob, inside and brass and glass knob, outside, decorative hinges with finial pins	C	Original		Good	
Door casings	Inside room	4", painted.	NC	1981			
Window trim		3-1/2" wood molding , ptd.	NC	1975			
Wood slat display wall	NWS	Plastic laminate	NC	1988			

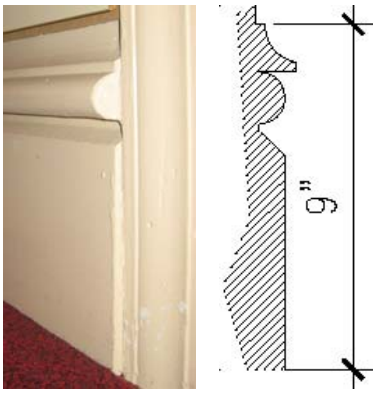


Figure 3-166: Room 104 Base profile. (Photo: BBB, 2007).

Description of Features and Materials: Room 104

Flooring: Cut pile carpet that is similar the carpet in Room 102.

Base: Base 2 Painted wood base that matches the profile of typical second floor bases.

Walls: The southern and western exterior walls are plaster on brick..

Doors: Door-D-104 is from Period 1. It is the paneled veneer wood door that coordinates with all the other doors on the first floor.

Ceiling: Painted gypsum board ceiling was lowered

Other Features: Retail display cases and wood slat wall.



Figure 3-167: Room 102 Chandelier. This chandelier may have been relocated to Rm. 104 and globes replaced. (Photo: NABWH Archives, c.1945).



Figure 3-168: Room 104 Chandelier. (Photo: BBB, 2007).

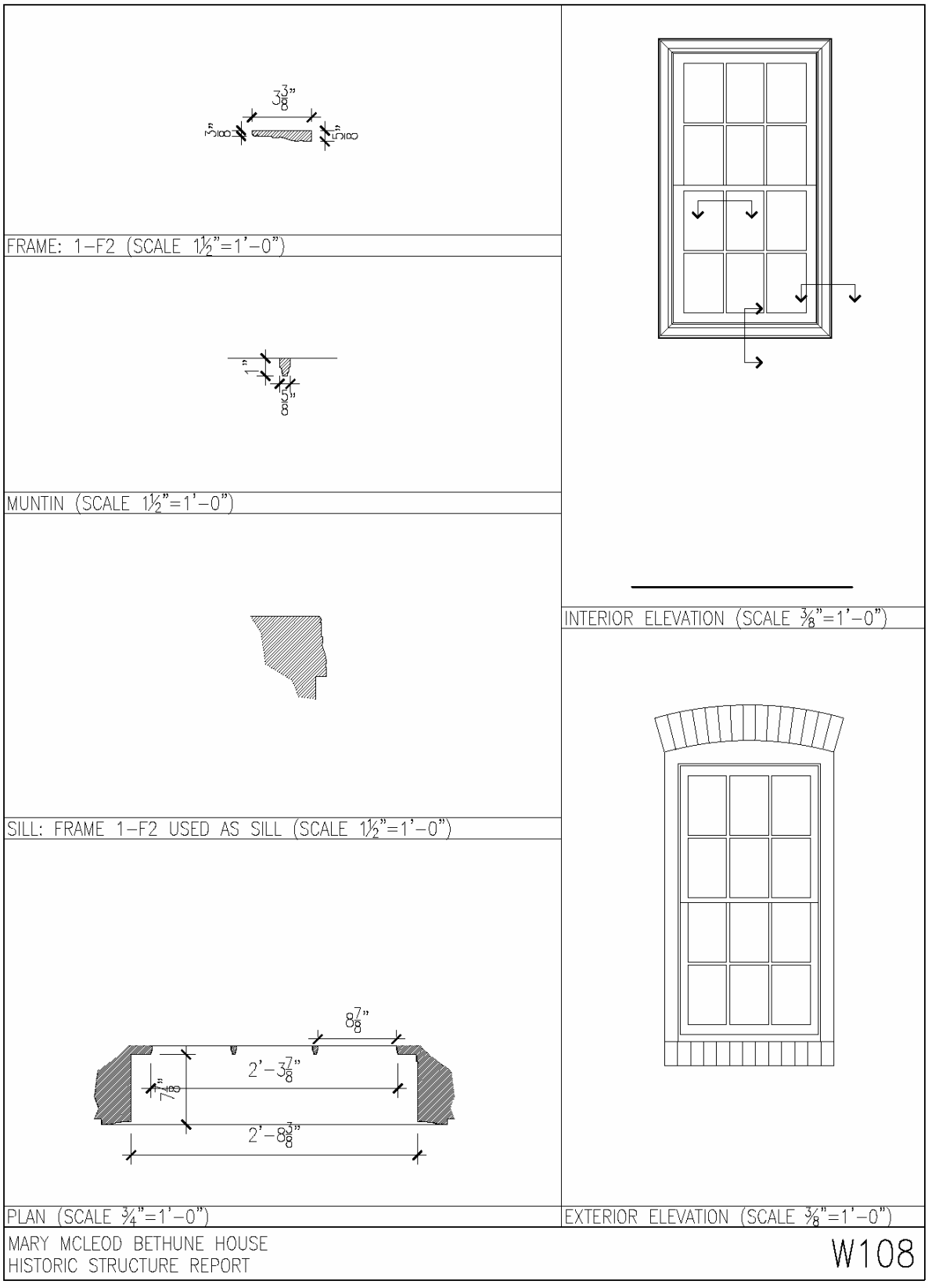


Figure 3-169: Room Details – W108. (Drawing: BBB, 2007.)

ROOM 105



Period Summary: Room 105, housing the back or service stair remains largely unchanged from Period 1. Door openings at the 2nd and 3rd floor landings, which may not be original, compromise the integrity of the fire ratings as this stair is used now for building egress. A fire rated enclosure could be accomplished easily and is required per code.

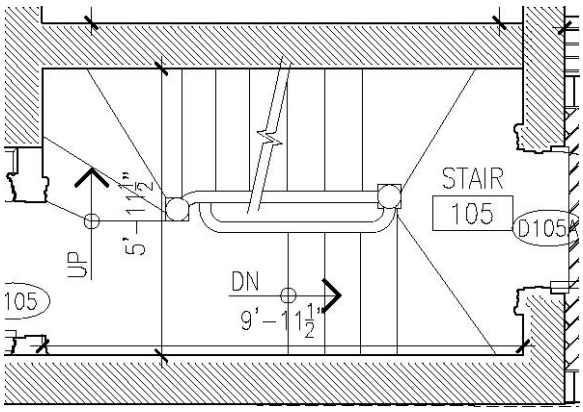


Figure 3-171: Room 105. (Drawing: BBB, 2007).

Figure 3-172: Room 105 - Character Defining Features, Age, & Significance Matrix

Room 105 - Back Stair							
Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
Wood Flooring	throughout room	Wood plank flooring, painted.	C	Period 1		Worn. Needs refinishing	
Walls							
Base	all	Base 2	C	1981		Good	grained painting occurred during 1981 renovation/restoration
Plaster	all	See living room	C	Period 1		Good	wall mounted exit light (east wall)
Ceiling							
Plaster	throughout room	Compound curve under stair, smooth finish, painted	NC	1981		Good	no noticeable cracking
Light fixture	centered	Ceiling mounted incandescent light fixture.	NC				
Other Features							
Back stair		U-shaped stair with winders. Turned balusters and newel post. Open stringer with half-round overlap nosing with cove trim. Nosing return at stringer. Painted. Rubber tread protectors.	C	Period 1		Trim pieces missing.	ADA
Door 105A		Painted flush metal	NC				
door casings		6- 1/2" wood on plinth blocks	C	Period 1		Excessive paint build-up. Wear and tear.	
door transom		Single light transoms.	C	Period 1		Excessive paint build-up. Some repairs visible.	
Emergency lighting			NC				
Exit sign	Rear door.		NC				Surface mounted conduit.

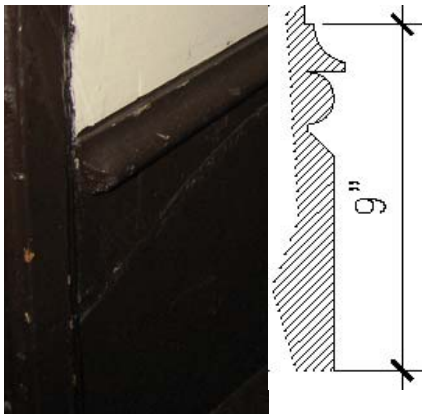


Figure 3-173: Base profile. (Photo: BBB, 2007).

Description of Features and Materials: Room 105

Flooring: Painted wood plank flooring.

Base: Base-2 Painted wood base that matches typical second floor bases.

Walls: The northern and western exterior walls are plaster on brick.

Doors: Door-D-104 is from Period 1 is the paneled veneer wood door that coordinates with all the other doors on the first floor.

Ceiling: Painted plaster on wood lath follows the underside of the service stair. This surface is a compound curve and contributes to the building's historic character.

Other Features: Stair 2. The U-shaped stair with winders has turned wood balusters and newel post. The paint is worn off at the top of the basement newel, where the wood and a brass ring have been exposed. The wood appears to be oak or other heavy grained wood. See figure 3-174.
Open stringer with half-round overlap nosing with cove trim. Nosing returns at stringer. All is painted with rubber tread protectors.

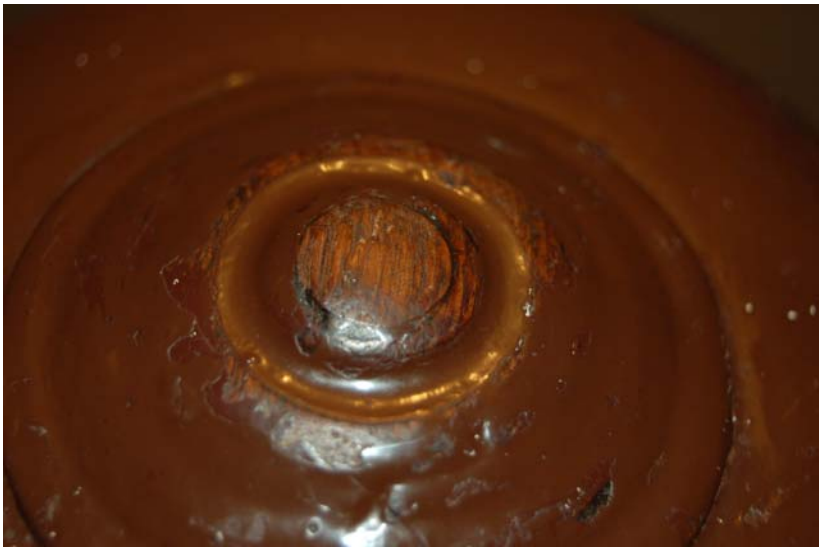


Figure 3-174: Worn paint finish on newel post reveals wood beneath the paint. (Photo: BBB, 2007).

ROOM-BY-ROOM PHYSICAL DESCRIPTION INVENTORY

ROOM 200

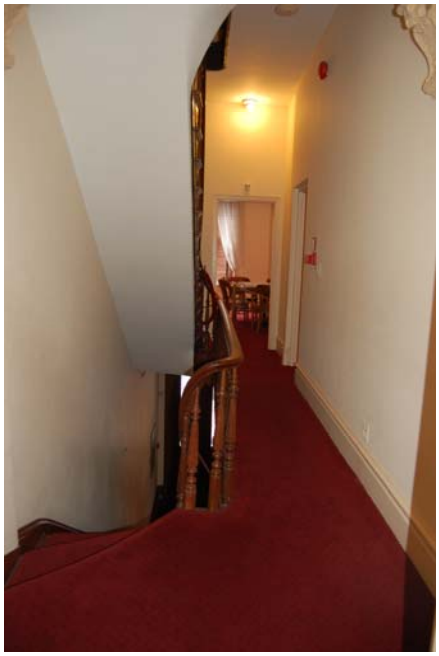


Figure 3-175: Room 200 looking east. (Photo: BBB, 2007).



Figure 3-176: Room 200 looking west. (Photo: BBB, 2007).

Period Summary: This room configuration has not changed significantly since Period 1. Changes in Period 2 include door replacement and plaster finished walls replaced with gypsum board. Fire safety devices were added in Period 4.

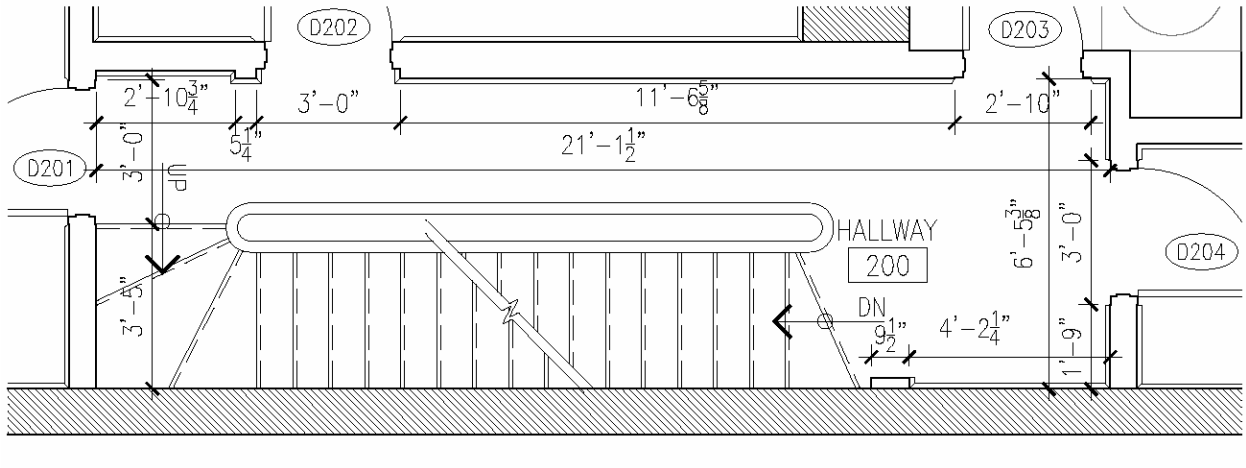


Figure 3-177: Room 200 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-178: Room 200 - Character Defining Features, Age, & Significance Matrix

Room 200- Hall							
Flooring	**Location**	**Description**	**C or NC**	**Date**	**Source**	**Condition**	**Remarks**
Wall to wall carpet	Throughout room	Cut pile	NC				
Wood flooring	2" Exposed at balusters	Painted	C	Original		Trim detaching from floor	
Walls							
Base	All	Three piece wood base, 9" tall with cove top above half-round above beveled board, painted. Base 2 in Appendix.	C-Replication	1981		Damage from impact	
Plaster	North		C	Original		Minor cracking	
Gypsum board	S,E, W		NC	1981		Slight damage	
Ceiling							
Plaster	Throughout room	Smooth finish, painted	NC	1981		Minor cracking	
Plaster Medallion		Projecting ceiling pendant with stylized acanthus pattern.	C	Original		Excessive paint build-up.	
Other features							
Main stair	Second to third Floor	See first floor. Winders at top of flight. Two balusters at second floor with grained finish.	C	Original		Decent condition. Treads pulling away.	ADA concerns
Door casings		Painted metal frames	NC	1975			
Arched openings	Second floor	Arch springing from brackets at masonry pilaster. Scroll bracket with imbrication design and floral rosettes.	C	Original		Arch in good condition. Brackets in very good condition- perhaps restored or replaced.	

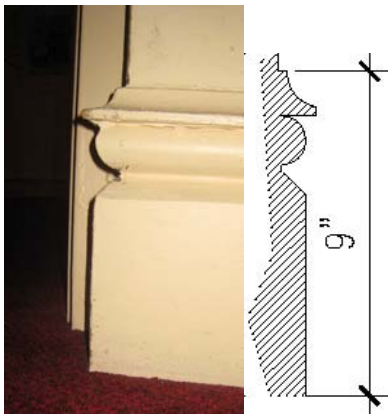


Figure 3-179: Base Profile. (Photo: BBB, 2007).

Description of Features and Materials: Room 200

Flooring: Cut pile carpeting, installed in Period 4. Period 1 flooring was pine wood flooring as seen as flooring in adjacent building at 1316 Vermont Ave., NW. Documentation shows that during Period 2, linoleum and carpeting were installed in the house.

Base: This space has a three-piece built up base, approximately 9" tall with cove top above half-round above beveled board. It is painted. The base was installed as part of the 1981 renovation/restoration project. The wood stringer has a base cap and is from Period 1.

Walls: The masonry wall on the north is plaster, while most of the interior walls have gypsum board sheathing. Plaster ornamentation remains from

Period 1 and is a contributing item in the space. The bracket shown has an imbrication design. See figure 3-179.



Figure 3-180a: Plaster bracket. (Photo: BBB, 2007).



Figure 3-180b: Ornamental plaster medallion. Because of the rough plaster patch at the horizontal surface, it is likely that this ceiling ornament may have supported a light fixture, since removed. (Photo: BBB, 2007).



Figure 3-181: Room 200 light fixture. (Photo: BBB, 2007).

Doors: All doors on this space are flush metal doors installed in Period 3.



Figure 3-182: Room 200 – Arch near east wall. (Photo: BBB, 2007).

Ceiling: Painted plaster under the stair and gypsum board at the ceiling plane. The plaster surfaces are contributing elements. Plaster ornamentation consisting of brackets at the arch (Figure 3-180a) and a plaster medallion (Figure 3-180b) remains from Period 1 and is a contributing item in the space. This piece may have been the escutcheon or mounting of a hanging or ceiling mounted light fixture.

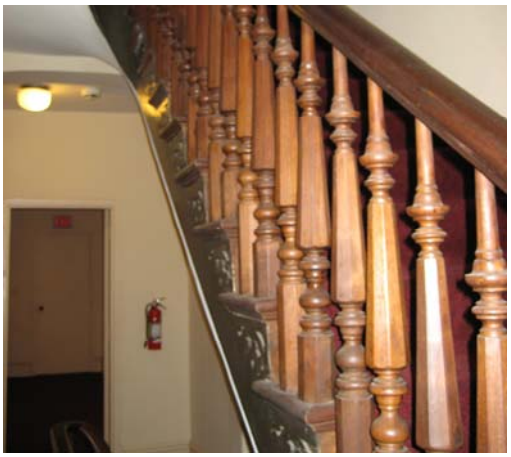


Figure 3-183: Stair detail. (Photo: BBB, 2007).

Other Features: The main feature in the room is the straight-run stair in walnut wood with winders near 2nd floor landing. Balusters are a combination turned and octagonally, tapered design. See figure 3-183. There is an open stringer stair with ornamental, bracketed treads and half-round overlap nosing with cove trim. The nosing returns at stringer. All balusters have a natural walnut paint finish except for two which have a grained walnut paint finish. Balusters and newel have natural stained wood finish. Railing and newels are similar to those of the front stoop.

ROOM 201



Figure 3-184: Room 201. (Photo: BBB, 2007).

Period Summary: During Period 1, this large room was probably a bedroom with nursery or sitting room. This plan configuration was common. The plan suggests that the area centered on the south wall between the two closets may have been a fireplace as the chimney above the roof is wider and could accommodate 2 flues. See photo 3-185 that shows the narrow center chimney (Room 102) and the wider flanking chimneys (Room 302 and 303).
Originally, there was a wall in the location below the wall on the third floor. There is one in this location at the basement and first and second floor. It is brick and load bearing in the basement. The continuation and alignment of these walls up through the building would have been a structurally sound way to construct the building.
This was an important room during the Period of Significance. It housed the main office for the NCNW. Later in 1954, still in the period of significance, the dividing wall was reconstructed creating two smaller offices for the NCNW. It was removed again in 1975.



Figure 3-185: Detail photo of narrow center chimney-Room 102. (Photo: BBB, 2007).

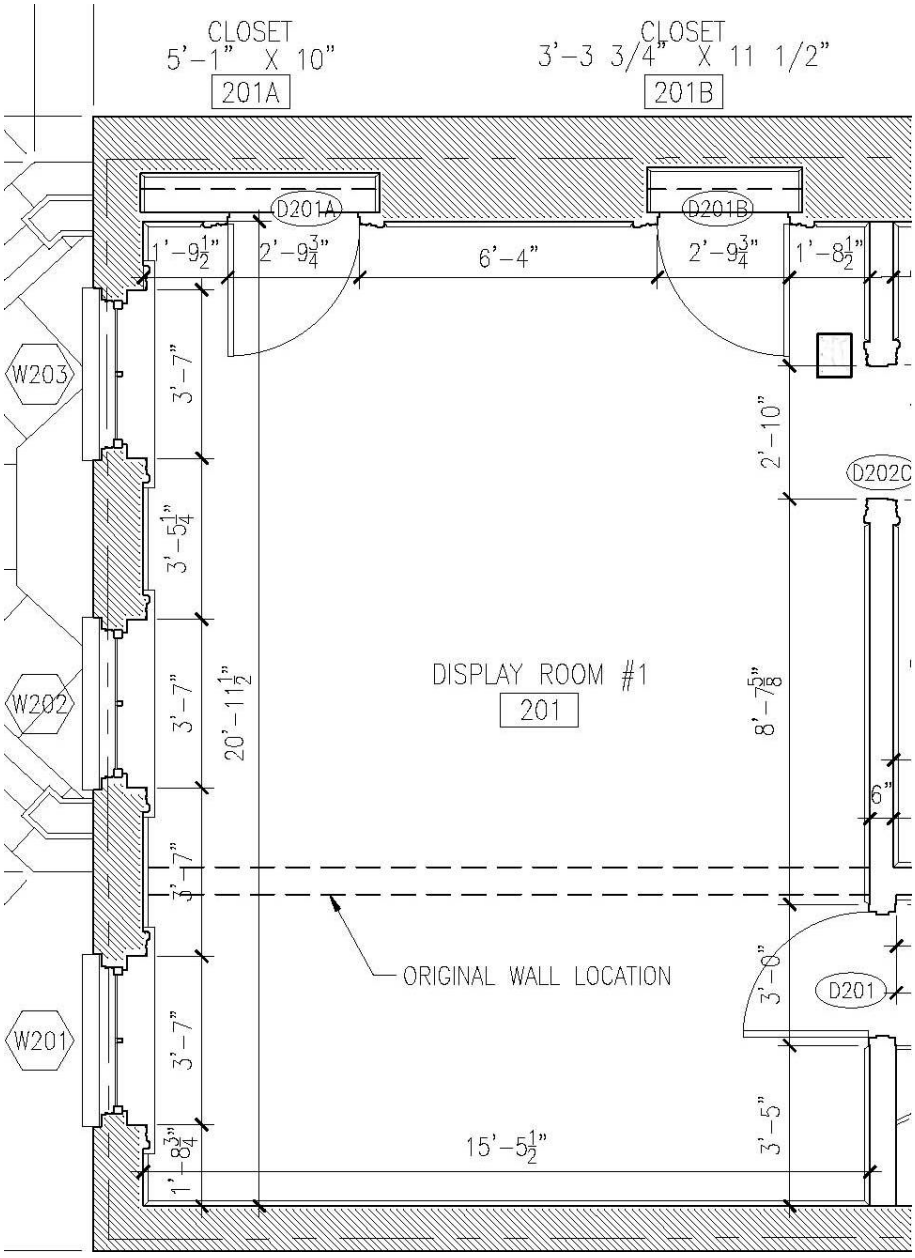


Figure 3-186: Room 201 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-187: Room 201 - Character Defining Features, Age, & Significance Matrix

Room 201 - Display Room #1. Currently exhibit space with historic table and period furnishings.
Original use: bedroom
Room enlarged, radiators removed 1974

Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
Wall to wall carpet	Throughout room	Cut pile	NC	Period 4		Good	
Subfloor	Throughout room	Plywood visible from inside closet	NC	1975 or 1981			
Walls							
Base	All	Three piece wood base, 9" tall with cove top above half-round above beveled board, painted. Base 2 in Appendix.	NC	1981		Good	
Plaster	All	Smooth finish plaster on masonry or wood frame walls, painted	C-Replacement	1975 or 1981		Bad condition on east wall.	
Picture rail	All	Wood molded picture rail.	NC	1981			
Ceiling							
Gypsum board	Throughout room	Suspended ceiling with smooth finish, painted	NC	1981		Good	No noticeable cracking
Recessed accent light fixtures	Throughout room	Adjustable wall washing incandescent light fixtures, white. Qty- 8	NC	1981		Good	
Other features							
Closets	South wall	Wood board base inside 201B, wood base with cap, 201A East closet with period clothing hooks. West closet with three-piece base and shelving.	NC (East) C (West)	East-pre1975. West-Period 1	West closet original per paint analysis.	West closet in good condition	East closet with multiple layers of paint. West with much fewer.
Closets doors	South wall	Six panels doors with period locks and door pulls. Shelving. East closet with period clothing hooks and plain base. West closet with three-piece base and shelving.	C	East-pre1975. West-Period 1		West closet in good but with excessive paint build-up	East closet with multiple layers of paint. West with much fewer. Hardware replaced--see patch outline.
Closet door, casings.			NC (East) C (West)	East-pre1975. West-Period 1			
Door, D201		Flush wood door, painted.	NC	1975			
Door casings, D201		Hollow metal door frame, painted.	NC	1975			
Window trim		Molded window casings w/ molded apron,	C	original		excessive paint build-up	

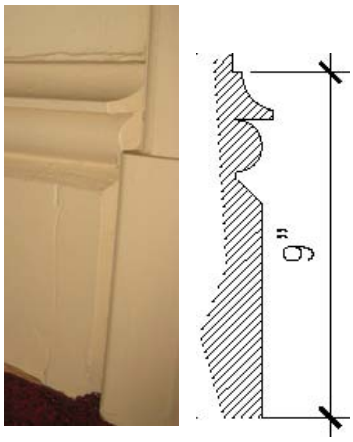


Figure 3-188: Base profile. (Photo: BBB, 2007).

Description of Features and Materials: Room 201

Flooring: Cut pile carpeting, installed in Period 4. Period 1 flooring was pine wood flooring as seen as flooring in adjacent building at 1316 Vermont Ave., NW. Documentation shows that during Period 2, carpeting was installed in the house.

Base: This space has a three-piece built up base, with cove top above half-round above beveled board. It is painted. The base was installed as part of the 1981 renovation/restoration project.

Walls: The masonry wall on the north is plaster.

Doors: Closet doors in this space (D201A and D201B) are 6-panel wood doors of different ages. Based on paint analysis the west closet was original to the building. The east closet is a replication of the west closet and installed prior to 1975 when it was shown as existing. Other doors on this space are flush wood doors installed in Period 3.

Ceiling: Painted gypsum board at the ceiling plane. This ceiling was lowered in 1981 to accommodate the installation of ductwork and recessed downlights.

Other Features: Painted wood picture rail was installed, probably during the Period 4 renovation/restoration campaigns. This wood picture was installed in 1981.



Figure 3-189: Room 201- West Wall. (Photo: BBB, 2007).



Figure 3-190: Room 201 – North Wall. (Photo: BBB, 2007).

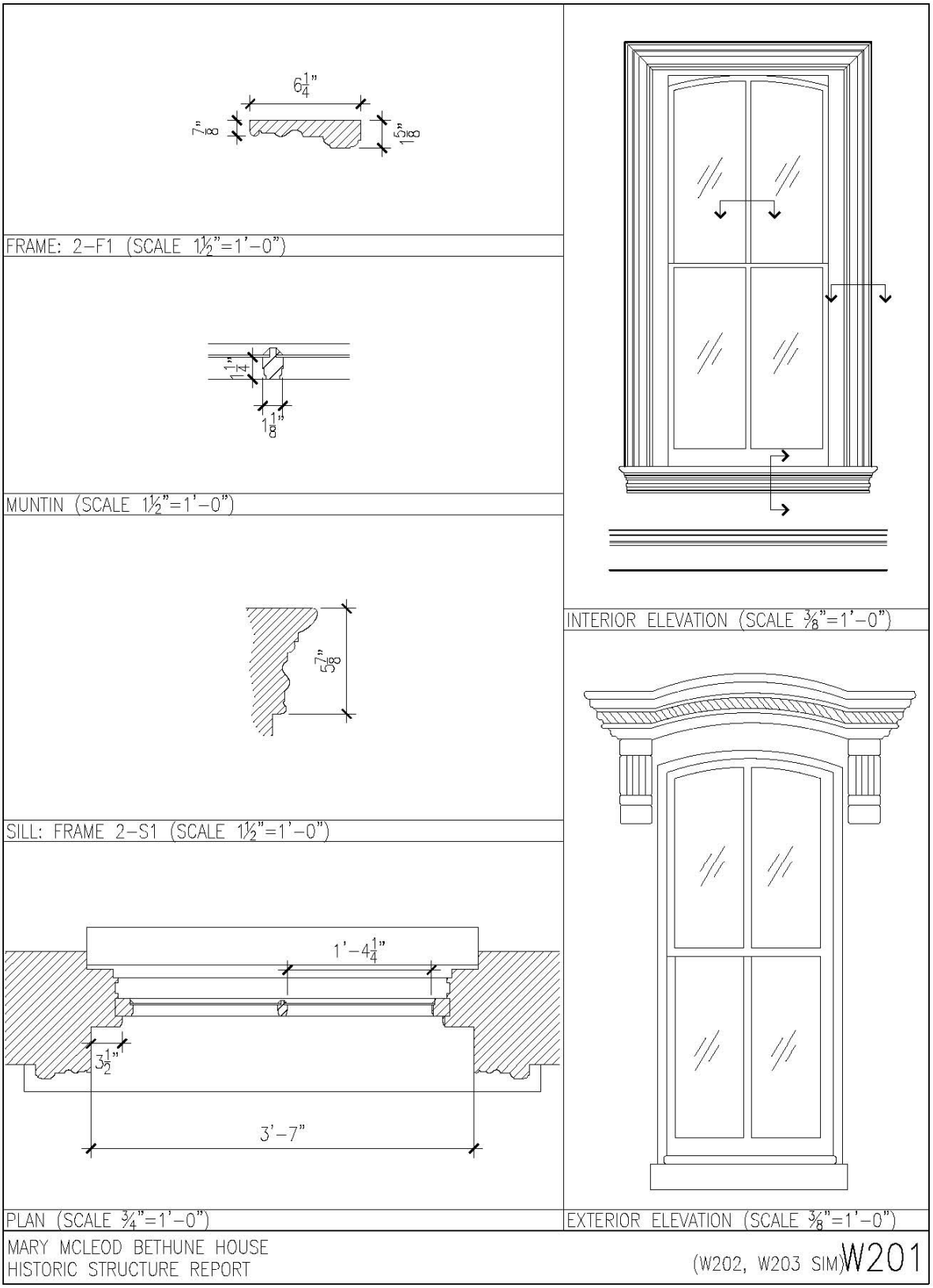


Figure 3-191: Room Details – W201. (Drawing: BBB, 2007).

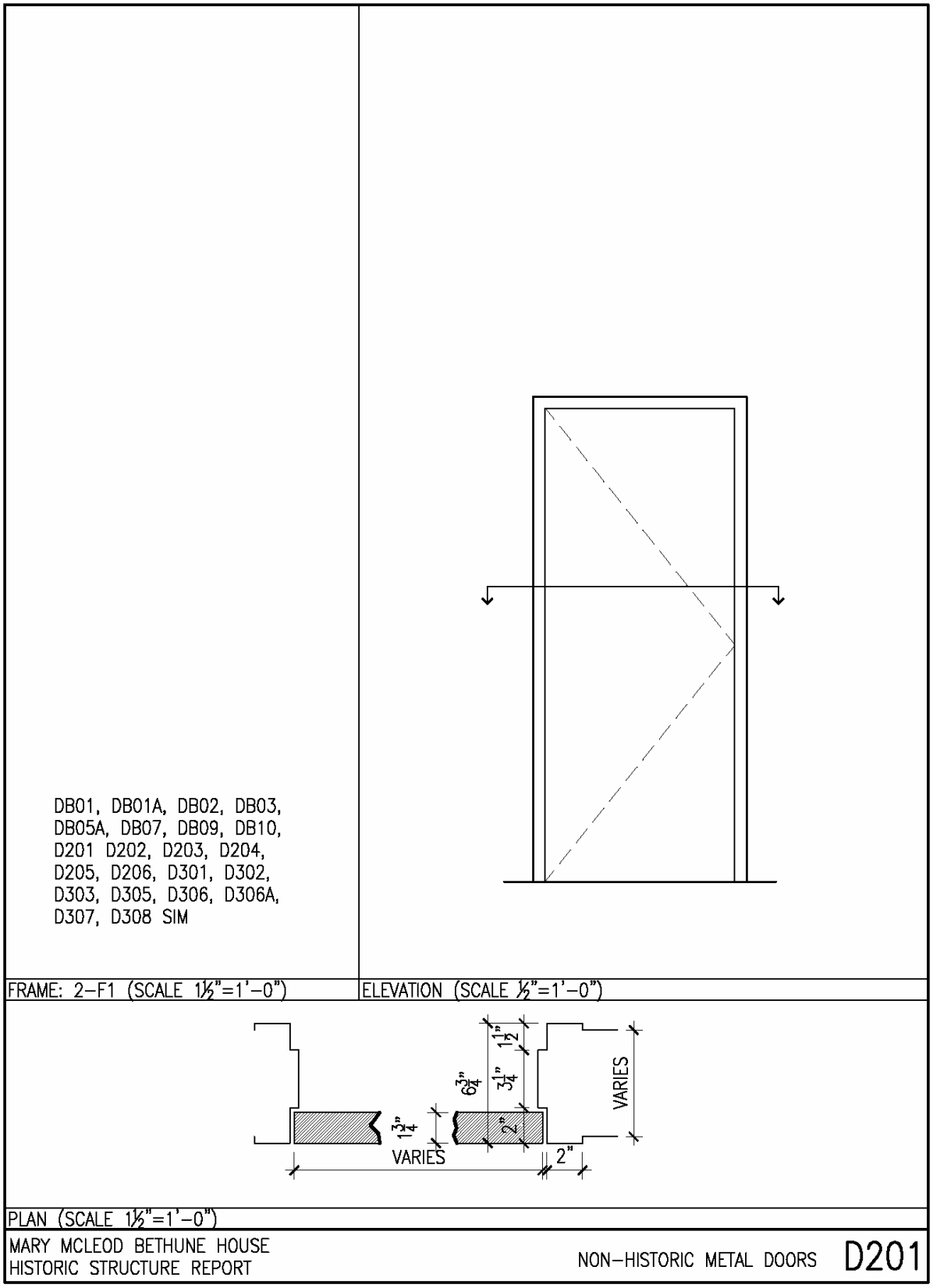


Figure 3-192: Room Details – D201. (Drawing: BBB, 2007).

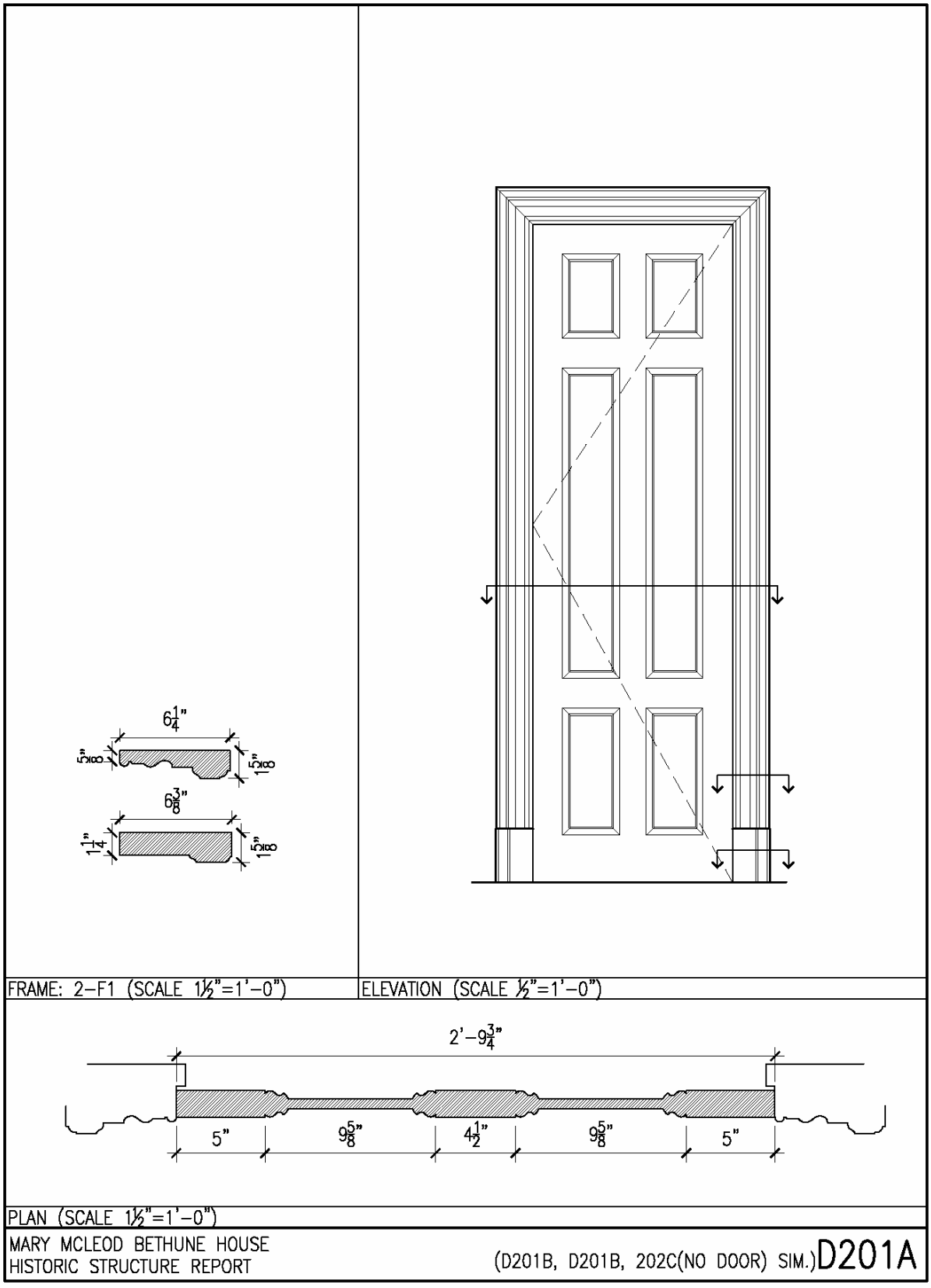


Figure 3-193: Room Details – D201A. (Drawing: BBB, 2007).

ROOM 202



Figure 3-194: Room 202. (Photo: BBB, 2007).



Figure 3-195: Room 202. (Photo: BBB, 2007).

Period Summary: During Period 1, this large room was a bedroom. Similar to room 201, the area centered on the south wall between the two closets may have been a fireplace as the chimney above the roof is wider and could accommodate 2 flues. See Figure 3-185. This room housed offices for the NCNW and at times may have been rented to other organizations. During the period of significance, there was a door directly into bathroom 203. The door was removed at the end of Period 3, when ductwork was installed at the northwest corner of the room. See Turner Drawings Appendix 6.D.1. The room is currently used for display and exhibits.

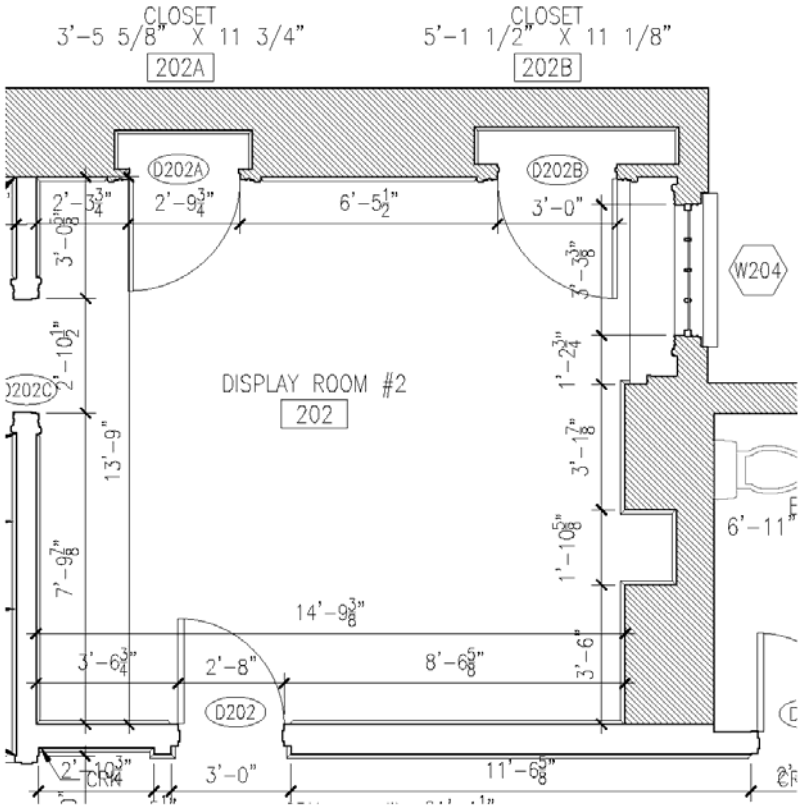


Figure 3-196: Room 202 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-197: Room 202 - Character Defining Features, Age, & Significance Matrix

Room 202 - Display Room #2. Currently exhibit space
Original Use: Bedroom
Door removed on west wall (connecting to bathroom)

Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
Wall to wall carpet	Throughout room	Cut pile	NC	Period 4		Good	
Walls							
Base	All	Three piece wood base, 9" tall with cove top above half-round above beveled board, painted. Base 2 in Appendix.	NC	1981		Good	
Plaster Gyp board chases	All		C	Original + Period 4		Water damage on exterior wall	Surface mounted wiring.
Picture rail	All		NC	1981			
Ceiling							
Gypsum board	Throughout room		NC	1981		Poor condition, West wall, 10 SF	
Recessed accent light fixtures	Throughout room (qty. 6)		NC	1981		Good	
Other features							
Door, D202		Flush wood door, painted.	NC	1975			
Door casings, D202		Hollow metal door frame, painted.	NC	1975			
Closets	South wall	Closets have five-panel doors (D202A and D202B) with period doorknobs. Shelving. East closet with paneled storage cabinet above period clothing hooks and plain base. West closet with three-piece base and shelving and mirror mounted on door.	C	East-Period 1. West-pre1975	East closet original per paint analysis.	Good	Hardware replaced. See patch on door.
Closet door casings			C	East-Period 1. West-pre1975		Paint build-up	Flush plinth block replacement.
Window trim			C-Replication	1975		Good	
Surface mounted cabling			NC				
Fire protection		Smoke detectors, wall mounted exit light at west wall.	NC				



Figure 3-198: Recessed downlights. (Photo: BBB, 2007).

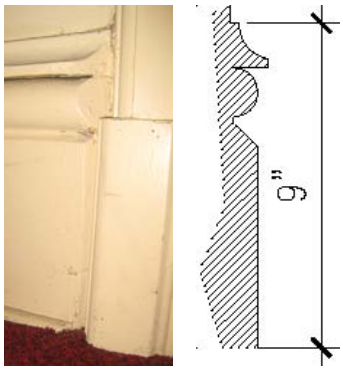


Figure 3-199: Base profile. (Photo: BBB, 2007).

Description of Features and Materials: Room 202

Flooring: Cut pile carpeting, installed in Period 4. Period 1 flooring was pine wood flooring as seen as flooring in adjacent building at 1316 Vermont Ave., NW. Documentation shows that during Period 2, carpeting was installed in the house.

Base: Base 2 throughout. This space has a three-piece built up base, typical of second floor rooms. It has a cove top above half-round above beveled board. It is painted. The base was installed as part of the 1981 renovation/restoration project.

Walls: All walls in the room have gypsum board finish.

Doors: Closets have five-panel doors (D202A and D202B) with period doorknobs. East closet is original per the paint analysis while the west closet has no paint build-up and is shown as existing in the 1974 Turner drawings.

Other doors on this space are flush wood doors installed in Period 3.

Ceiling: Painted gypsum board at the ceiling plane. This ceiling was lowered in 1981 to accommodate the installation of ductwork and recessed downlights.

Other Features: The closets have built-in shelving. East closet with paneled storage cabinet above period clothing hooks and plain base. West closet with three-piece base and shelving and mirror mounted on door.

Painted wood picture rail was installed, probably during the Period 4 renovation/restoration campaigns. This wood picture was installed in 1981.



Figure 3-199A: Closet 303A, historic clothing hooks. (Photo: BBB, 2007).

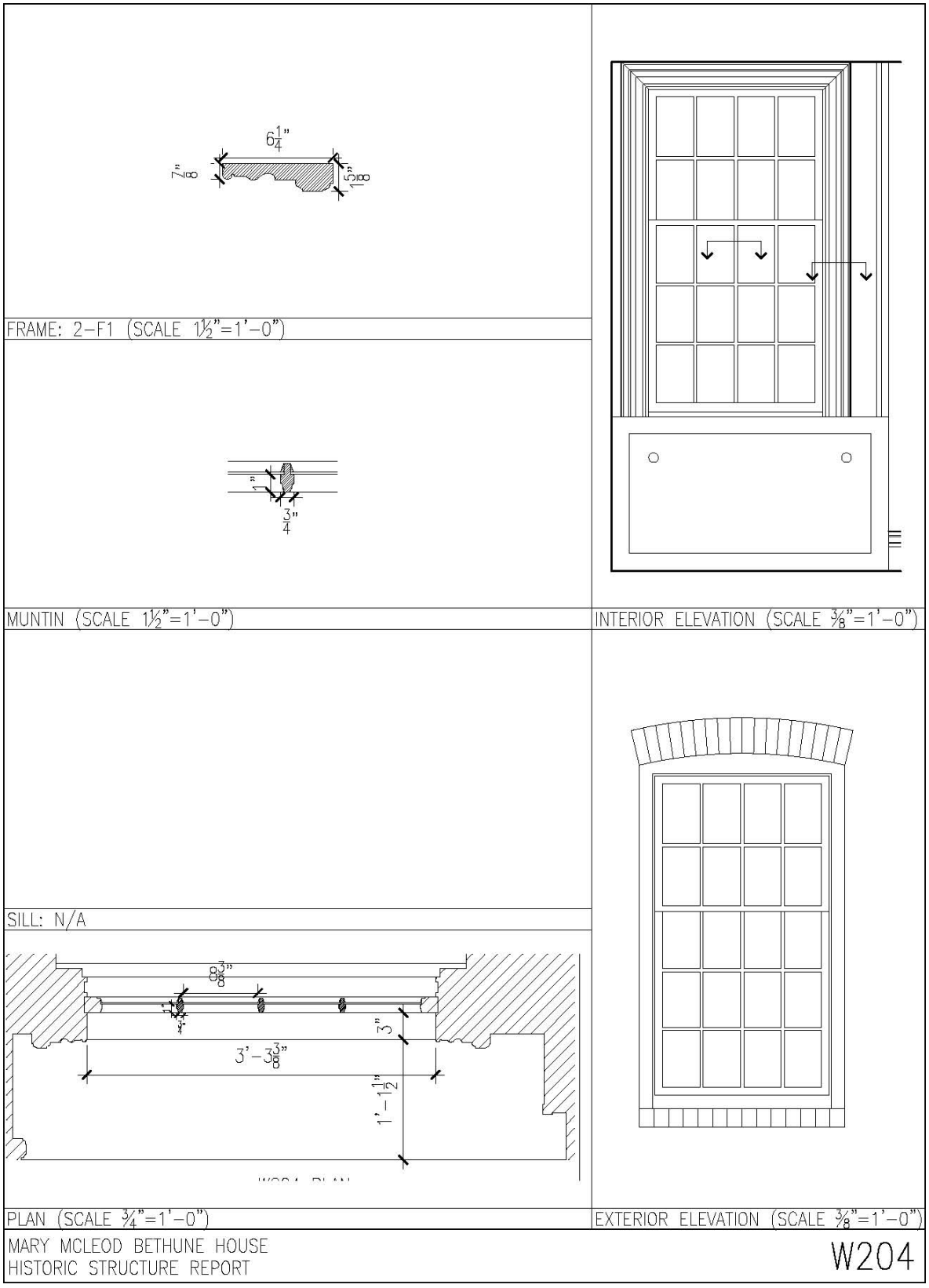


Figure 3-200: Room Details – W204. (Drawing: BBB, 2007).

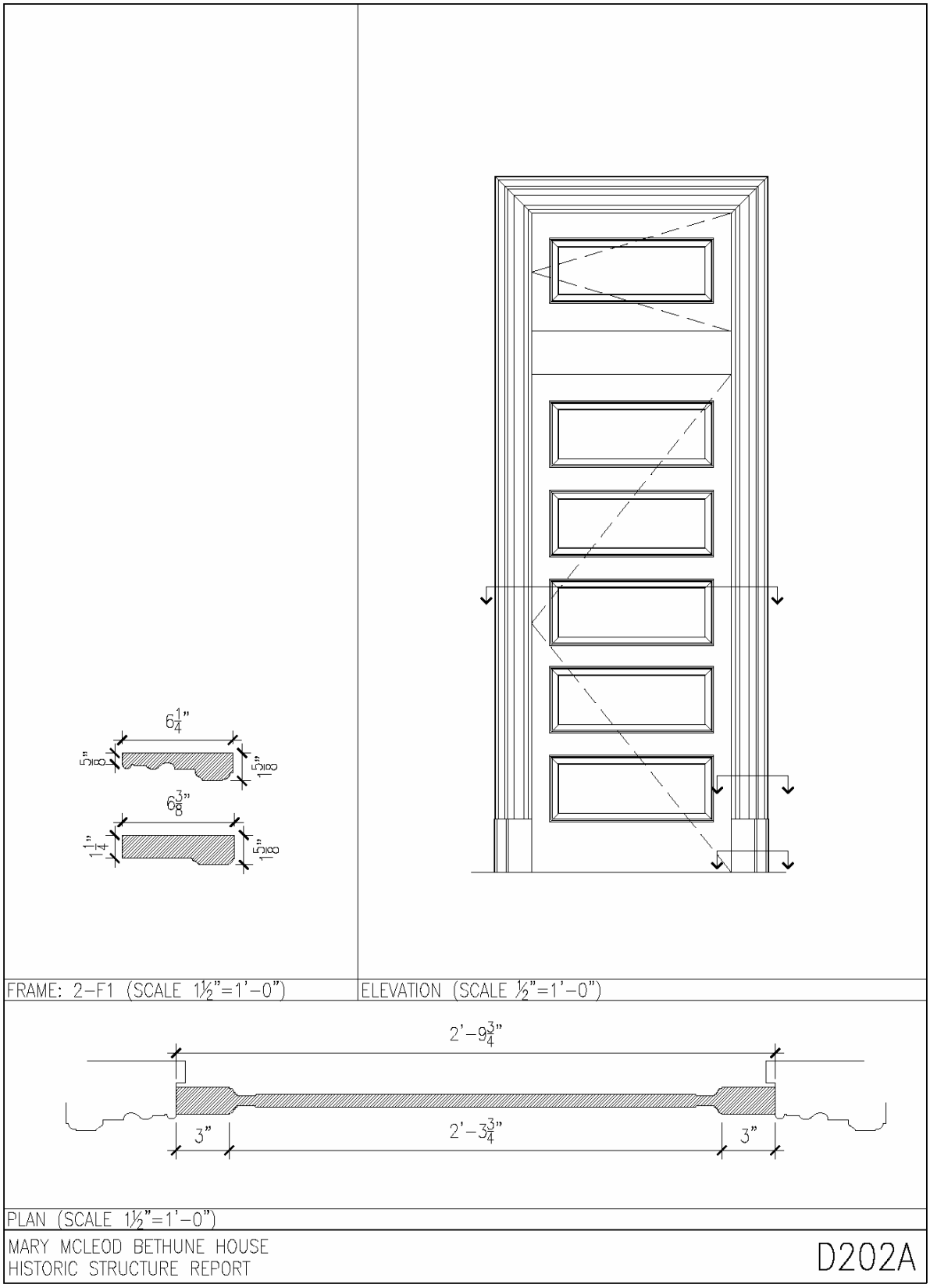


Figure 3-201: Room Details – D202A. (Drawing: BBB, 2007).

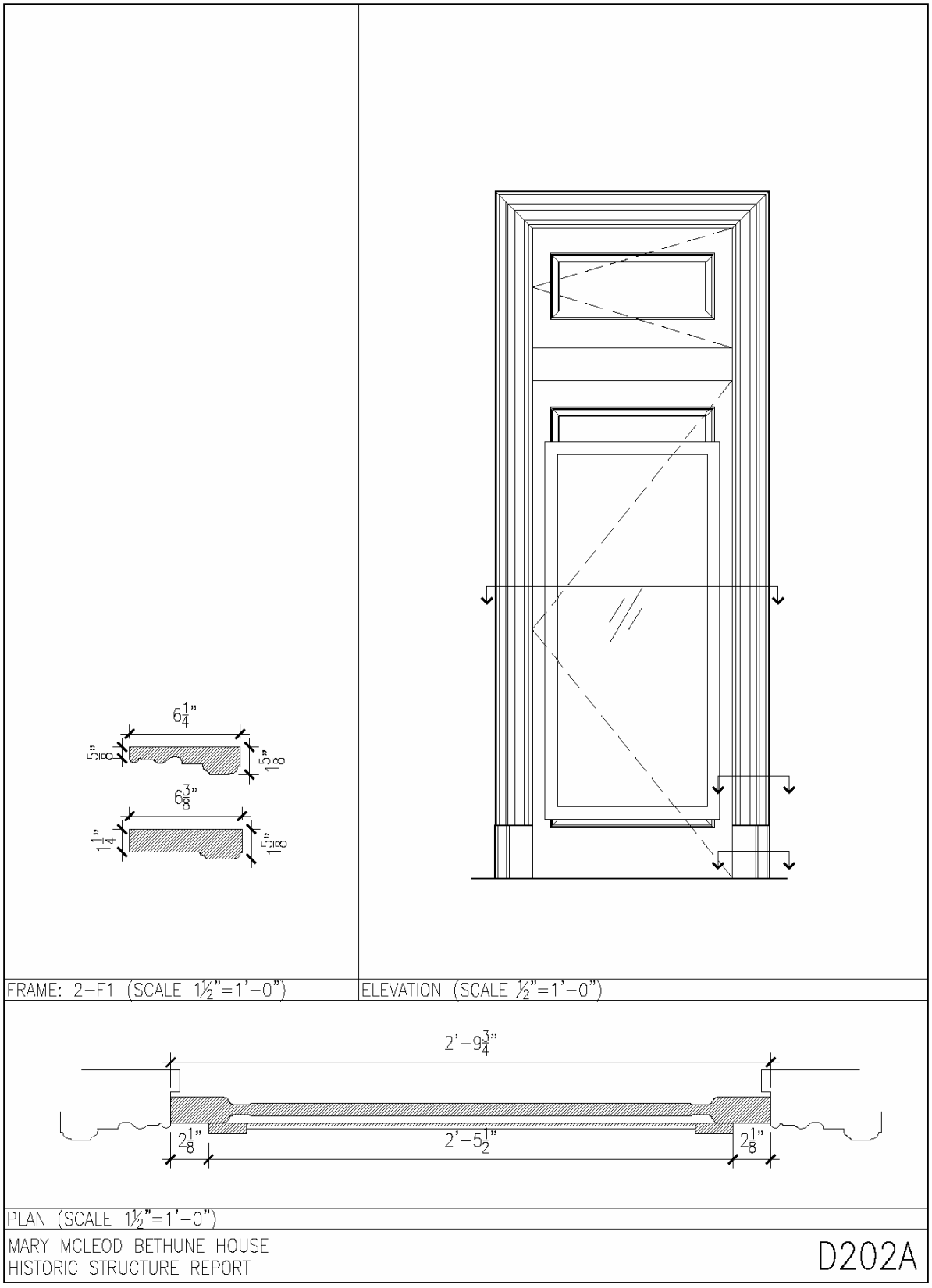


Figure 3-202: Room Details – D202A. (Drawing: BBB, 2007).

ROOM 203



Figure 3-203: Room 203. (Photo: BBB, 2007).



Figure 3-204: Room 203. (Photo: BBB, 2007).

Period Summary: A written description from 1891 mentions that the building has two bathrooms. Because of the alignment with the bathroom above, this room was likely always used as a bathroom. It has had changes in the finishes, toilets, and sinks. The location of the door opening was on the east wall during the Period of Significance. It was relocated to the corridor wall at the end of Period 3 per the 1974 Turner drawings. See Turner Drawings, Appendix 6.d.I.

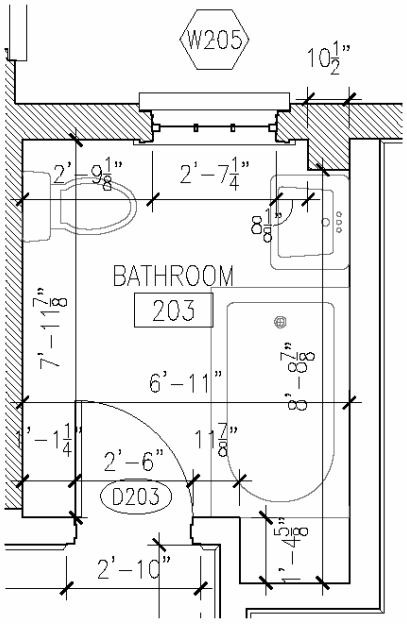


Figure 3-205: Room 203 – Floor Plan.
(Drawing: BBB, 2007).

Figure 3-206: Room 203 - Character Defining Features, Age, & Significance Matrix

Room 203 - Bathroom							
Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
Carpet on ceramic tile	Throughout room	Cut pile on 2X2 ceramic tile	NC				
Walls							
Base	All	Ceramic tile	NC				
Gypsum board	All		NC				
Ceramic tile wainscot	All	4X4 glazed ceramic tile	NC				
Ceiling							
Gypsum board	Throughout room		NC	1975			No noticeable cracking/ Smoke detectors.
Light fixture		Surface mounted fluorescent	NC				
Other features							
Door, D203		Flush wood door, painted.	NC	1975			
Door casings, D203		Hollow metal door frame, painted.	NC	1975			
Window trim				1975 Replacement			
Toilet		Floor mounted tank	NC				
Sink		Wall mounted porcelain sink	NC				
Tub		Claw-foot cast iron tub (with Period 4 plumbing fixtures)	C	Period 1		Glazed finish worn and stained.	

Description of Features and Materials: Room 203

Flooring: Carpeting on 2X2 ceramic tile flooring. Carpet installed in Period 4.

Base: Base-2. This space has a three-piece built up base, typical of second floor rooms 201 and 204. It has a cove top above half-round above beveled board. It is painted. The base was installed as part of the 1981 renovation/restoration project. It is compatible with historic base on the first floor.

Walls: All walls in the room have gypsum board finish.

Doors: Closets have five-panel doors (D202A and D202B) with period doorknobs. East closet is original per the paint analysis while the west closet has no paint build-up and is shown as existing in the 1974 Turner drawings. Other doors on this space are flush wood doors installed in Period 3.

Ceiling: Painted gypsum board at the ceiling plane. This ceiling was lowered in 1981 to accommodate the installation of ductwork and recessed downlights.

Other Features: Clawfoot tub.

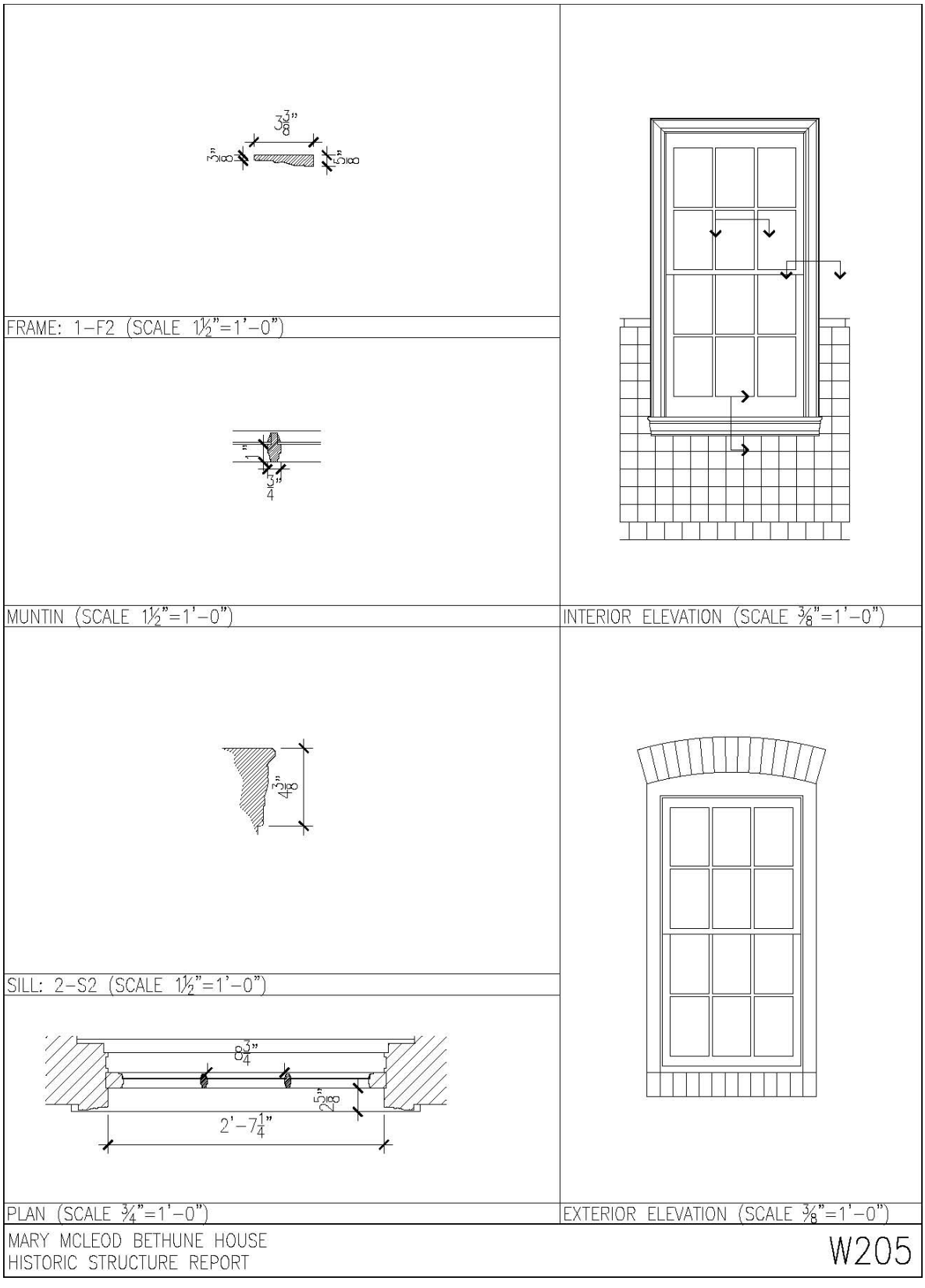


Figure 3-207: Room Details – W205. (Drawing: BBB, 2007).

ROOM 204



Figure 3-208: Room 204. (Photo: BBB, 2007).

Period Summary: Room 204 was most likely continuously used a bedroom during Period 1 and the first half of Period 2. This room was important as the residence of Mary McLeod Bethune between 1943 and 1949. She used the adjacent room, Room 205 as a dressing room and a private office. The room was restored in 1981, when the chandelier and plaster ceiling medallion replaced strip fluorescent light fixtures and the current wood base, Base 2, was installed.

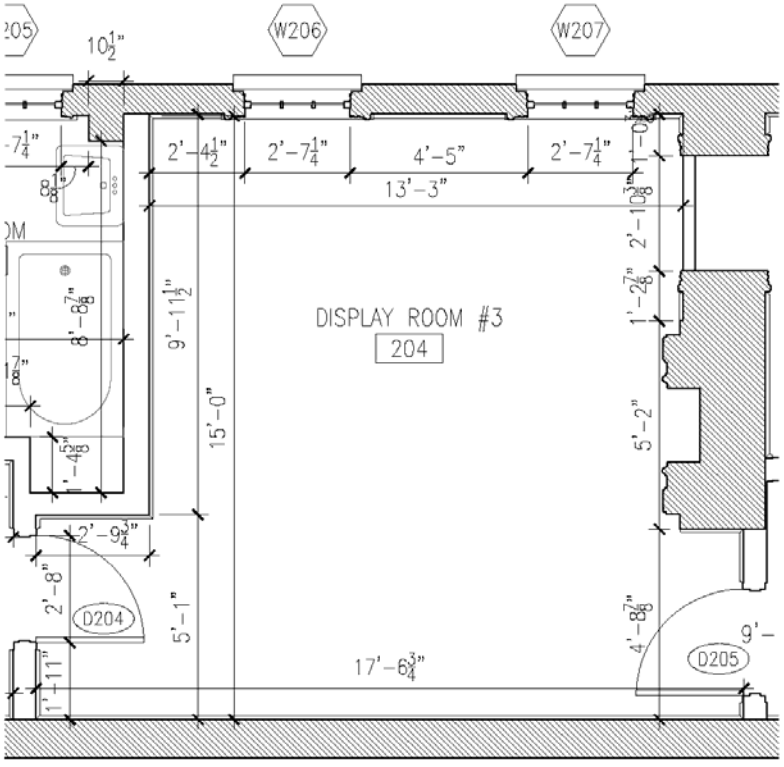


Figure 3-209: Room 204 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-210: Room 204 - Character Defining Features, Age, & Significance Matrix

Room 204 - Bedroom #3
Currently exhibit space
Radiators removed 1974

Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
Wall to wall carpet	Throughout room	Cut pile	NC	Period 4			
Walls							
Base	All	Three piece wood base, 9" tall with cove top above half-round above beveled board, painted. Base 2 in Appendix.	NC	1981		Good	
Plaster	At fireplace breast		C	Original		Good	
Gypsum Board	All walls	Gypsum board on furring	NC				Wall mounted exit light, (west wall)
Picture rail	All		NC	1981			
Ceiling							
Gypsum board	Throughout room	Same as room 201	NC	1981		Good	No noticeable cracking/ Smoke detectors.
Chandelier	Centered	Brass with translucent glass globes,	NC	Post 1974, 1981?	1974 drawings show fluorescent strip fixtures	Good	
Ceiling medallion	Centered	Plaster	NC	Post 1974 1981?	1973 drawings show fluorescent strip fixtures	Good	
Recessed accent light fixtures	Throughout room	Adjustable wall washing incandescent light fixtures, white. Qty- 6	NC	Period 4		Good	
Other features							
Door, D204		Flush wood door, painted.	NC	1975			
Door casings, D204		Hollow metal door frame, painted.	NC	1975			
Window trim		Moldings and casings	C	Original but modified for replacement window		Vertical casings shortened because of new	
Fireplace	Centered, West wall	Round arch fireplace surround with carved cartouche. Period metal firebox. 1" thick mantel with filleted radius corners, with half-round routed edge. Carved floral decoration. All of white marble. Flush hearth slab of white marble	C	Original		Cracked marble hearth slab and marble surround.	Firebox sealed with white marble slab

Description of Features and Materials: Room204

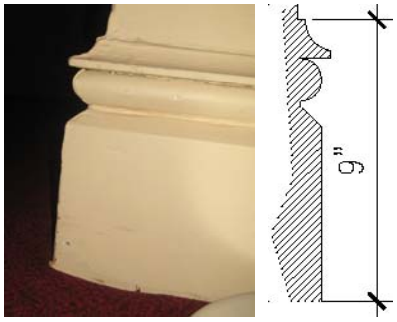


Figure 3-211: Base Profile. (Photo: BBB, 2007).



Figure 3-212: Recessed downlights. (Photo: BBB, 2007).



Figure 3-213: Chandelier and Ceiling Medallion. (Photo: BBB, 2007).



Figure 3-214: Fireplace. (Photo: BBB, 2007).

Flooring: Cut pile carpeting, installed in Period 4. Period 1 flooring likely was pine wood flooring as seen as seen in adjacent building at 1316 Vermont Ave., NW. Documentation shows that during Period 2, carpeting was installed in the house.

Base: Base 2 throughout. This space has a three-piece built up base, typical of second floor rooms 202 and 203. It has a cove top above half-round above beveled board. It is painted. The base was installed as part of the 1981 renovation/restoration project.

Walls: All walls in the room have gypsum board finish.

Doors: All are painted flush wood doors with hollow metal frames, installed in 1975. These are non-contributing items.

Ceiling: Painted gypsum board at the ceiling plane. This ceiling was lowered in 1981 to accommodate the installation of ductwork and recessed downlights.

Other Features: Chandeliers and plaster medallion are from the 1981 Period 4 renovation. Picture rail was installed, during the 1981 renovation/restoration campaigns as well.



Figure 3-215: Room 204. (Photo: BBB, 2007).

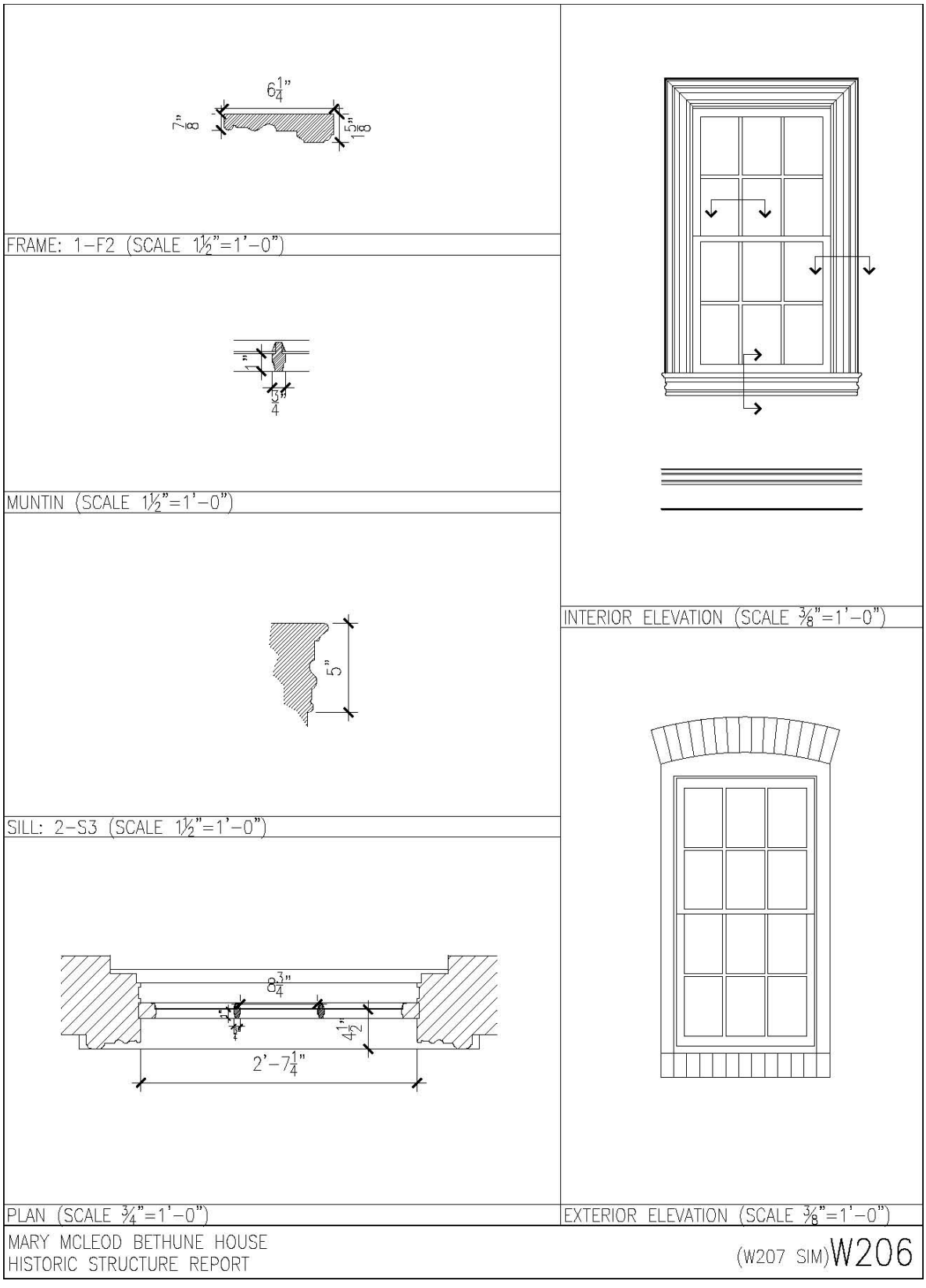


Figure 3-216: Room Details – W206. (Drawing: BBB, 2007).

ROOM 205

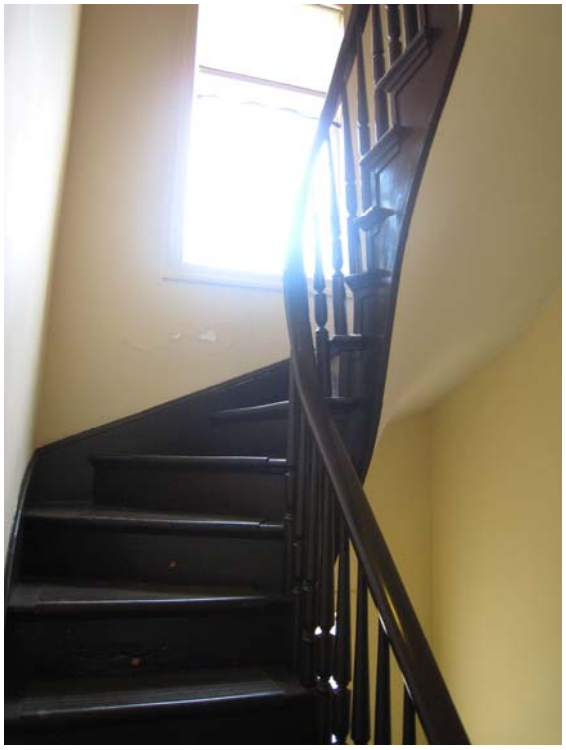


Figure 3-217: Room 205. (Photo: BBB, 2007).

Period Summary: Room 205, housing the back or service stair remains largely unchanged from Period 1. This stair may have been extended early in Period 1, when a third floor may have been added. Door openings at the 2nd and 3rd floor landings, which may not be original, compromise the integrity of the fire ratings as this stair is used now for building egress. A fire resistance could be improved by replacing non-rated doors with fire rated doors and frames.

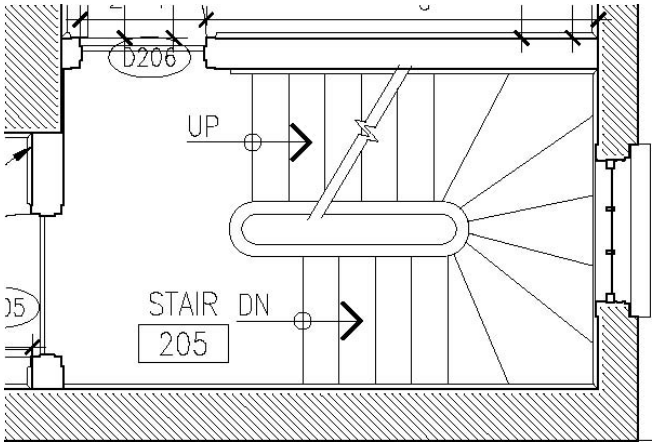


Figure 3-218: Room 205 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-219: Room 205 - Character Defining Features, Age, & Significance Matrix

Room 205 - Back Stair							
Exit lights, emergency							
Flooring	**Location**	**Description**	**C or NC**	**Date**	**Source**	**Condition**	**Remarks**
carpet	throughout room		NC	Period 4			
Painted wood floor	throughout room	Tongue and groove wood flooring	C			Good	
Walls							
base	n,w	painted wood	C	1981		Good	
base	s.e.	6" vinyl	NC			Good	
plaster	all	See living room	C	original		Good	wall mounted exit light (east wall)
Ceiling							
plaster	throughout room	Compound curve under stair, smooth finish, painted	NC	1981		Good	No significant cracking
Light fixture		Incandescent	NC	Period 4			
Other Features							
Back Stair		U-shaped stair with winders. Turned balusters and newel post. Open stringer with half-round overlap nosing with cove trim. Nosing return at stringer. Painted. Rubber tread protectors.	C	Original		Nosing missing at second floor landing.	ADA non-compliance
Door, D205		Flush wood door, painted.	NC	1975			
door casings, D205		Hollow metal door frame, painted.	NC	1975			



Figure 3-220: Base profile. (Photo: BBB, 2007).

Description of Features and Materials: Room 205

Flooring: Cut pile carpeting, installed in Period 4. Period 1 flooring likely was pine wood flooring as seen as seen in adjacent building at 1316 Vermont Ave., NW. Documentation shows that during Period 2, carpeting was installed in the house.

Base: Base 2 throughout. This space has a three-piece built up base, typical of second floor rooms 201, 202, and 203. It has a cove top above half-round above beveled board. It is painted. The base was installed as part of the 1981 renovation/restoration project.

Walls: All walls in the room have plaster finish.

Doors: Door is painted flush wood door with hollow metal frame, installed in 1975. These are non-contributing items.

Ceiling: Painted plaster.

Other Features: None.



Figure 3-221: Room 206 - Cracking at joint where wood trim meets wall surface. (Photo: BBB, 2007).



Figure 3-222: Room 206 – Water Damage at ceiling. (Photo: BBB, 2007).

ROOM 206



Figure 3-223: Room 206. (Photo: BBB, 2007).

Period Summary: Room 206 was used as a dressing room and office during the time that Bethune lived in the house. At the later part of the Period of Significance, the room had a closet and was used as an office. The closet was removed at the end of Period 3. See Turner Drawings, Appendix 6.d.I.

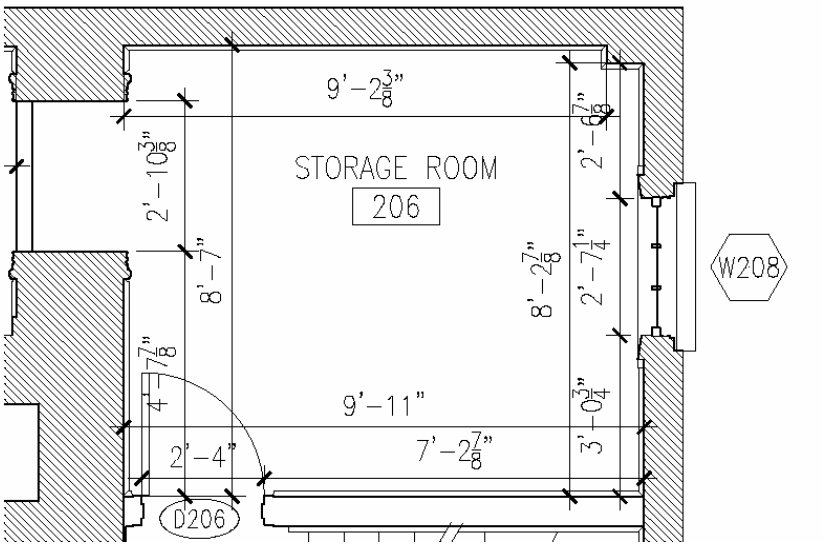


Figure 3-224: Room 206 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-225: Room 206 - Character Defining Features, Age, & Significance Matrix

Room 206 - Office							
Exit lights, emergency light provided							
Flooring	**Location**	**Description**	**C or NC**	**Date**	**Source**	**Condition**	**Remarks**
Carpet	Throughout		NC	Period 4			
Walls							
Base	All	Three piece wood base, 9" tall with cove top above half-round above beveled board, painted. Base 2 in Appendix.	NC	1981		Good	
Plaster	All		C	original		Water damage at south	
Ceiling							
Plaster	Throughout room	Compound curve under stair, smooth finish, painted	NC	1981		Water damage	
Light fixture		Fluorescent tube light fixture.	NC	Period 4			
Other features							
Door, D206		Flush wood door, painted.	NC	1975			
Door casings, D206		Hollow metal door frame, painted.	NC	1975			

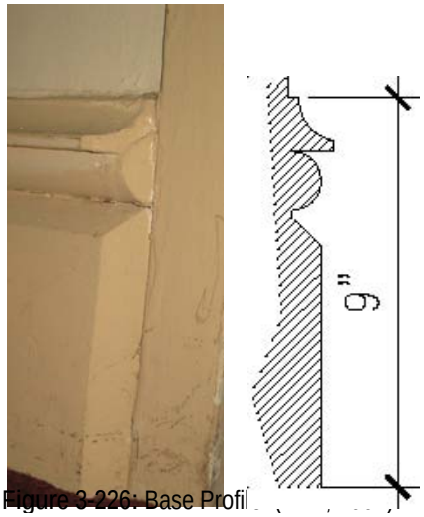


Figure 3-226: Base Profile

Description of Features and Materials: Room 206

Flooring: Carpeting, a non-contributing element installed in Period 4.

Base: Built up wood base.

Walls: All walls are plaster.

Doors: All doors on this space are flush metal doors installed in Period 3.

Ceiling: Painted plaster under the stair. This is a contributing element.

Other Features: U-shaped wood stair with winders. Turned balusters and newel post. Open stringer with half-round overlap nosing with cove trim. Nosing return at stringer. Painted. Rubber tread protectors.

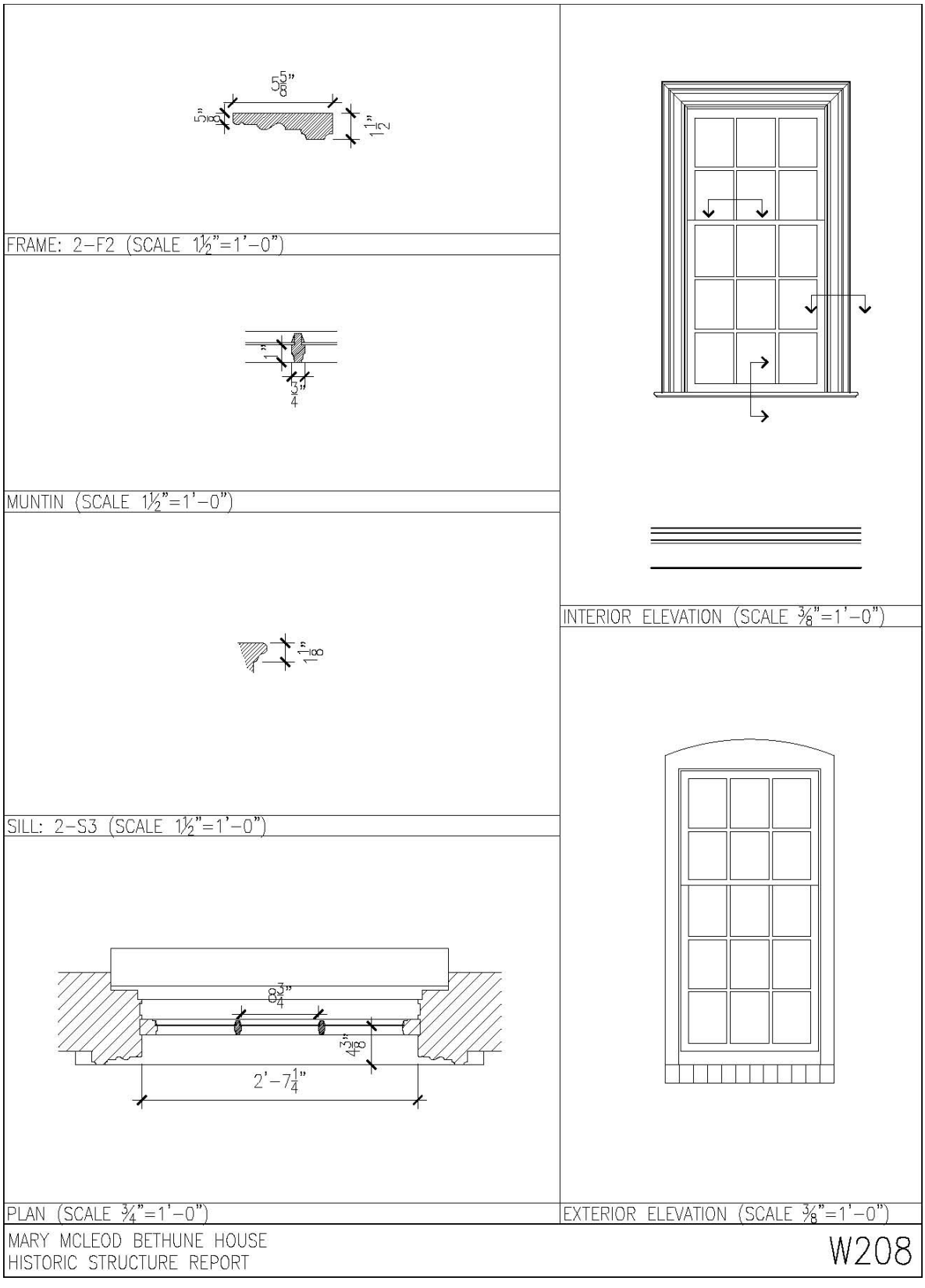


Figure 3-227: Room Details – W208. (Drawing: BBB, 2007).

ROOM 300



Figure 3-228: Room 300. (Photo: BBB, 2007).

Period Summary: No evidence has been found that the plan configuration of this room has changed from Period 1. However during Period 3, interior partition walls have been clad in gypsum board sheathing and vinyl base installed on the partition walls. Doors 301, 302, 303, 305, and 306 have been replaced with flush wood doors. Some life safety upgrades have been provided. Closets are from Period 1.

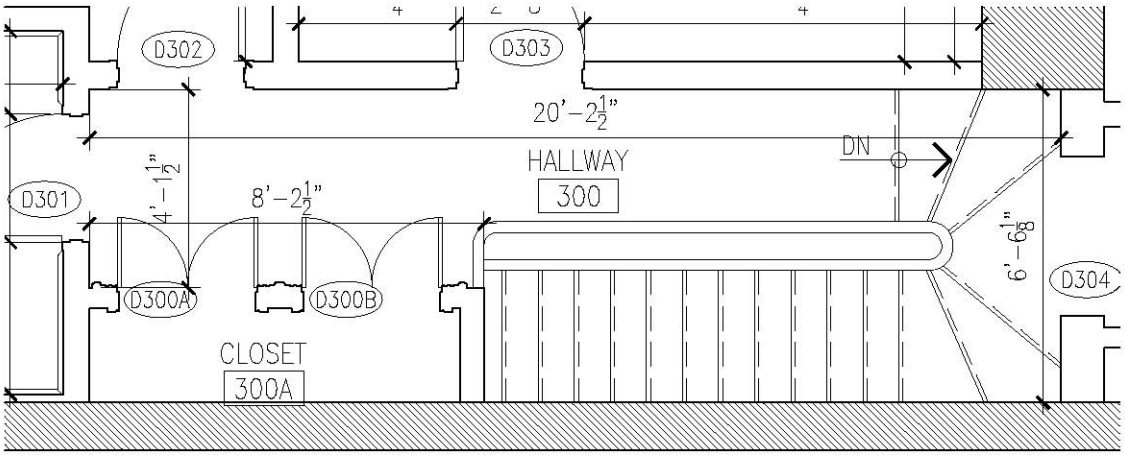


Figure 3-229: Room 300 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-230: Room 300 - Character Defining Features, Age, & Significance Matrix

Room 300 - Hallway							
Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
wall to wall carpet	throughout room, except at railing spindles	cut pile	NC	Period 4		good	
Subfloor	throughout room	inaccessible					
Walls							
base	north	wood base @ stair	C	1981		good	
base	swe	6" vinyl base.	NC	1975		good	
plaster	west, north		C	original		good	
gypsum board	se		NC	1975		good	
Ceiling							
gypsum board	throughout room	smooth finish, painted.	NC	1981		water damage SW corner	
Other Features							
Closet 300A	east	2 prs. 6-panel doors. Period clothes rods and hooks, painted.	C	Period 1		Door knob missing	
closets	west	1 pr 4-panel wood doors. Period clothes rods and hooks, painted.	C	Period 1		Good	
Railing	At stair	Combination turned and octagonally, tapered newel and balusters with natural stained wood.	C	Period 1		Baluster missing	
door casings	east	molded trim on molded plinth blocks	C	Period 1		Excessive Paint Build up	
door casings	west	molded trim on flush plinth blocks	C	Period 1		Excessive paint build-up	
fire protection		smoke detectors, bells and pull station, fire extinguisher, exit signage	NC	Period 4			
emergency lighting		battery operated surface mounted light fixtures.	NC	Period 4			
humidity sensors			NC	Period 4			

Description of Features and Materials: Room 300

Flooring: Cut pile carpeting, installed in Period 4. Period 1 flooring may have been pine wood flooring as seen as flooring in adjacent building at 1316 Vermont Ave., NW. Documentation shows that during Period 2, carpeting was installed in the house.

Base: The walls have vinyl base, installed as part of the 1975 renovation project which allowed the building to be reoccupied. The wood stringer has a base cap and is from Period 1.



Figure 3-231: D300B. (Photo: BBB, 2007).

Walls: The masonry wall on the north is finished in plaster, while most of the interior walls have gypsum board sheathing. There is no plaster ornamentation remaining from Period 1.

Doors: Historic closet doors (Doors D300A and D300B) remain from Period 1. See photo 3-231.

All other doors on this space are flush metal doors installed in Period 3.

Ceiling: The plaster surface is a secondary contributing element. No plaster ornamentation remains from Period 1.

Other Features: The main feature in the room is the straight-run stair in walnut wood with winders near the third floor landing. Balusters are a combination turned and octagonally, tapered design. See figure 3-231A.



Figure 3-231A: D300B. (Photo: BBB, 2007).

ROOM 301



Figure 3-232: Room 301. (Photo: BBB, 2007).

Period Summary: No evidence has been found that the plan configuration has changed. During Period 3 interior partition walls were clad in gypsum board sheathing, vinyl base was installed on the partition walls, and paneled doors were replaced with flush in 1975. Nothing exposed remains from Period 1 or Period 2.

During the period of significance this room may have been known as the Elk Room and was a guest room with two beds.

> "The third floor contained three bedrooms available for a small fee to women visiting Washington. Each of these rooms contained two twin beds so that a total of six women could be accommodated."
> [Historic American Buildings Survey. "1318 Vermont Avenue, N.W. (Mary McLeod Bethune House)" HABS no. DC-775. Washington, D.C.: U.S. Department of the Interior, National Park Service.]

Room 306 has been identified as the housekeeper's room, so could not have been one of the guest rooms.

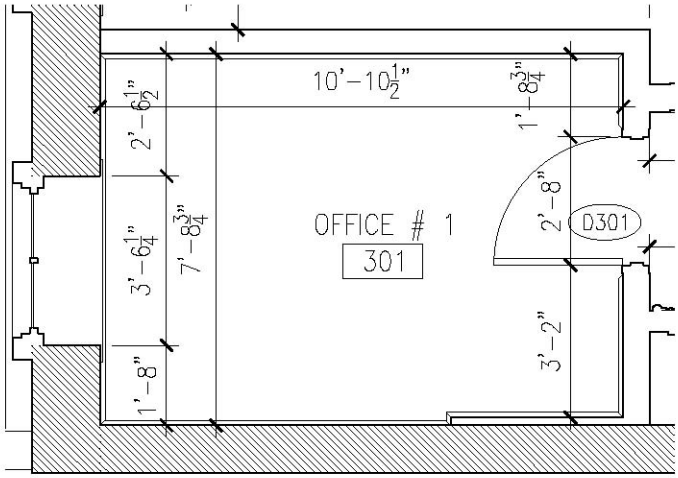


Figure 3-233: Room 301 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-234: Room 301 - Character Defining Features, Age, & Significance Matrix

Room 301 - Office #1 Front North							
Original Use: Bedroom							
Radiators removed 1974							
Flooring	**Location**	**Description**	**C or NC**	**Date**	**Source**	**Condition**	**Remarks**
wall to wall carpet	throughout room	cut pile	NC	Period 4		good	
Subfloor	throughout room	inaccessible					
Walls							
base	all	wood	NC	1981		good	
plaster	north	Smooth finish plaster on masonry or wood frame walls, painted.	C	1974 or 1981		Decent	wall mounted supply air diffusers, (west wall). Wall
gypsum board	ews	Smooth finish plaster on masonry or wood frame walls, painted.	NC	1975 or 1981			wall mounted supply air diffusers, (west wall). Wall
Ceiling							
gypsum board	throughout room	smooth finish two heights painted	NC	1981		good	no noticeable cracking. Two ceiling heights. Ceiling mounted supply diffusers
light fixtures		Ceiling mounted 4' fluorescent tube.	NC	Period 4			
diffusers		Ceiling mounted.	NC	Period 4			
Other Features							
Door, D301		Flush wood door, painted.	NC	1975			
door casings, D301		Hollow metal door frame, painted.	NC	1975			
Window casing		Missing					
Surface mounted wiremold			NC	Period 4			
Fire protection		smoke detectors	NC	Period 4			

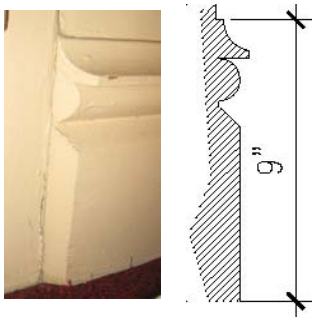


Figure 3-235: Base Profile.
(Photo: BBB, 2007).

Description of Features and Materials: Room 301

Flooring: Cut pile carpeting, installed in Period 4. Period 1 flooring was pine wood flooring as seen as flooring in adjacent building at 1316 Vermont Ave., NW. Documentation shows that during Period 2, carpeting was installed in the house.

Base: The walls have Base-2. See Figure 3-235.which was installed as part of the 1981 renovation.



Figure 3-236: D301. (Photo: BBB, 2007).

Walls: The masonry wall on the north is finished in plaster, while most of the interior walls have gypsum board sheathing. There is no plaster ornamentation remaining from Period 1.

Doors: Door 301 has been replaced with a flush wood door in 1975.

Ceiling: The gypsum board ceiling has been lowered to accommodate the installation of ductwork in the 1975 renovation. No decorative plaster ornamentation remains from Period 1.

Other Features: None

ROOM 302



Figure 3-237: Room 302. (Photo: BBB, 2007).

Period Summary: No evidence has been found that the plan configuration has changed. Interior partition walls have been clad in gypsum board sheathing. Vinyl base installed on the partition walls and an acoustical suspended ceiling installed. With the exception of the fireplace and closet doors, most historic material has been removed from the room.

Contributing items from Period 1 includes the marble fireplace surround with mantel and hearth. This element matches two other fireplaces in the building found at Room 303 and 204. The historic closet doors from Period 1 also remain.

During the period of significance, Room 302 was a guest room with two beds. This room may have been known as the International Room.

> "The third floor contained three bedrooms available for a small fee to women visiting Washington. Each of these rooms contained two twin beds so that a total of six women could be accommodated."
> [Historic American Buildings Survey. "1318 Vermont Avenue, N.W. (Mary McLeod Bethune House)" HABS no. DC-775. Washington, D.C.: U.S. Department of the Interior, National Park Service.]

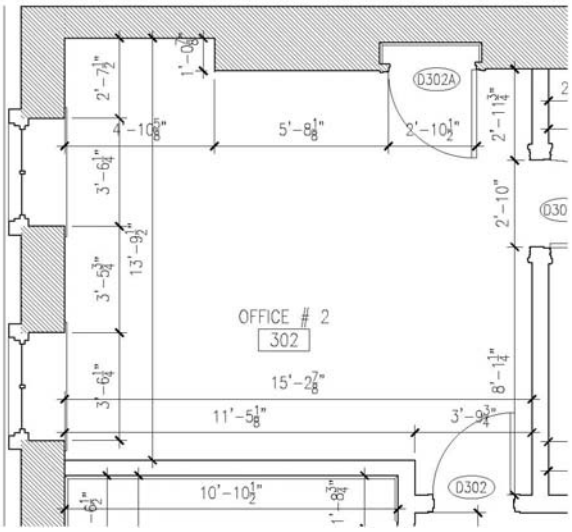


Figure 3-238: Room 302 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-239: Room 302 - Character Defining Features, Age, & Significance Matrix

Room 302 - Office #2 Front South
Original Use: Bedroom
Radiators removed 1974

Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
wall to wall carpet	throughout room	cut pile	NC	Period 4		good	
Subfloor	throughout room	inaccessible					
Walls							
base	all	6" vinyl base	C	1981		good	
plaster	east, south, west	Smooth finish plaster on masonry or wood frame walls. Painted	C	1974 or 1981		Plaster cracks	
gypsum board	north	Smooth finish plaster on masonry or wood frame walls. Painted	NC	1975 or 1981			wall mounted supply air diffusers, (west wall). Wall
Ceiling							
suspended acoustic tile ceiling	throughout room	2' X 4' lay-in ceiling	NC	1975			water stains
recessed light fixtures	throughout room	2' X 4' fluorescent light fixture with prismatic lens	NC	1975		good	
Plaster ceiling	Closet		C	original		good	
Other Features							
Closet	south wall, west side		C	Period 1		Good	
closet doors (302A)	south wall	six-panel wood door with period locks and door pulls.	C	Period 1		Door pull missing	
door, D302		Flush wood door, painted.	NC	1975			
door casings, D302		Hollow metal door frame, painted.	NC	1975			
Window trim		Simple flush board	NC	Period 4			
Fireplace		Round arch fireplace surround with carved keystone/cartouche. 1" thick mantel with filleted radius corners, With half-round routed edge. Carved panels at spandrel All of white marble. Flush hearth slab of white marble	C	original		Good, but sealed	
Fire protection		Smoke Detector	NC	original			

Description of Features and Materials: Room 302

Flooring: Cut pile carpeting installed in Period 4. Period 1 flooring was pine wood flooring as seen as flooring in adjacent building at 1316 Vermont Ave.,

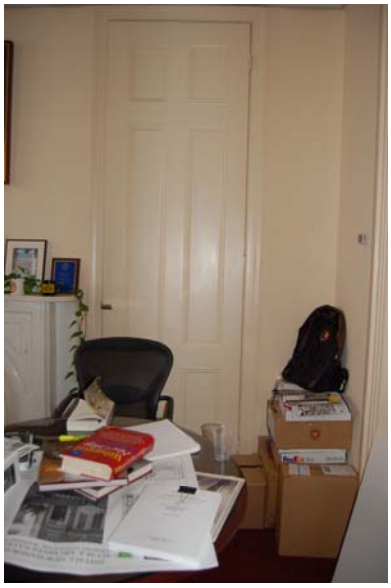


Figure 3-240: D302A. (Photo: BBB, 2007).

NW. Documentation shows that during Period 2, carpeting was installed in the house.
Base: The walls have vinyl base which was installed as part of the 1975 renovation project which allowed the building to be reoccupied.

Walls: The masonry wall on the south and east has a plaster finish, while most of the interior walls have been sheathed in gypsum board. There is no plaster ornamentation remaining from Period 1.

Doors: The closet door D302A is an historic door from Period 1. It is six-panel with period lever latching hardware. See Figure 3-240.

Door 302 has been replaced with flush wood doors in 1975.

Ceiling: The ceiling is a 2' X 4' acoustic tile lay-in suspended ceiling lowered to accommodate the installation of ductwork in the 1975 renovation. Historic plaster or stamped tin ceilings may be concealed above.

Other Features: Fireplace: The surround has round arch design with carved keystone/cartouche similar to two others in the building (Rooms 204 and 303). The mantel is 1" thick marble slab with filleted radius corners and half-round routed edge. Carved panels at spandrel. Flush hearth slab is also of white marble. The firebox has been sealed. See Figure 3-241.

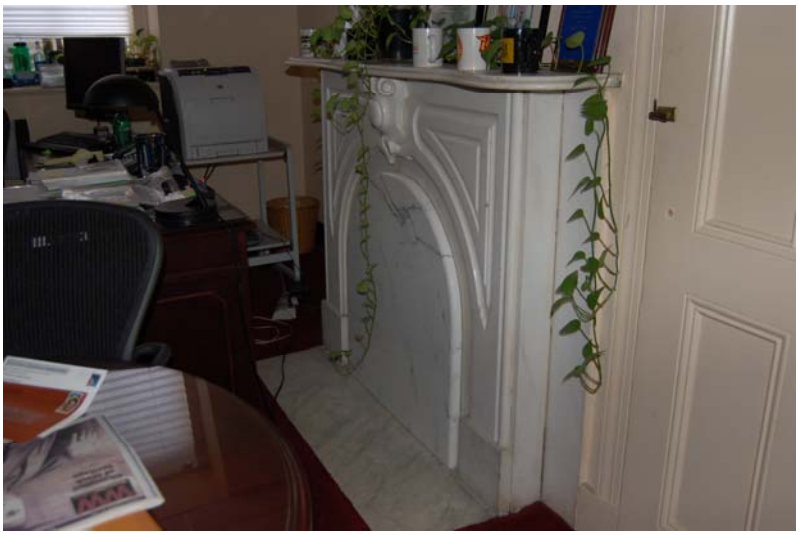


Figure 3-241: Fireplace. (Photo: BBB, 2007).

ROOM 303



Figure 3-242: Room 303. (Photo: BBB, 2007).

Period Summary: This room is similar in character and finishes to Room 302. The size of the room was reduced when ductwork was installed in 1975 along the west wall to provide air conditioning to the second floor from the rooftop units. Interior partition walls have been clad in gypsum board sheathing and vinyl base has been installed on all walls. With the exception of the fireplace and closet doors, most historic material has been removed from the room. The suspended ceiling added in 302 detracts from the historic character of the room.

Contributing items from Period 1 include the marble fireplace surround with mantel and hearth. This element matches two other fireplaces in the building found at Rooms 204 and 302. The historic closet doors, from Period 1 also remain.

During the period of significance, Room 303 was a guest room with two beds. This room may have been known as the International Room.

> *"The third floor contained three bedrooms available for a small fee to women visiting Washington. Each of these rooms contained two twin beds so that a total of six women could be accommodated."*

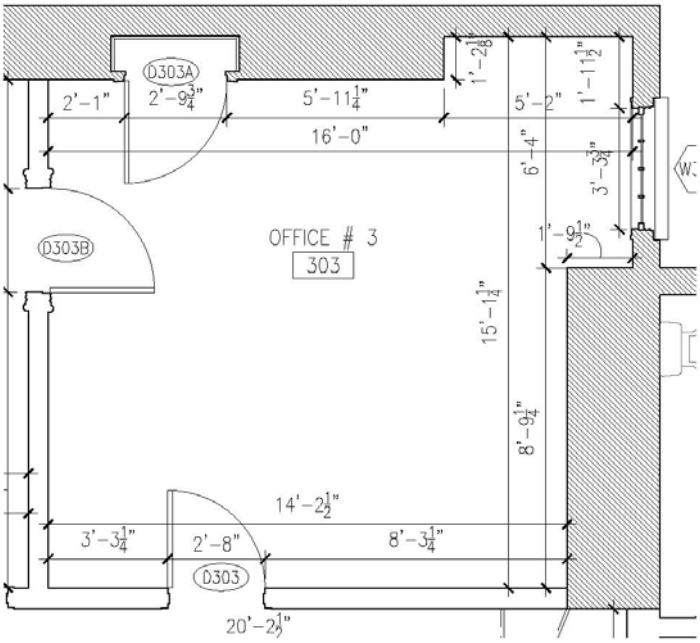


Figure 3-243: Room 303 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-244: Room 303 - Character Defining Features, Age, & Significance Matrix

Room 303 - Office #3							
Original Use: Bedroom							
Radiators removed 1974							

Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
wall to wall carpet	throughout room	cut pile	NC	Period 4		good	
Subfloor	throughout room	inaccessible					
Walls							
base	all	6" vinyl	NC	1981		good	
plaster	NSW		C	original		good	
Gyp. Bd.	W		NC				
Ceiling							
suspended acoustic tile ceiling	throughout room	2' X 4' lay-in ceiling	NC	1975		Tiles mismatched	water stains
recessed light fixtures	throughout room	2' X 4' fluorescent light fixture with prismatic lens (3)	NC	1975		good	
Other Features							
Closet	south wall	six-panel door with period hardware. Shelving.	C	Period 1		Good	
Door, D303B		six-panel door with period hardware.	C	Period 1		Door Knob missing	
Door, D303		Flush wood door, painted.	NC	1975			

door casings, D303		Hollow metal door frame, painted.	NC	1975			
Window trim			NC	1981?			
Fireplace		Round arch fireplace surround with carved keystone. Period metal firebox. 1" thick mantel with filleted radius corners, With half-round routed edge. Carved floral decoration. All of white marble. Flush hearth slab of white marble	C	Original		Good, but sealed	



Figure 3-245: D303A. (Photo: BBB, 2007).

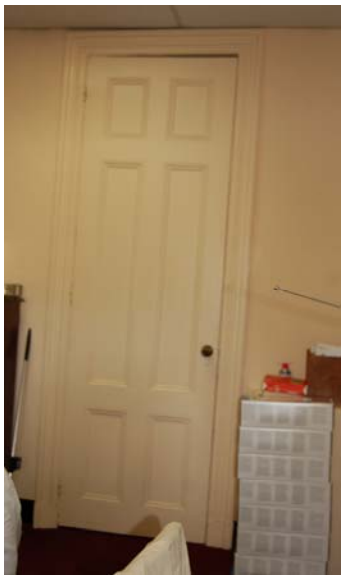


Figure 3-246: D303B. (Photo: BBB, 2007).

Description of Features and Materials: Room 303

Flooring: Cut pile carpeting installed in Period 4. Period 1 flooring was pine wood flooring as seen as flooring in adjacent building at 1316 Vermont Ave., NW. Documentation shows that during Period 2, carpeting was installed in the house.

Base: The walls have vinyl base which was installed as part of the 1975 renovation project which allowed the building to be reoccupied.

Walls: The masonry wall on the south has a plaster finish, while most of the interior walls have been sheathed in gypsum board.

Doors: Doors D303A and 303B are historic doors from Period 1. They are six-panel with period hardware. See Figure 3-245.

Door 303B is an historic door from Period 1 connecting to room 302. See photo.

Door 303 was replaced with flush wood doors in 1975.

Ceiling: The ceiling is a 2' X 4' acoustic tile lay-in suspended ceiling lowered to accommodate the installation of ductwork in the 1975 renovation.

Other Features: Round arch fireplace surround with carved keystone/cartouche contributes to the historic character of the room. It has a 1" thick marble slab mantel with filleted radius corners and half-round routed edge. It has carved panels at spandrel. There is also a flush hearth slab of white marble. See Figure 3-247.



Figure 3-247: Fireplace. (Photo: BBB, 2007).

ROOM 304



Figure 3-248: Room 304. (Photo: BBB, 2007).

Period Summary: No evidence has been found that the plan configuration has changed. Interior partition walls have been clad in gypsum board sheathing and vinyl base installed on the partition walls. Historic doors can be found at Closet 304A. This remains the main historic feature of this room. Doors 301, 302, 303, 305, and 306 have been replaced with flush wood doors.

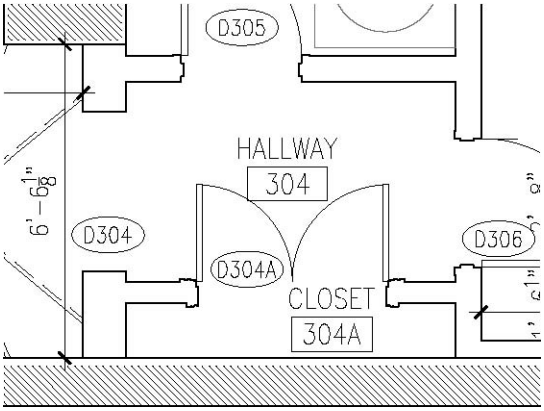


Figure 3-249: Room 304 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-250: Room 304 - Character Defining Features, Age, & Significance Matrix

Room 304 - Hallway							
Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
wall to wall carpet	throughout	cut pile	C				
Subfloor	throughout room	inaccessible					
Walls							
base	all	6" vinyl	NC	1981		good	
plaster			C	Original		Water damage	wall mounted exit light, (west wall)
Ceiling							
gypsum board			NC`	Period 4		Water damage	no noticeable cracking/ Smoke detectors.
light fixture							
Other Features							
Closet 304A							
door casings, D304A		Hollow metal door frame, painted.	NC	1975			



Figure 3-251: D304A. (Photo: BBB, 2007).

Description of Features and Materials: Room 304

Flooring: Cut pile carpeting installed in Period 4. Period 1 flooring may have been pine wood flooring as seen as flooring in adjacent building at 1316 Vermont Ave., NW. Documentation shows that during Period 2, carpeting was installed in the house.

Base: The walls have vinyl base, installed as part of the 1975 renovation project which allowed the building to be reoccupied.

Walls: The masonry wall on the north is plaster on brick, while most of the interior walls have gypsum board sheathing. There is no plaster ornamentation remaining from Period 1.

Doors: Historic closet doors (Doors D304A) remain from Period 1. See Figure 3-251.

All other doors on this space are flush metal doors installed in Period 3.

Ceiling: The plaster surface is a contributing element. No plaster ornamentation remains from Period 1.

Other Features: None.

ROOM 305



Figure 3-252: Room 305 (Photo: BBB, 2007).

Period Summary: A written description from 1891 mentions that the building has two bathrooms. Because of the alignment with the bathroom below, this room was likely always used as a bathroom. The finishes, toilets, and sinks have been replaced, but an historic clawfoot bathtub remains.

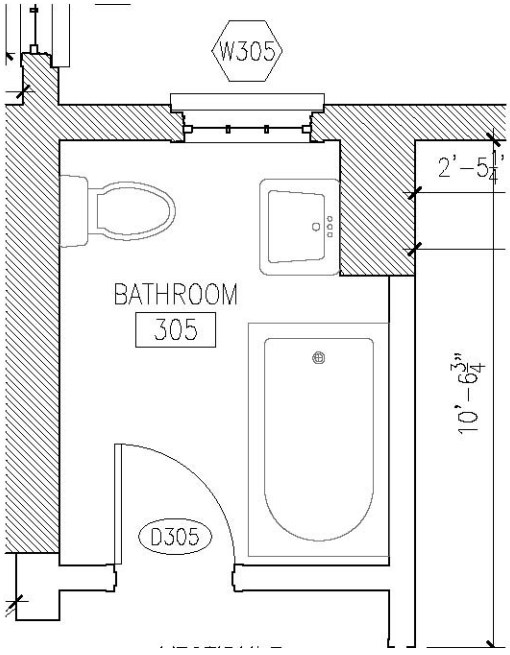


Figure 3-253: Room 305 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-254: Room 305 - Character Defining Features, Age, & Significance Matrix

Room 305 - Bathroom							
Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
carpet	throughout room	on 2X2 ceramic tile	NC	Period 4		good	
Walls							
base	all	Ceramic tile	NC	1981			
plaster	south	Same as room 202	C	original		good	wall mounted exit light, (west wall)
Gyp. Bd.	EWN		NC	Period 4			
Ceramic Tile	throughout	Ceramic tile wainscot	NC	1981			
Ceiling							
suspended acoustic tile ceiling	throughout room	2' X 4' lay-in ceiling suspended below wood lath. (plaster removed)	NC	1975		Stained and damaged	water stains on ceiling tiles
Other Features							
Door, D305		Flush wood door, painted.	NC	1975			
door casings, D305		Hollow metal door frame, painted.	NC	1975			
toilet		Floor mounted tank toilet.	NC	Period 4			
sink		Wall mounted	NC	Period 4			
tub		Claw foot tub	C	Period 1		Good	
light fixture	wall mounted above sink.	Incandescent sconce	NC	1975			

Description of Features and Materials: Room 305

Flooring: Cut pile carpeting installed in Period 4 on 2 X 2 ceramic tile flooring.

Base: The walls have vinyl base installed as part of the 1975 renovation project, which allowed the building to be reoccupied.

Walls: The masonry wall on the north is finished in plaster on brick, while most of the interior walls have gypsum board sheathing. There is no plaster ornamentation remaining from Period 1.

Doors: Door 305 was replaced with a flush wood door in 1975.

Ceiling: A suspended acoustical tile ceiling was installed in 1975 dropping the ceiling height by 6". Removing a ceiling tile reveals historic wood lath (with plaster removed) and gypsum board sheathing. See Figure 3-255.



Figure 3-255: Room 305. (Photo: BBB, 2007).

Other Features: An historic claw-foot tub remains from Period 1. See Figure 3-256.



Figure 3-256: Clawfoot tub. (Photo: BBB, 2007).

ROOM 306

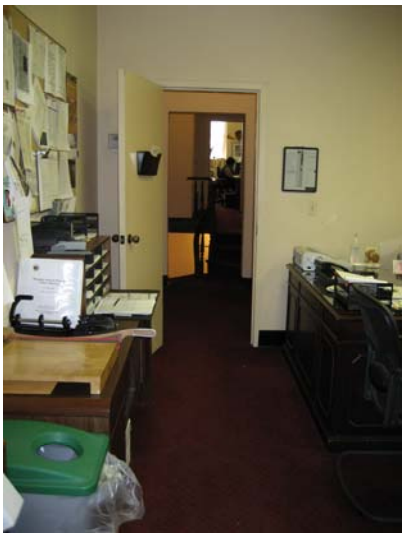


Figure 3-257: Room 306 looking east. (Photo: BBB, 2007).



Figure 3-258: Room 306 looking west. (Photo: BBB, 2007).

Period Summary: No evidence has been found that the plan has changed. However, there may have been a connection between this room and room 308, similar to the plan configuration at this location on the second floor (between Rooms 204 and 206).

Interior partition walls have been clad in gypsum board sheathing. Vinyl base was installed on the partition walls and paneled doors replaced with flush in 1975. Nothing exposed remains from Period 1 or Period 2.
During the period of significance, Room 303 was the housekeeper's room.

> "The third floor contained three bedrooms available for a small fee to women visiting Washington. Each of these rooms contained two twin beds so that a total of six women could be accommodated."
> [Historic American Buildings Survey. "1318 Vermont Avenue, N.W. (Mary McLeod Bethune House)" HABS no. DC-775. Washington, D.C.: U.S. Department of the Interior, National Park Service.]

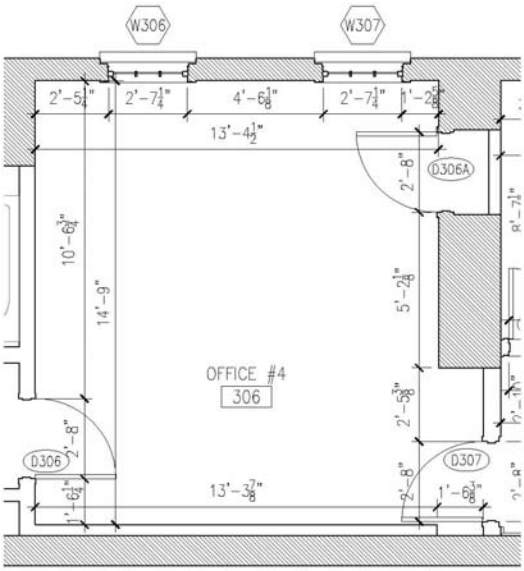


Figure 3-259: Room 306 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-260: Room 306 - Character Defining Features, Age, & Significance Matrix

Room 306 - Office #4							
Original Use: Bedroom							
Radiators removed 1974							
Flooring	**Location**	**Description**	**C or NC**	**Date**	**Source**	**Condition**	**Remarks**
wall to wall carpet	throughout room	Cut pile	NC	Period 4		good	
Walls							
base	all	6" vinyl	NC	1981		good	
plaster	SEW		C	Period 1		Cracking	wall mounted exit light, (west wall)
Gyp Bd.	North		NC	Period 4			
Ceiling							
gypsum board	throughout room		NC	1981		good	no noticeable cracking/ Smoke detectors.
light fixtures		4' fluorescent light fixture with prismatic lens.	NC	Period 4		good	
Other Features							
Closet 306A	west wall	flush doors.	NC	Period 4			
Door, D306		Flush wood door, painted.	NC	1975			
door casings, D306		Hollow metal door frame, painted.	NC	1975			
Window trim		Painted wood	NC	Period 4			

Description of Features and Materials: Room 306

Flooring: Cut pile carpeting installed in Period 4. Period 1 flooring was pine wood flooring as seen as flooring in adjacent building at 1316 Vermont Ave., NW. Documentation shows that during Period 2, carpeting was installed in the house.

Base: The walls have vinyl base, which was installed as part of the 1975 renovation project, which allowed the building to be reoccupied.

Walls: The masonry wall on the north is finished in plaster, while most of the interior walls have gypsum board sheathing. There is no plaster ornamentation remaining from Period 1.

Doors: All doors in this space (Door 306, 306A, and 307) have been replaced with flush wood doors in 1975.

Ceiling: The gypsum board ceiling may have been lowered to accommodate the installation of ductwork in the 1975 renovation. No decorative plaster ornamentation remains from Period 1.
Other Features: None visible.

ROOM 307



Figure 3-261: Room 307. (Photo: BBB, 2007).

Period Summary: Room 307, housing the back or service stair remains largely unchanged from Period 1. This stair may have been extended early in Period 1, when a third floor may have been added. Door openings at the 2nd and 3rd floor landings, which may not be original, compromise the integrity of the fire ratings as this stair is used now for building egress. A fire resistance could be improved by replacing non-rated doors with fire rated doors and frames.

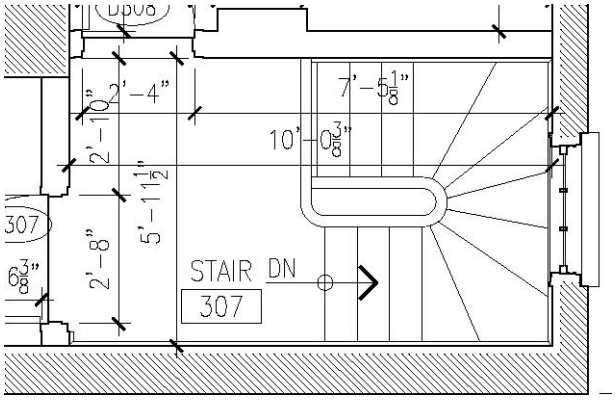


Figure 3-262: Room 307. (Drawing: BBB, 2007).

Figure 3-263: Room 307 - Character Defining Features, Age, & Significance Matrix

Room 307 -Back Stair Exit lights, emergency lighting provided							
Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
carpet	throughout room		NC	Period 4			
wood flooring	throughout room	Painted wood plank flooring. Partially exposed at baluster	C	original		Good	
Walls							
base	all	6" vinyl	NC	1981			
plaster	SNW		C	Original		Cracking	
gypsum board	E		NC	Period 4			
Ceiling							
plaster	throughout room	compound curve under stair, smooth finish, painted	NC	1981		Minor cracking	
Other Features							
Door, D307		Flush wood door, painted.	NC	1975			
door casings, D307		Hollow metal door frame, painted.	NC	1975			

Description of Features and Materials: Room 307

Flooring: Cut pile carpet. See Figure 3-264.

Base: Base-4. Simple wood with ogee cap.



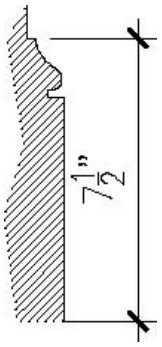


Figure 3-264: Base profile. (Photo: BBB, 2007).

Walls: The northern and western exterior walls are plaster on brick.



Doors: Door D307 from 1975 is a painted flush wood door.

Ceiling: Painted plaster on wood lath follows the underside of the service stair. This surface is a compound curve and contributes to the building's historic character.

Other Features: Stair 2. The U-shaped stair with winders has turned wood balusters and newel post. The paint is worn off at the top of the basement newel, where the wood and a brass ring have been exposed. The wood appears to be oak or other heavy grained wood. See Figure 3-265.

Open stringer with half-round overlap nosing with cove trim. Nosing returns at stringer. All is painted with rubber tread protectors.

Figure 3-265: Room 307. (Photo: BBB, 2007).

ROOM 308

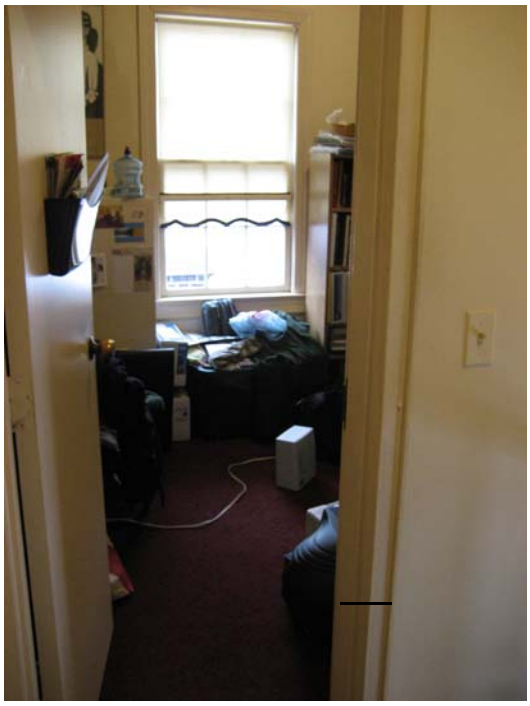


Figure 3-266: Room 308. (Photo: BBB, 2007).



Figure 3-267: Room 308. (Photo: BBB, 2007).

Period Summary: This plan has changed since Period 1. However, there may have been a connection between this room and room 306, similar to the plan configuration at this location on the second floor (between Rooms 204 and 206).

Interior partition walls have been clad in gypsum board sheathing. Vinyl base was installed on the partition walls and paneled doors replaced with flush in 1975. Nothing exposed remains from Period 1 or Period 2.

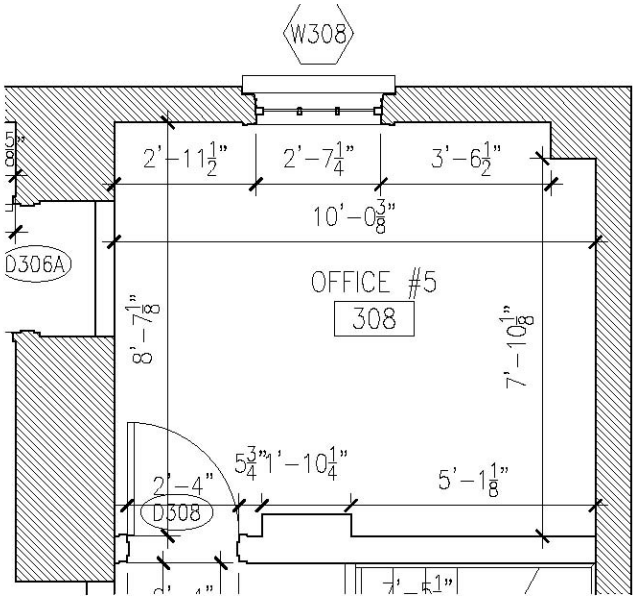


Figure 3-268: Room 308 – Floor Plan. (Drawing: BBB, 2007).

Figure 3-269: Room 308 - Character Defining Features, Age, & Significance Matrix

Room 308 - Office #5							
Original Use: Bedroom							
Flooring	Location	Description	C or NC	Date	Source	Condition	Remarks
carpet	throughout room		NC	Period 4			
Walls							
base	all	6" vinyl	NC	1981		good	
Plaster	S		C	Original		Cracking	
gypsum board	NEW		NC	Period 4			
Ceiling							
gypsum board	throughout room	Same as room 202	NC	1981		good	
light fixture		ceiling mounted fluorescent	NC			Globe missing	
Other Features							
door, D308		Flush wood door, painted.	NC	1975			
door casings, D308		Hollow metal door frame, painted.	NC	1975			
Window trim		3-1/2" wood trim, ptd.	NC	1981			
Fire protection		smoke detector	NC				

Description of Features and Materials: Room 308

Flooring: Cut pile carpeting installed in Period 4. Period 1 flooring was pine wood flooring as seen as flooring in adjacent building at 1316 Vermont Ave., NW. Documentation shows that during Period 2, carpeting was installed in the house.

Base: The walls have vinyl base which was installed as part of the 1975 renovation project which allowed the building to be reoccupied.

Walls: The masonry wall on the south is finished in plaster, while most of the interior walls have gypsum board sheathing. There is no plaster ornamentation remaining from Period 1.

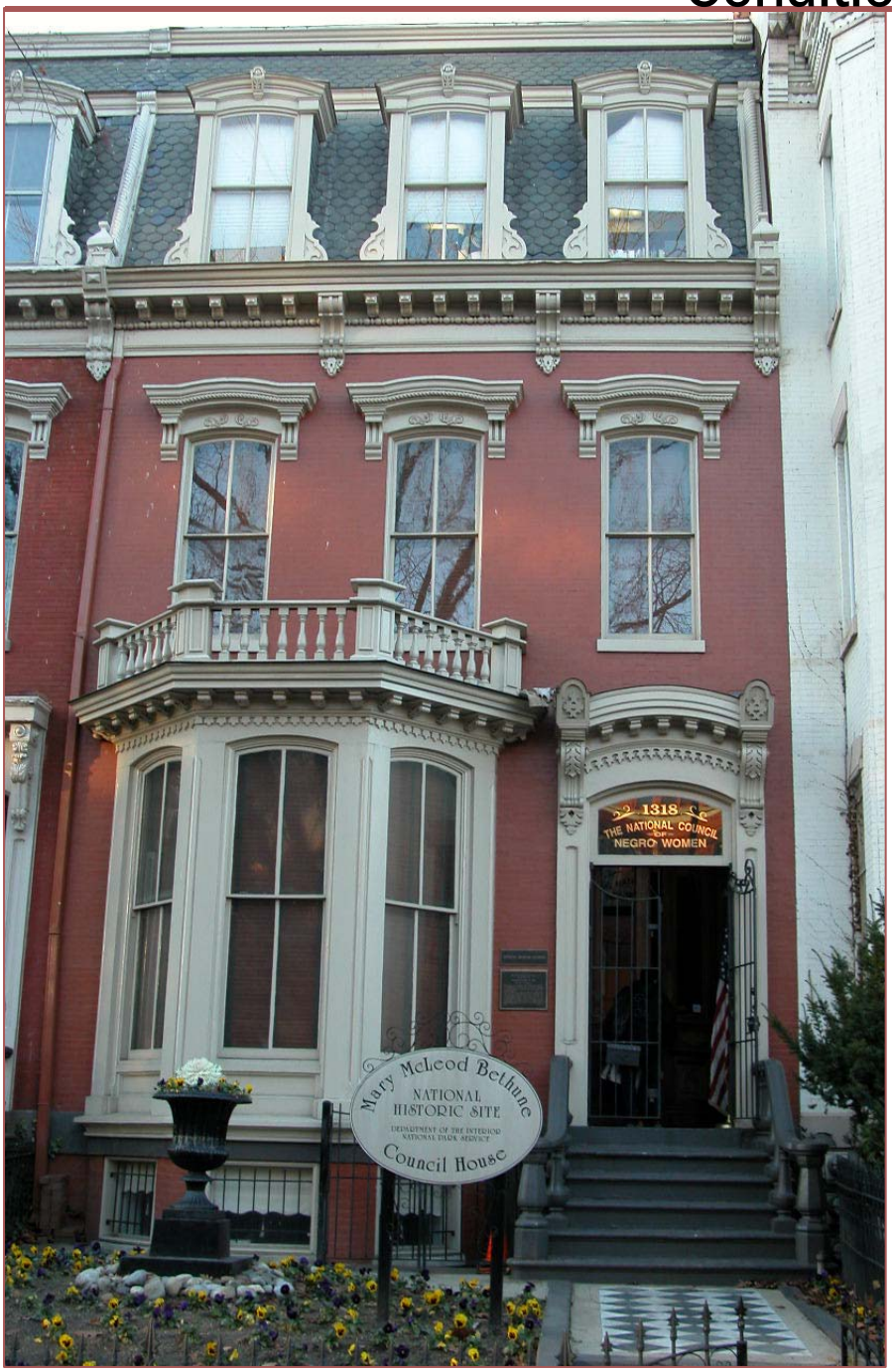
Doors: Door 308 has been replaced with a flush wood door in 1975.

Ceiling: The gypsum board ceiling may have been lowered to accommodate the installation of ductwork in the 1975 renovation. No decorative plaster ornamentation remains from Period 1.

Other Features: None

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Condition Assessment



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ARCHITECTURAL

OVERVIEW

The Mary McLeod Bethune Council House is generally in good physical condition. The building has been renovated and restored after being vacant for many years. The exterior façades of the building have been renovated or restored in 1981, 1988, and 2002. The problems that need to be addressed include:

1. Poor site drainage and storm sewer backflow leads to occasional flooding and needs attention.
2. The back façades are cluttered with electrical, plumbing, and security lines.
3. Excessive paint buildup obscures much of the wood detail on the east façade and compromises breathability of the brick walls.
4. Some minor masonry repair is needed on the back and at the front areaway and stoop.
5. Cast-iron railings on the front stoop are rusting and need refinishing.
6. The roof and flashing is aging.
7. Vestibule door has been removed, allowing temperature fluctuations and moisture to enter the vestibule. Wood veneers at historic front door are weathering and delaminating.

The building is occupied, which improves the monitoring of routine maintenance. Therefore, the physical condition inside the building is good. Because of the damage from the 1966 fire and years of vacancy, the inside of the building has undergone much renovation work and some restoration work. Consequently, very little historic material remains and the newer materials are in decent condition. The problems that need to be addressed include:

1. Building mechanical systems are aging and ductwork in attic is uninsulated, causing condensation and water damage at the third floor.
2. Minor plaster cracking and water damage is prevalent.
3. Painted surfaces, including 1981 decorative graining, are aging.
4. The wood sashes of some original windows are deteriorating.

METHODOLOGY

Beyer Blinder Belle and the design team performed several site visits to closely inspect both the exterior and interior conditions. In order to describe the physical conditions, defined by features, materials, systems, and areas, a conditions assessment matrix will be provided for both the exterior and the interior. These matrices will identify symbols for each condition, example photographs of the condition taken at the site, the designated locations of the condition and probable causes for the noted deterioration.

Along with the matrices, we will include elevation and floor plan drawings that key in the locations of damage. These drawings will then be followed by narratives describing the conditions of the structural, mechanical, electrical, and plumbing systems in detail with accompanying photographs.

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Figure 4-001: East and West Elevations – Diagrams of Exterior Conditions Assessment

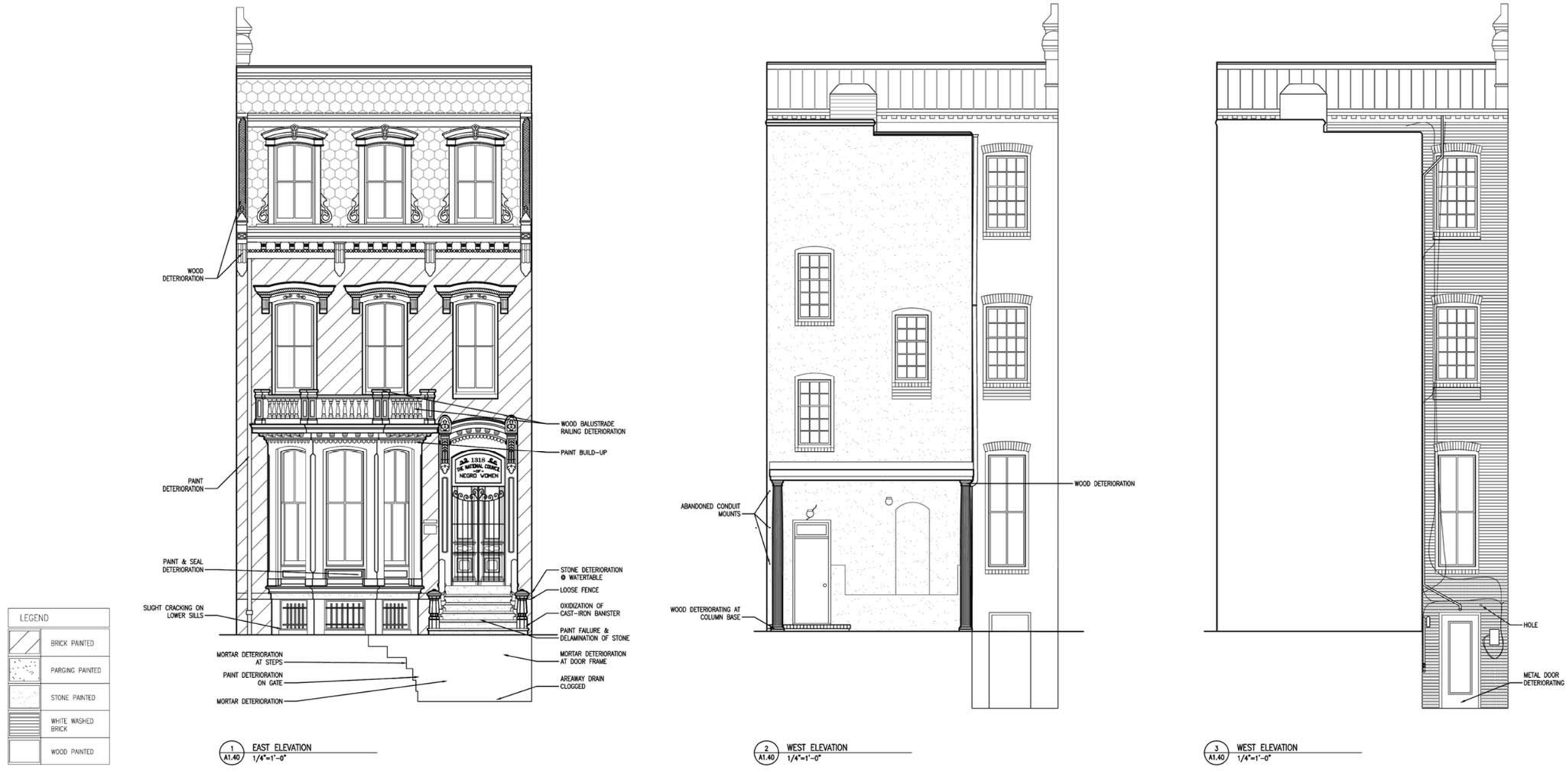


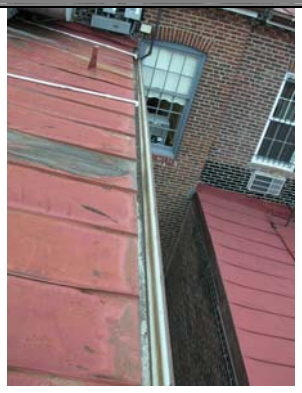
Figure 4-002: South Elevation – Diagram of Exterior Conditions Assessment



Figure 4-003: Exterior Condition Matrix

	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
ROOFING 1	R-FL	Flashing Failure	Parapet locations at perimeter of roof, 110 LF +/-	
	DESCRIPTION		POTENTIAL CAUSES	
	Roof flashing rusting or deteriorating. Potential water penetration into the wall. (Photo: West portion of roof)		Caused by age and/or exposure to the elements, including potential UV exposure. Perhaps infrequent inspection of inadequate routine maintenance.	

	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
ROOFING 2	R-PAR	Parging Failing or cracking	Roof parapet walls and chimneys, 30 SF +/-	
	DESCRIPTION		POTENTIAL CAUSES	
	Deterioration of Cement Parging at tops of chimneys or parapet walls. (Photo: Roof Southern party wall).		Caused by age, shrinkage, and exposure to the elements.	

	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
ROOFING 3	R-PNT	Failure of Roof Paint	Third Floor Roof above ell. Gutter edge, 200SF +/-	
	DESCRIPTION		POTENTIAL CAUSES	
	Paint Failing on metal roof panels allowing exposure to the elements and vulnerable to rusting.		Caused by age and exposure to the elements.	

MASONRY 1

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
M-IIP	Incompatible Infill Panels	Most windows at rear façade of building (QTY 18)	
DESCRIPTION		POTENTIAL CAUSES	
Brick infill panels under the windows are visible. Brick is of different color and joint pattern is discontinuous. Note: original stone sill is present. Stone sills replaced with brick rowlock. (Photo: WB07).		Windows shortened to provide replacement windows of standard size.	

MASONRY 2

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
M-HOLE	Hole in masonry walls	Door DB05A	
DESCRIPTION		POTENTIAL CAUSES	
This brick infill panel is only 1 wythe wide and hole in wall at panel.		Door opening shortened. Poor workmanship and conduit removed without filling hole.	

MASONRY 3

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
M-ST-DET	Deterioration	North of Front Stoop (Less than10 SF)	
DESCRIPTION		POTENTIAL CAUSES	
Erosion and paint failure at brownstone watertable.		Erosion caused by weathering.	

MASONRY 4

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
M-ST-DET	Deterioration	Front Areaway	
DESCRIPTION		POTENTIAL CAUSES	
Wearing out or delamination of retaining wall bluestone coping and brick retaining wall.		Inadequate or improper drainage of surface water from neighboring property.	

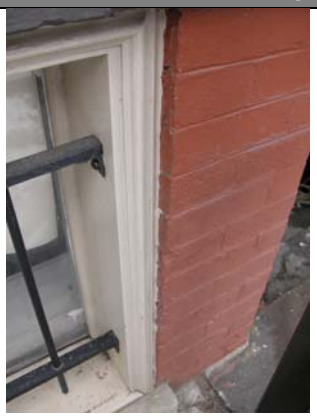
MASONRY 5

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
M-ST-DET	Deterioration	Front Areaway	
DESCRIPTION		POTENTIAL CAUSES	
Underside of landing slab deteriorating.		Inadequate or improper drainage at slab, no drip edge. Type of stone originally chosen is not durable enough when exposed to extended weathering.	

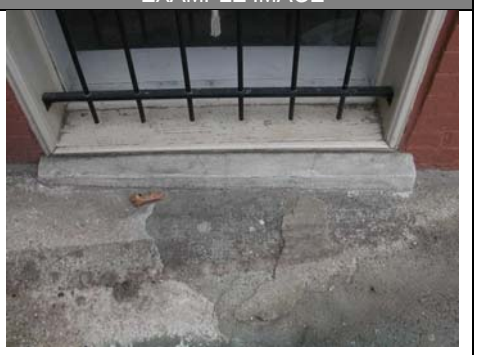
MASONRY 6

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
M-IM	Incompatible Mortar	Multiple locations at courtyard façades. (south wall shown)	
DESCRIPTION		POTENTIAL CAUSES	
Mortar joints repointed with high content Portland Cement. (See mortar test reports) Missing or damaged bricks because of conduit penetrations. Openings filled with mortar.		Earlier repointing projects may not have tested existing mortar first. Missing bricks could be the wall penetrations, such as conduits or pipes being removed.	

MASONRY 7

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
M-PNT	Paint Build-up	On east façade of building.	
DESCRIPTION		POTENTIAL CAUSES	
Multiple coats of paint (twelve) prevent the building from breathing and obscure building details. (Photo: Bay windows at basement level).		Multiple painting projects without stripping excessive paint layers.	

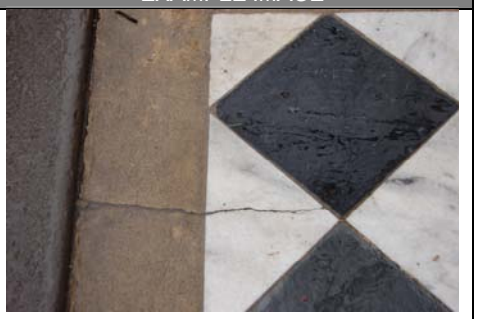
MASONRY 8

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
M-CRK	Pre-cast sills cracking	Basement Front (3 sills)	
DESCRIPTION		POTENTIAL CAUSES	
Hairline cracks at sill.		Exposure to weather, inadequate positive drainage and grade level too high relative to windows.	

MASONRY 9

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
M-DET	Masonry Deterioration	B05, (80SF +/-) Front Areaway (150 SF +/-)	
DESCRIPTION		POTENTIAL CAUSES	
Rising damp or mortar and brick deterioration in structural wall. (Photo: Room B05).		High ground water or flooding of areaway cause of debris accumulation, or storm and sewer drain backup.	

CONCRETE 1

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
C-CRK	SLAB CRACKING	Front Walk	
DESCRIPTION		POTENTIAL CAUSES	
Minor cracks in concrete slab and transmission into finished marble pavers.		Differential settling, unreinforced slab, inadequate or expansion and control joints.	

METAL 1

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
MTL-DET	Deterioration	Front Stoop	
DESCRIPTION		POTENTIAL CAUSES	
Balustrade newels and posts are rusting. Rust staining on stone.		Paint failure or aging, or improper painting preparation causing water penetration and metal oxidation.	

METAL 2

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
MTL-DET	Deterioration	Front stoop	
DESCRIPTION		POTENTIAL CAUSES	
Similar to above.		Similar to above.	

WOOD 1

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
W-DET	Deterioration	Finial and plinth block at cornice on east façade.	
DESCRIPTION		POTENTIAL CAUSES	
Wood details exposed to weathering are deteriorating at limited locations of cornice.		Exposure to weather, snow, and ice build-up at gutters.	

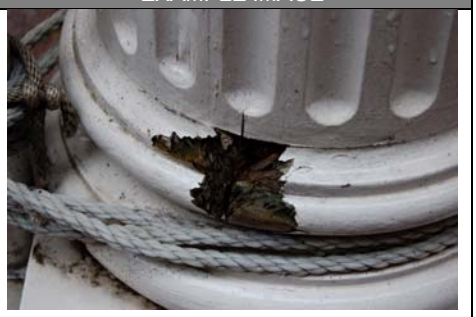
WOOD 2

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
W-DET	Deterioration	East main entry doors	
DESCRIPTION		POTENTIAL CAUSES	
Wood veneers delaminating peeling and breaking off.		Exterior vestibule door has been removed, thereby allowing greater temperature fluctuations and exposure to weather thereby causing thermal expansion and contraction, adhesive failure, delaminating veneers.	

WOOD 3

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
W-DET	Deterioration	Rear porch column beam	
DESCRIPTION		POTENTIAL CAUSES	
Wood deterioration.		Gutter malfunction or roof leak. Boxed beam may need ventilation holes.	

WOOD 4

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
W-DET	Deterioration	Rear Porch Column Base	
DESCRIPTION		POTENTIAL CAUSES	
Wood deterioration.		Inadequate surface drainage, paint failure. Wood species not water resistant or treated.	

WOOD 5

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
W-DET	Deterioration	Balustrade above Bay Window	
DESCRIPTION		POTENTIAL CAUSES	
Wood deterioration.		Poor design. Wood species not water resistant or treated.	

EXTERIOR FINISHES 1

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
F-PNT	Paint Failure		
DESCRIPTION		POTENTIAL CAUSES	
Paint failure at wood cornice.		Multiple layers of paint contributing to weakened bond. Inadequate surface preparation. Exposure to weather, and temperature change. Incompatible paint types.	

EXTERIOR FINISHES 2

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
F-PNT	Paint build-up	Bay window, east façade.	
DESCRIPTION		POTENTIAL CAUSES	
Details obscured.		Multiple layers of paint contributing to weakened bond. Inadequate surface preparation.	

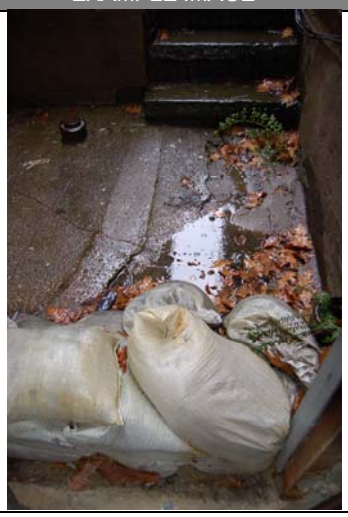
DRAINAGE 1

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
D-DET	Downspout Boot Deterioration	Rear courtyard.	
DESCRIPTION		POTENTIAL CAUSES	
Downspout boots damaged or not maintained (abandoned?).		Lines clogged.	

DRAINAGE 2

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
D-DET	Downspout Damage		
DESCRIPTION		POTENTIAL CAUSES	
Holes in downspouts.		Damage during construction projects (Perhaps exterior restoration project of 2002?) or moving of yard equipment or furnishings.	

DRAINAGE 3

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
D-DET	Areaway Drains	Rear courtyard.	
DESCRIPTION		POTENTIAL CAUSES	
Inadequate drainage. Water backup.		Ground drains inadequately sized. Combined storm and sanitary sewer may backup during heavy rains.	

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Figure 4-004: Basement – Diagrams of Conditions Assessment

LEGEND	
R-FL	ROOF FLASHING FAILURE
R-PAR	ROOF PARGING FAILURE
R-PNT	ROOF PAINT FAILURE
M-IIP	MASONRY INCOMPATIBLE INFILL PANELS
M-HOLE	HOLE IN MASONRY
M-ST-DET	MASONRY STONE DETERIORATION
M-IM	MASONRY INCOMPATIBLE MORTAR
M-PNT	MASONRY PAINT BUILD-UP
M-CRK	MASONRY CRACKING
M-DET	MASONRY DETERIORATION
C-CRK	CONCRETE SLAB CRACKING
MTL-DET	METAL DETERIORATION
W-DET	WOOD DETERIORATION
F-PNT	PAINT FAILURE
D-DET	DRAINAGE DETERIORATION
PL-H	HOLE IN PLASTER
PL-CW	PLASTER CRACKING
PL-CW-M	CROWN MOLDING CRACKING
F-CT	CEILING TILE DAMAGE
F-DPNT	DECORATIVE PAINT FAILURE
F-JNT	JOINT SEPARATION
F-PGL	PAINT ON GLASS
F-PPCH	PREVIOUS PATCHING
F-PNTMK	MARKS ON WALL
W-TRM	WOOD TRIM DETERIORATION
F-WTL	TILE DAMAGE
F-WDM	WATER DAMAGE

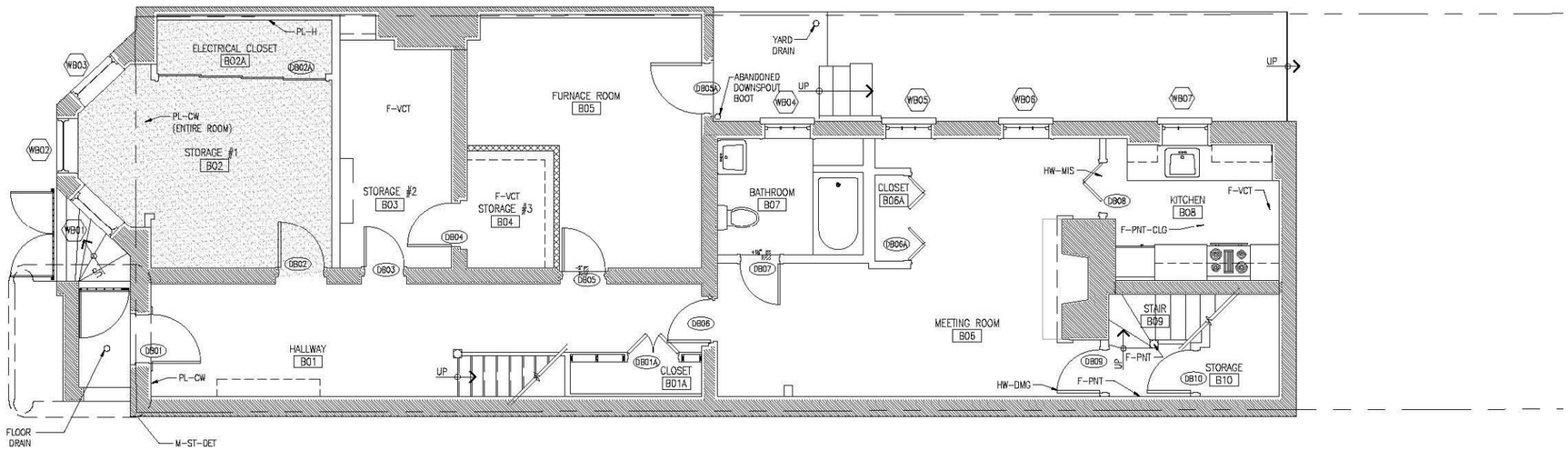


Figure 4-005: First Floor – Diagram of Conditions Assessment

LEGEND	
R-FL	ROOF FLASHING FAILURE
R-PAR	ROOF PARGING FAILURE
R-PNT	ROOF PAINT FAILURE
M-IIP	MASONRY INCOMPATIBLE INFILL PANELS
M-HOLE	HOLE IN MASONRY
M-ST-DET	MASONRY STONE DETERIORATION
M-IM	MASONRY INCOMPATIBLE MORTAR
M-PNT	MASONRY PAINT BUILD-UP
M-CRK	MASONRY CRACKING
M-DET	MASONRY DETERIORATION
C-CRK	CONCRETE SLAB CRACKING
MTL-DET	METAL DETERIORATION
W-DET	WOOD DETERIORATION
F-PNT	PAINT FAILURE
D-DET	DRAINAGE DETERIORATION
PL-H	HOLE IN PLASTER
PL-CW	PLASTER CRACKING
PL-CW-M	CROWN MOLDING CRACKING
F-CT	CEILING TILE DAMAGE
F-DPNT	DECORATIVE PAINT FAILURE
F-JNT	JOINT SEPARATION
F-PGL	PAINT ON GLASS
F-PPCH	PREVIOUS PATCHING
F-PNTMK	MARKS ON WALL
W-TRM	WOOD TRIM DETERIORATION
F-WTL	TILE DAMAGE
F-WDM	WATER DAMAGE

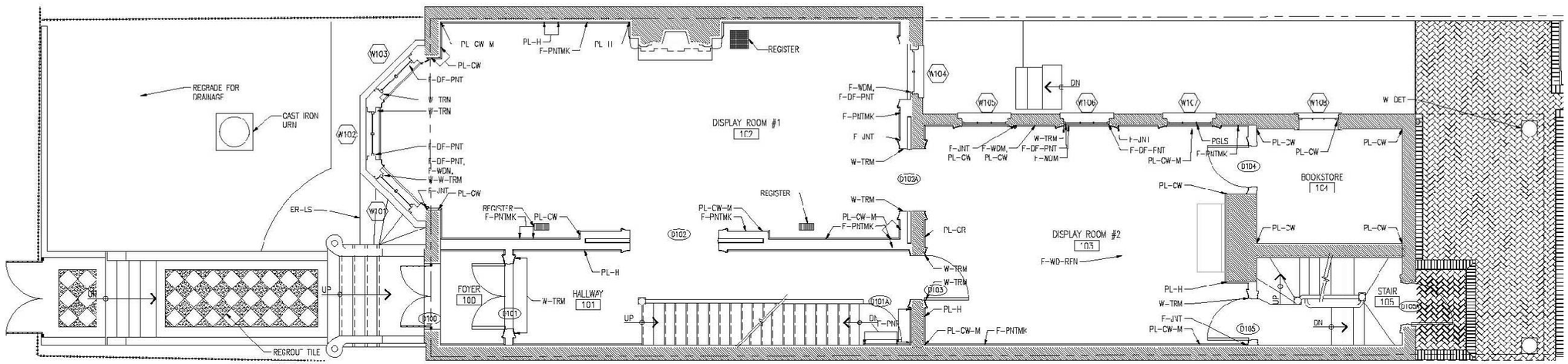


Figure 4-006: Second Floor – Diagram of Conditions Assessment

LEGEND	
R-FL	ROOF FLASHING FAILURE
R-PAR	ROOF PARGING FAILURE
R-PNT	ROOF PAINT FAILURE
M-IIP	MASONRY INCOMPATIBLE INFILL PANELS
M-HOLE	HOLE IN MASONRY
M-ST-DET	MASONRY STONE DETERIORATION
M-IM	MASONRY INCOMPATIBLE MORTAR
M-PNT	MASONRY PAINT BUILD-UP
M-CRK	MASONRY CRACKING
M-DET	MASONRY DETERIORATION
C-CRK	CONCRETE SLAB CRACKING
MTL-DET	METAL DETERIORATION
W-DET	WOOD DETERIORATION
F-PNT	PAINT FAILURE
D-DET	DRAINAGE DETERIORATION
PL-H	HOLE IN PLASTER
PL-CW	PLASTER CRACKING
PL-CW-M	CROWN MOLDING CRACKING
F-CT	CEILING TILE DAMAGE
F-DPNT	DECORATIVE PAINT FAILURE
F-JNT	JOINT SEPARATION
F-PGL	PAINT ON GLASS
F-PPCH	PREVIOUS PATCHING
F-PNTMK	MARKS ON WALL
W-TRM	WOOD TRIM DETERIORATION
F-WTL	TILE DAMAGE
F-WDM	WATER DAMAGE

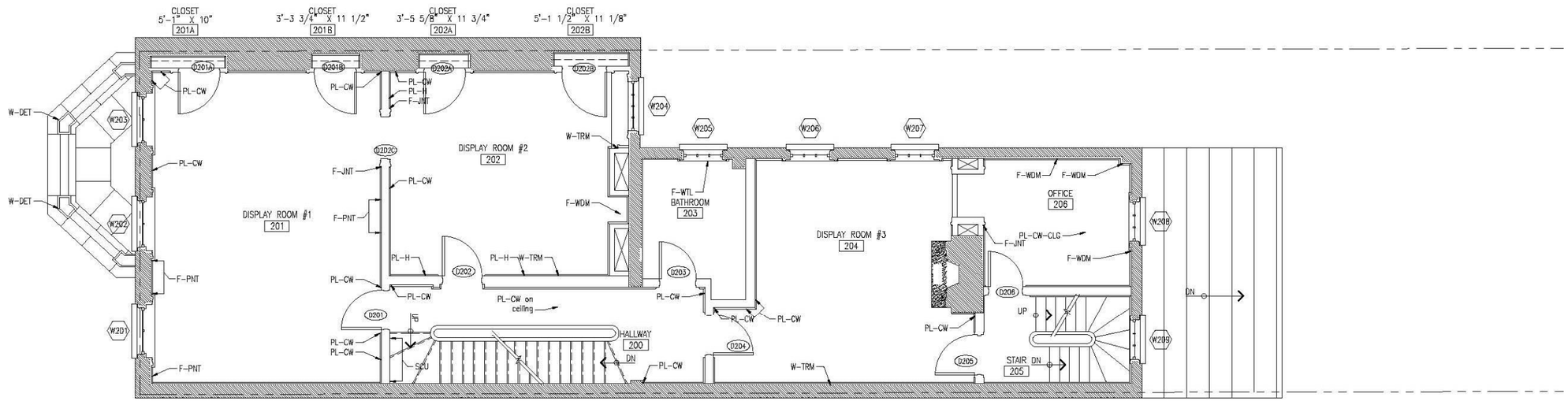


Figure 4-007: Third Floor – Diagram of Conditions Assessment

LEGEND	
R-FL	ROOF FLASHING FAILURE
R-PAR	ROOF PARGING FAILURE
R-PNT	ROOF PAINT FAILURE
M-IIP	MASONRY INCOMPATIBLE INFILL PANELS
M-HOLE	HOLE IN MASONRY
M-ST-DET	MASONRY STONE DETERIORATION
M-IM	MASONRY INCOMPATIBLE MORTAR
M-PNT	MASONRY PAINT BUILD-UP
M-CRK	MASONRY CRACKING
M-DET	MASONRY DETERIORATION
C-CRK	CONCRETE SLAB CRACKING
MTL-DET	METAL DETERIORATION
W-DET	WOOD DETERIORATION
F-PNT	PAINT FAILURE
D-DET	DRAINAGE DETERIORATION
PL-H	HOLE IN PLASTER
PL-CW	PLASTER CRACKING
PL-CW-M	CROWN MOLDING CRACKING
F-CT	CEILING TILE DAMAGE
F-DPNT	DECORATIVE PAINT FAILURE
F-JNT	JOINT SEPARATION
F-PGL	PAINT ON GLASS
F-PPCH	PREVIOUS PATCHING
F-PNTMK	MARKS ON WALL
W-TRM	WOOD TRIM DETERIORATION
F-WTL	TILE DAMAGE
F-WDM	WATER DAMAGE

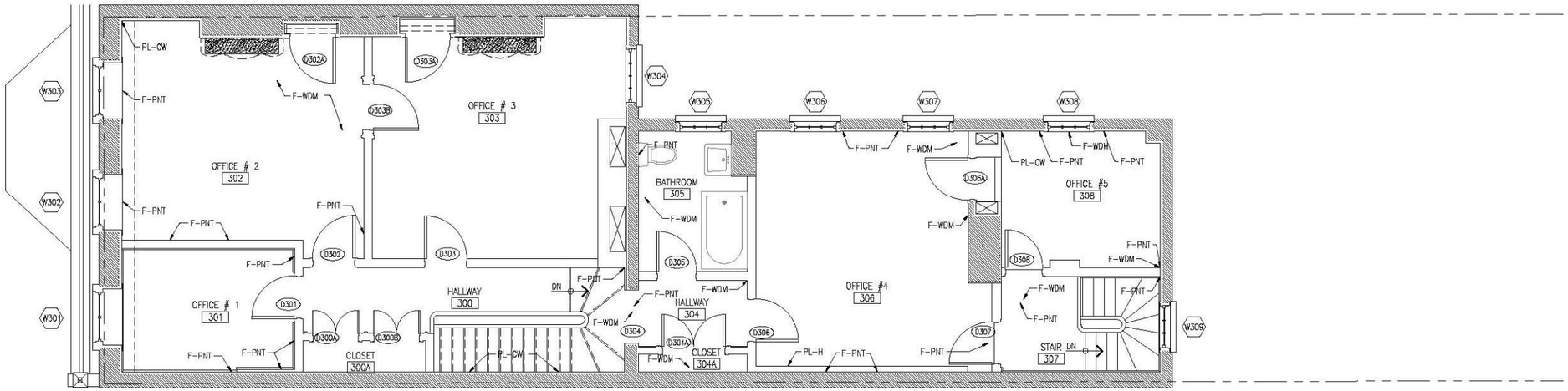
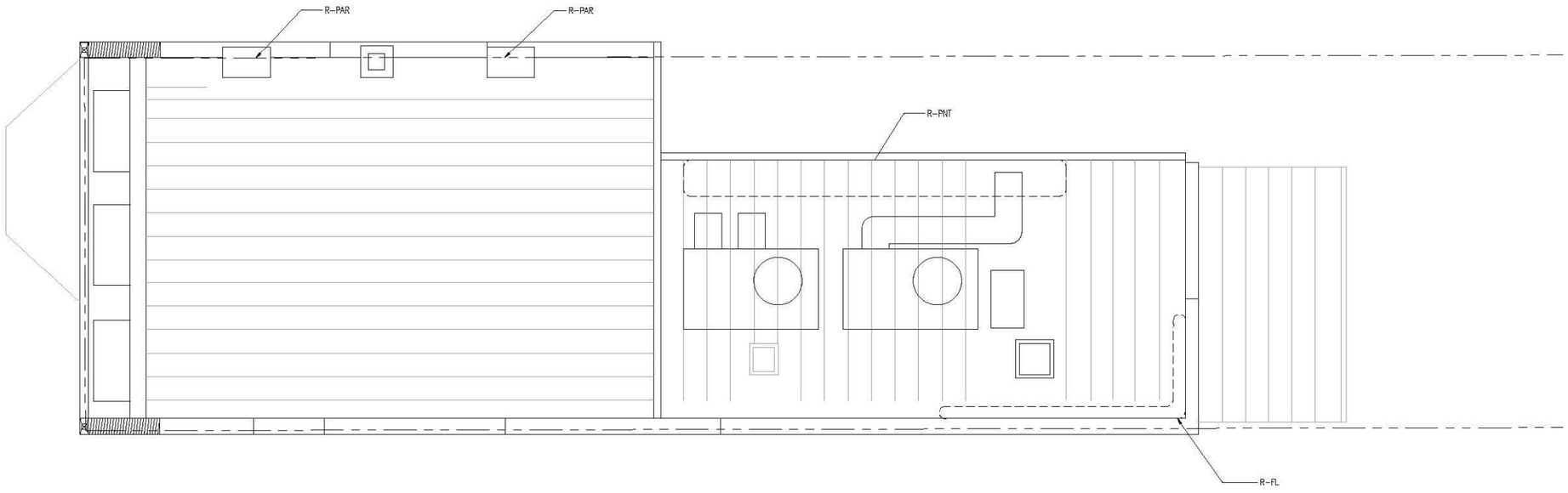


Figure 4-008: Roof – Diagram of Conditions Assessment

LEGEND	
R–FL	ROOF FLASHING FAILURE
R–PAR	ROOF PARGING FAILURE
R–PNT	ROOF PAINT FAILURE
M–IIP	MASONRY INCOMPATIBLE INFILL PANELS
M–HOLE	HOLE IN MASONRY
M–ST–DET	MASONRY STONE DETERIORATION
M–IM	MASONRY INCOMPATIBLE MORTAR
M–PNT	MASONRY PAINT BUILD–UP
M–CRK	MASONRY CRACKING
M–DET	MASONRY DETERIORATION
C–CRK	CONCRETE SLAB CRACKING
MTL–DET	METAL DETERIORATION
W–DET	WOOD DETERIORATION
F–PNT	PAINT FAILURE
D–DET	DRAINAGE DETERIORATION
PL–H	HOLE IN PLASTER
PL–CW	PLASTER CRACKING
PL–CW–M	CROWN MOLDING CRACKING
F–CT	CEILING TILE DAMAGE
F–DPNT	DECORATIVE PAINT FAILURE
F–JNT	JOINT SEPARATION
F–PGL	PAINT ON GLASS
F–PPCH	PREVIOUS PATCHING
F–PNTMK	MARKS ON WALL
W–TRM	WOOD TRIM DETERIORATION
F–WTL	TILE DAMAGE
F–WDM	WATER DAMAGE



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Figure 4-009: Interior Condition Matrix

	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
PLASTER	PL-H	Hole in Plaster		
	DESCRIPTION		POTENTIAL CAUSES	
	Chips, notches or other holes in the wall surfaces. (Photo: Room 202).		Could be caused by any of several reasons. I.E. moving furniture or equipment, hanging or removing items from walls.	

	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
PLASTER	PL-CW	Cracks in Plaster	Throughout	
	DESCRIPTION		POTENTIAL CAUSES	
	Cracks through the surface of the plaster. They may or may not extend into the substrate. (Photo: Room 306).		Cracks in plaster throughout the building are a result of continued settlement of structure, fluctuation in temperature, and moisture levels.	

	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
PLASTER	PL-CW-M	Cracks in Crown Molding	Ceilings of Rooms 100, 101, 102, 103	
	DESCRIPTION		POTENTIAL CAUSES	
	Cracks through the surface of the crown molding. (Photo: Room 102).		Cracks in plaster molding throughout the building are a result of continued settlement of structure, fluctuation in temperature, and moisture levels.	

INTERIOR FINISHES

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
F-CT	Stained or Damaged Ceiling Tiles	3rd Floor	
DESCRIPTION		POTENTIAL CAUSES	
Stains or damage to ceiling tiles or grid. (Photo: Room 305).		These stains are caused by moisture in the attic space above or from equipment condensation above ceiling tiles.	

INTERIOR FINISHES

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
F-DPNT	Decorative Paint Failure	1st Floor	
DESCRIPTION		POTENTIAL CAUSES	
Wearing out of faux painted surfaces. (Photo: Window W103 in Room 102).		The sash is deteriorating providing an inadequate substrate for the finish decorative paint, or from prolonged exposure of the surface to condensation moisture.	

INTERIOR FINISHES

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
F-JNT	Separation of Materials @ Joints	Throughout	
DESCRIPTION		POTENTIAL CAUSES	
Crack or gaps at points where different materials meet. Occurs most often where wood trim meets other surfaces. (Photo: Point where Wood frame of W305 surface of wall. Room 305).		These gaps are a result of movement of structure or materials, including shrinkage of material caused by significant fluctuation in temperature and moisture levels.	

INTERIOR FINISHES	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
	F-PGL	Paint on Glass	limited	
	DESCRIPTION		POTENTIAL CAUSES	
	Paint on glass at windows. Reduces daylight into spaces. (Photo: Paint on window W107 in room 103).		Poor workmanship in previous attempts to repaint windows.	

INTERIOR FINISHES	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
	F-PNT	Paint Pealing off Wall Surfaces		
	DESCRIPTION		POTENTIAL CAUSES	
	Paint pealing off wall surface. (Photo: Room 201).		This condition indicates a weakened bond between the paint and the plaster substrate. Could be caused by moisture in the wall weakening the bond between the paint and the plaster, incompatible layers of paint, or too many layers of paint. Aging of paint contributes.	

INTERIOR FIINISHES	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
	F-PPCH	Previous Patch Visible		
	DESCRIPTION		POTENTIAL CAUSES	
	Previous patch visible. (Photo: South Wall - Interior of Window W302).		Finish color of previous touch-up paint work does not match finishes of adjacent surfaces.	

INTERIOR FINIISHES

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
F-PNTMK	Marks on wall	throughout	
DESCRIPTION		POTENTIAL CAUSES	
Scuffs or blemishes on the surface of walls. (Photo: West wall of room 307).		This condition is caused over time by general use and wear and tear. In is most prevalent around the stairs and hallways.	

INTERIOR WOOD TRIM

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
W-TRM	Broken Wood Trim	Limited (less than 20 LF)	
DESCRIPTION		POTENTIAL CAUSES	
Damaged Wood Trim Frames or bases. (Photo: Base in room 202).		Caused over time by the movement of furniture and equipment by occupants.	

INTERIOR FINISHES

SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
F-WTL	Damaged or Missing tile	Ceramic tile surfaces in rooms B05, 203, & 305 (limited locations)	
DESCRIPTION		POTENTIAL CAUSES	
Damage or missing ceramic tiles. (Photo: Tiles in room 305).		Normal wear and tear caused over time by building occupants.	

INTERIOR FINISHES	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
	F-WDM	Water Damage	Ceiling Room 202 (40 SF)	
	DESCRIPTION		POTENTIAL CAUSES	
	Breakdown of surface due to moisture.		This condition indicates that the walls are holding significant moisture, weakening the bond between the paint and the plaster substrate. The source of the moisture must be controlled before any repair or repainting to ensure a new coating will last and to prevent additional interior damage.	



Figure 4-010: Room 206 - Cracking at joint where wood trim meets wall surface. (Photo: BBB, 2007).



Figure 4-011: Room 206 – Water Damage at ceiling. (Photo: BBB, 2007).

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CONDITION ASSESSMENT

CODE REQUIREMENTS FOR TREATMENT

It is assumed that authority is given to local code, any National Park Service recommended code, NFPA-500 Building Construction and Safety Code and ADA Accessible Guidelines.

The following code analysis is based on the District of Columbia Building Construction Code. Specifically, the following codes are required for construction projects in the District of Columbia and would be applicable to this project:
1996 National Electric Code
2000 International Building Code
2000 International Energy Conservation Code
2000 International Fire Prevention Code
2000 International Fuel Gas Code
2000 International Mechanical Code
2000 International Plumbing Code
2000 International Residential Code
DC Law 8-36 District of Columbia Environmental Policy Act of 1989*
DCMR 12 Building Code Regulations (2003)*
DCMR Title 11 - Zoning Regulations
DCMR 13 Electrical and Mechanical
DCMR 13A Elevators

The local building code in the District of Columbia is the DC Construction Codes (DCCC), which adopts and amends the above codes.

It should be noted that per DCCC Section 3603.1, building code requirements are not mandatory for existing buildings classified by the federal, state, or local government as historic and are judged by the code official to be safe. However, new construction requirements should be applied whenever the historic fabric of the building is not adversely affected.
.

Occupancy and Construction

The application of specific code guidelines is based on the anticipated use of the Council House. For this Historic Structure Report, it is assumed that the home will continue to be used as historical house museum and exhibition space. Ancillary space, if purchased by the National Park Service for annexation to the Council House Site is not a part of this Historic Structure Report. The Use Classification for the house is “Assembly”, specifically IBC code A-3.

The existing structure is a three-story building (with basement). Each floor is approximately 1200 SF for a total building area of approximately 4800 square feet. Building height is 46’-7” measured from the grade to the top of the roof.

The house's exterior walls are of masonry, and the interior wood framing is unprotected. Under IBC the fire-resistance rating type is III-B (Table 601). Based on this classification, the IBC allows for a maximum building height of 55 feet and a maximum area limitation of 9500 square feet on each of two stories (Table 503). Section 504.2 of IBC states that a building protected throughout with an approved automatic sprinkler system will permit an augment the specified values of Table 503 by increasing the maximum height with an additional 20 feet and the maximum number of stories by one. The house exceeds the number of allowed stories, but may be in compliance with the height and story limitations if fully sprinkled. Currently, there is not a sprinkler system in the house.

Egress

If the maximum occupant load of the home does not exceed 50 persons, IBC allows for only one means of egress for museum and exhibit spaces. Currently, there are four exits from the building to the exterior. The rear stair of the building has many windows and is not a fully compliant because of winders, inadequate handrails and inadequate fire separation between adjacent spaces. The (open) front stair also contains winders at the second floor landing. The rear doors do not have direct access to public space, but only the courtyard. Off-hours security gates are padlocked on the front of the building. If the maximum occupancy load for the home is over 50 persons, two means of egress are required (Table 1004.2.1).

IBC states that stairways serving an occupant load of 50 or less shall have a width of not less than 36 inches (1003.3.3.1). This measurement is taken from handrail to handrail. As the historic stair within the home measures less than 36 inches in width, it can not be used as a means of egress for the additional stories unless judged by the building official to not constitute a distinct life safety hazard. Such exceptions to code might be acceptable due to the historic nature of the site. At least one additional compliant stairway will have to be added to the site in the adjacent property owned by the National Park Service, as to not violate the historic home nor the visitor experience.

Concerning exit access travel distance, the house falls well within IBC's guidelines. As a path of exit access within the house may include unenclosed stairways or ramps, the distance of travel shall also be included in the travel distance measurement (1004.2.4). The maximum travel distance in the home is 200 feet (Table 1004.2.4) and 250 feet with a sprinkler system. The travel distance from the third floor of the home to a first floor exit would fall within this limit.

Exits will need to be properly signed and lighted in accordance with emergency systems and regulations, with access to the exits signed and kept open and clear.

Accessibility

The ADA Accessibility Guidelines for Building and Facilities (ADAAG) standards will guide the National Park Service in providing as complete

access as is practical and consistent with the historic fabric of this historic site.

General architectural provisions that are ADA requirements include:

- Clear path width of minimum 36" (except at doorways)
- Doorways measuring 32" clear
- Level walking surface, curb ramp at maximum slope 1:6 – no longer than 2' length; running slopes not exceeding 1:20
- Maximum ramp slope of 1:12, maximum rise for any run shall be 30"
- Thresholds at maximum ½" height
- Handrails on stairs 34-38" height measured from stair nosing
- Clear space between handrail and wall to measure 1 ½"
- Door Hardware with a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate, and mounted no higher than 48" above finished floor. (ADA 4.13.9)

Equal access is required for all visitors to the public areas of the home. The spirit of the ADAAG suggests entry from the sidewalk to the main entry of the building at the first floor level, a physical and preservation challenge. From the sidewalk, there are 5 risers from the public sidewalk to the bottom of the stoop. The first floor of the building is approximately 48" above grade. Total rise is about seven feet from the sidewalk. Ramping requirements would exceed 90 feet with required landings. Ramping here is impractical, if not impossible given the historic nature of the site. Ramping and accessibility should be considered from the rear of the building or through adjacent structures, if that advances beyond the planning stages.

Stairs - Both the stair run to the second floor and the stair run to the third floor measure approximately 34" clear width between handrail and the wall. Handrails are approximately 24" from the nose of the treads to railing centerline. Neither circumstance is ADAAG compliant. Also, no handrail is provided on the wall side of these stairs. An additional handrail may have to be provided at the historic stair. The other clearance issues must remain as is in order not to alter the historic fabric. A fully compliant stair can be provided in the adjacent structure.

Door Widths – Door widths vary throughout the building. Some meet required clearances. Only Door D103 is 3' wide and meets current clearance guidelines. All other single doors are too narrow. Regarding double doors, Doors D101 and D102A, when fully open, exceed the minimum clearances, but each individual door leaf must meet the minimum clearances. With their 6' wide dimensions, only pocket doors D102 meet the requirements for clearance. All other double doors do not.

- Door widths on the first floor range in measurement from 36" to 29".
- Door widths on the basement, second, and third floors do not meet minimum clearances. Most non-historic replacement doors are 2'-4" or 2'-8" wide.

Door Hardware – The historic door hardware is not ADA compliant; however, if the doors are left open for the visitor experience, this should not be a problem.

Clear Path Widths – The clear path widths vary throughout the building.

- Clear path widths on the first floor range from 37" to 27"; this smallest area is between the newel post for the stair and the corner of room 205.
- Clear path widths at the corridor on the second floor are 2'-7"
- Clear path widths at the corridor on the third floor are 2'-8" and 3'10"" - this smallest dimension is at Hallway 300, from the handrail to the wall.

Toilet Facilities - Toilet facilities at the Council House are not ADA compliant. If adjacent property is acquired, toilet facilities for visitors will be provided in the adjacent structure and will be designed to be fully compliant.

Elevator - If more than one floor of the historic home is open to the public, an elevator will have to be installed in the property to provide universal access on all levels. Such an elevator could be located in the adjacent building if acquired by the National Park Service. It is to access all levels and interfere as little as possible with the historic structure. Section Six: Treatment and Use illustrates possible locations for an elevator.

Fire Protection

Upgrade the existing fire alarm system per current codes and standards—

This upgrade would include a new annunciator panel in the lobby; demolition of the existing fire alarm system; installing an addressable fire alarm system including manual pull stations, smoke detectors, duct detectors, horns, and strobes. The new fire alarm control panel will provide monitoring and interface with building systems including HVAC shut down, elevator recall and shunt-trip, and access control.

Provide new sprinkler protection for the entire building.

Deficiencies such as corridor ratings, common path of travel and some dead-end corridor less than 50 feet, will be permitted to exist due to the sprinkler exceptions on the corridor ratings and the increase in maximum limits on common path of travel and dead-end limits in conjunction with the new stair. A fire pump is probably not required due to adequate street pressure, minimum 25 PSI and a 1" water service which will provide the required GPM for fire protection. The system will need to be designed per NFPA 13R, utilizing type "K" hard drawn coppering. Where subject to freezing the pipe should be protected, with heat tape and insulation, when installed within the walls or attic the piping shall be on the inside of the wall insulation and below the attic insulation.

Summary

The Mary McLeod Bethune Council House can be restored to its period of significance to accommodate both the anticipated museum and exhibition uses. During major renovations projects, all non-compliant code issues should be addressed to the extent possible. These include the installation of fully compliant sprinkler system, ADAAG compliant restrooms, elevators and ramps. Additional Life-safety concerns would include fire alarm systems.

These projects may also be undertaken on an individual project basis, if a major renovation project is not planned for the near future.

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Figure 4-019: Bethune Council House East Façade. (Photo: RSA, 2007).



Figure 4-020: East Façade Details. (Photo: RSA, 2007).



Figure 4-021: Rail at entry stairs. (Photo: RSA, 2007).

Introduction

RSA visited the site at 1318 Vermont Ave, NW, Washington, DC, between September 2006 and March 2007 (Figure 4-019). Architectural drawings from Beyer Blinder Belle served as background drawings for field notes and the development of framing plans. Structural information described herein is based upon visual survey and limited measurements of the structure where it is currently exposed. No probes or testing, destructive or non-destructive, are within the scope of this study.

Project Scope

Original Structure

Built in 1875, the Bethune Council House consists of exterior and party masonry bearing walls and is framed with wood floor joists spanning north-south. The original home is three stories with a basement. It is 24 feet wide from north to south and 68 feet long from east to west. A large bay window at the first floor supports a small second floor balcony (accessible only by window). The first and second floors of the house currently serve to display and interpret artifacts. The third floor and basement house storage and offices.

Investigation

Review of Available Documents

Two earlier structural assessments were made available to RSA (copies included in Appendix A). First, the observations and recommendations of a structural investigation by a structural engineer from the National Park Service are summarized in a memorandum dated October 30, 1997. Second, the results of a structural inspection by representatives from the Mary McLeod Bethune House NHS, the U.S. Government Services Administration and the National Park Service National Capital Region are summarized in a report dated August 15, 2006. The History of the Site produced by the Bethune Museum Archives in 1978 and later edited in 1989 was also helpful in understanding the chronology of this building.

Exterior

East Side (Street Façade)

The front elevation is brick masonry with what are likely wooden hood moldings highlighting the masonry openings; shallow arched cornice pieces on bracket supports above each window and door likely translate to brick masonry arches within the plane of the wall itself (Figure 4-021). Such masonry arches are observed at the rear elevation (4-024 and 4-025). The eaves of both the bay roof and the mansard roof at the third floor level are highlighted with decorative cornices which project from the plane of the wall and are visually supported by bracket and modillion details. The exterior



Figure 4-022: Baluster cap damage. (Photo: RSA, 2007)



Figure 4-023: Deteriorated mortar joint underneath entry stairs. (Photo: RSA, 2007)



Figure 4-024: Side Alley Upper Elevation. (Photo: RSA, 2007)

brick masonry and decorative elements are painted. No areas of significant structural deterioration were observed within these elements.

Some areas of concern were observed at the entry stairs. The stairway treads and landing are brownstone, a type of sandstone, and the railing elements are hollow cast iron. Figures 4-022 & 4-023 show general examples of rail deterioration. If the iron components continue to rust, damage to the rail sections as well as to the stone treads may occur. Additional possible problem areas were observed underneath the brownstone landing of the stairway. The primary landing stone shows significant levels of material decomposition at its underside, likely the result of water collection at the soffit and the subjection of the saturated assembly to freeze-thaw cycling. Separation and deterioration in the collar joint between the brownstone veneer and brick backup was also noted in this area (Figure 4-023). Though these details fall largely in the realm of architectural concern at this time, if left untreated they may lead to localized structural problems in the stair. See architectural descriptions and recommendations for more detailed information.

Minor settlement of the sidewalk steps has apparently occurred, however the differential settlement does not appear to create a tripping hazard or excessive slope; as such, no remedial action is currently recommended structurally. See architectural descriptions and recommendations for more information.

West Side (Rear Elevation)

No major structural issues were observed at the rear elevation. As previously noted, masonry openings are bridged by shallow segmental soldier brick arches (Figure 4-024). Two exceptions to the segmental arches are over each of the two doorways – one exiting from the rear stair at the northwest corner of the building and the other exiting from the basement into the side alley (Figure 4-025). Some masonry cracking was observed over the lintel above the door opening (D105A) at the northwest corner, likely the result of minor deflection of the lintel or minor shifting of masonry associated with the expansive forces of rusting steel. Lintel deterioration, if present, did not appear significant at the time of this investigation; however the presence of masonry cracking can become inlets for water penetration and could lead to accelerated deterioration in the future. The masonry over the side alley door (DB05A) shows signs of recent rebuilding and repointing, and presents a remnant of a flat brick arch several courses above the current door opening. Observation from the interior shows that the original segmental arch may remain within the inner wythe of brick, but the exterior wythe is currently supported by a new steel lintel set lower to provide a rectangular opening head for the door frame (see below, Figure 4-034). An open hole about 2”x2” is present at the corner of this lintel and exposes the interior furnace room to the elements.

Some wood deterioration was noted at the base of the southern-most column at the rear porch (Figure 4-026). Similar deterioration was observed



Figure 4-025: Side Alley Lower Elevation. (Photo: RSA, 2007).

at the connection of the southern edge beam of the porch roof to the building (Figure 4-027).



Figure 4-026: Wood deterioration at column base. (Photo: RSA, 2007).

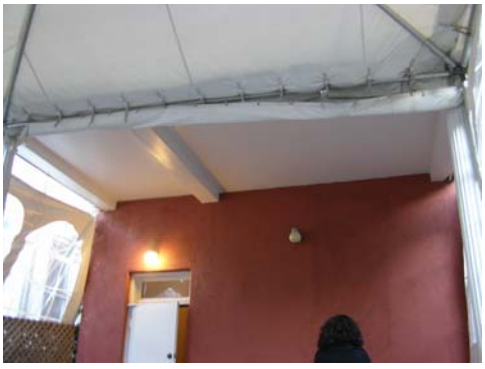


Figure 4-027: Rear Porch Roof Framing. (Photo: RSA, 2007).



Figure 4-028: Northwest corner of roof. (Photo: RSA, 2007).

Roof

The roofing at the northwest corner of the building, depicted in Figure 4-028, shows signs of some cracking and separation from the masonry. This is likely an entry point for water and should be properly addressed to minimize water infiltration into the structure.

The chimney is capped with a cementitious parging over a metal lath. As shown in Figures 4-029 & 4-030, the metal lath is rusting in some places and causing the parging to crack, thereby creating openings for water entry.

Figure 4-031 shows a view of the dunnage steel for the support of HVAC systems installed on the roof in 1974. Steel beams (d=8-1/8", flange width=5-1/4", flange thickness=1/4" (W8x18)) span east-west over the rear half of the building, bearing on what becomes an interior masonry wall to the east and a chimney to the west. Some cracking and uplift in the masonry at the chimney bearing is apparently being caused by the rusting of the embedded steel. This condition is pictured in Figure 4-32.



Figure 4-029: Chimney. (Photo: RSA, 2007).



Figure 4-030: Close-up of chimney deterioration. (Photo: RSA, 2007).



Figure 4-031: Roof Damage. (Photo: RSA, 2007).



Figure 4-32: Steel beam connection with chimney masonry. (Photo: RSA, 2007).



Figure 4-033: Bottom 20 in of masonry, slate course. (Photo: RSA, 2007).



Figure 4-034: Modified lintel detail. (Photo: RSA, 2007).



Figure 4-035: Plaster deterioration. (Photo: RSA, 2007).

Interior

Basement

The basement/foundation walls show signs of deterioration within the Furnace Room, B05. Mortar and some brick units are deteriorating at the lower two feet of two interior walls (see 4-033 and Drawing SSK-1). Evidence of moisture penetration was apparent. However, whether the source is from the soil below (rising damp) or through the exterior is unknown at this time.

Slate coursing was visible at approximately 20 inches above top of floor slab, a detail that was likely intended to prevent the problems associated with rising damp (Figure 4-033). At this point in time, it appears that much of the slate course has deteriorated to some extent, with delaminated edges at the interior face; such deterioration likely compromises its effectiveness in preventing moisture from rising into the brick and mortar. Mortar throughout the lower brick courses has deteriorated at varying heights along the wall. Sandbags used to block water entry at the exterior of the door leading into the back alleyway indicate that excess water is an ongoing problem here. Currently, the amount of deterioration does not appear to compromise structural capacity, but if untreated can ultimately lead to structural problems in the load-bearing masonry. Refer to other engineering information for descriptions and treatments for water collection and removal from the site.

Also noted in the basement Furnace Room was the apparent modification of the original masonry arch over the door opening (DB05) into the rear alleyway, noted previously. The modified masonry configuration leaves a single wythe of brick directly over the door as the barrier between interior and exterior (Figure 4-034).

Plaster on the south wall of the basement bathroom (B07) also shows signs of damage due to moisture, indicating that the rear alleyway likely has significant water drainage problems that must be addressed (Figure 4-035). Although these signs are not currently indicative of structural problems, the sustained presence of moisture does represent a deterioration mechanism in place that will ultimately lead to structural issues if left untreated. See architectural descriptions and recommendations for more detailed information.

First Floor

The first floor framing was observed through a mechanical opening in the ceiling of the front (east) basement room (B02A). The floor is framed with 3”x9” (actual) wood joists spanning north-south at 16” on center (see Drawing SSK-1). Spanning the entire width of the house, these joists have a calculated live load capacity of 25 psf. If the interior corridor wall functions as a bearing wall, the span of the joists is reduced considerably, and the live load capacity is calculated to be 100 psf. That the corridor wall is masonry at the basement level and carries upward for most floor levels (one exception being the front room on the second floor , Display Room #1, 102) means that the joists are effectively supported on that wall. Typically the joists are



Figure 4-036: First floor framing viewed from opening in basement ceiling. (Photo: RSA, 2007).



Figure 4-037: Stairs pulling away from wall. (Photo: RSA, 2007).



Figure 4-038: Loose connections of stair finishes. (Photo: RSA, 2007).



Figure 4-039: Damage of ceiling plaster. (Photo: RSA, 2007).

continuous over this line of support, allowing for the possibility of a clear span between exterior walls; however, the joists are significantly stiffened by the presence of the wall and its continuation down to the foundation level, effectively amounting to a support condition.

Where observed, the joists generally appeared to be in sound condition. In the background of Figure 4-036, bridging is visible between the first floor joists to assist in load distribution. Also noteworthy in the photo are the penetrations for the numerous conduits as well as the moisture staining. Given the location, it is likely that the water staining is from the past fire and subsequent firefighting efforts to extinguish the blaze.

Tongue-and-groove wood sub-flooring (5/8" thick, 2¼" wide) covers the floor framing.

Second Floor

Second floor framing was not accessible for observation, but judging from the distance between the first floor ceiling and the second floor at the stairwell, the joist depths appear to be about 10" (Drawing SSK-1).



Figure 4-040: Rod intended to stabilize stair railing. (Photo: RSA, 2007)

Along the north wall of the staircase, several treads were noted to be pulling away from the wall. Gaps are visible, as seen in Figures 4-037 and 4-038. While previous structural assessments show that this issue has been observed in the past, it was never deemed problematic. The baluster is loose when lateral force is applied. Loose spindles and open joints were also observed. Figure 4-040 shows a stiffening rod intended to lessen this lateral flexibility.

Minor cracking was noted in the corridor ceiling plaster. Also, damage was noted at the upper wall and ceiling plaster in the niche in Display Room #2 (202, Figure 4-039). This cracking may be associated with the structural performance of framing around the stair opening; however, the magnitude of cracks did not appear consistent with a severe structural deficiency. See



Figure 4-041: Tapering of ceiling joists and rafters. (Photo: RSA, 2007).



Figure 4-042: Sizes of roof rafters vary. (Photo: RSA, 2007).



Figure 4-043: Split end of rafter. (Photo: RSA, 2007).



Figure 4-044: Hangers at bearing wall. (Photo: RSA, 2007).

architectural descriptions and recommendations for additional details on finishes.

Third Floor

Drawing SSK-2 represents the assumed typical floor framing for the third floor level. Similar to that noted at the second floor level, the stair railing appears to have loosened and become more flexible when subjected to lateral pressure.

The third floor framing over Display Room #1 (201) may represent the area with lowest live load capacity (perhaps as low as 25 psf), because an interior corridor wall was removed which had shortened the span. However, this framing was not directly observed and the conditions of the finishes did not appear to reflect an internal condition of overstress in the floor structure. Because this interior wall was removed at one point in the building history, consideration should be given to the possibility of reconstructing the wall. Alternatively, if the current second floor room layout is determined to be appropriate for the best interpretation of the historic site, the floor framing should be investigated and a determination made regarding the possible need for floor reinforcement to achieve the required live load capacity.

Attic

The small attic space to the rear of the house was accessible through a hatch at the top of the rear stairwell at the third floor ceiling. Ceiling joists were observed to be 1¾"x6" @ 17" o.c. throughout (see Drawings SSK-2 and SSK-3). Both ceiling joists and rafters taper at the south bearing wall (Figure 4-041). Rafter sizes varied from the east and west sides of the hatch opening (varying sizes visible in Figure 4-042). To the east of the opening, rafters measured 1-7/8"x6¼" @ 19" o.c. West of the opening (toward the rear of the building), rafters measured 2"x9½" @ 22" o.c. The differing sizes may be associated with the different ceiling treatments, as discussed below. Rafters framing either side of the hatch opening itself measured 1-7/8x7½" spaced at 23" o.c. Roof boards in this area measured 1" thick.

Figure 4-043 shows the split end of one rafter at its bearing in the north wall, possibly the result of deterioration or a pre-existing flaw in the wood grain. A localized overstress in shear is possible; however, this splitting condition was only observed in one of many rafter ends. Observations were limited to that which could be seen from the access hatch. Some localized deterioration of brick masonry and rafter ends where they embed in the north masonry appeared to be a potential concern; however access to confirm the extent of deterioration was not available at this time. See Conclusions and Recommendations for recommended further investigation.

Wood hangers were observed between the rafters and ceiling joists in the zone east of the hatch opening. Similar wood hangers were noted in the west (rear) zone, however the location shifts to the face of the north bearing wall (See Figures 4-044 and 4-045). Hangers allow the 2 levels (ceiling and roof) to move together, adding stiffness to the framing. When located out within the span, the rafters and ceiling joists will work together in the



Figure 4-045: Wood hangers between rafters & ceiling joists. (Photo: RSA, 2007).

resistance of bending forces. When the hangers are located against the bearing wall, the two framing levels must work independently to resist bending, but may have some load sharing in shear resistance. Because bending typically determines the framing lumber size for spans of this magnitude, the increase in framing size toward the rear of the house makes sense structurally, where the rafters gain no benefit in bending resistance from the ceiling joists.

The varying rafter framing in the attic may have been installed for the possibility of different ceiling treatments. Observation of the masonry in this area does not suggest that the varying sizes were constructed at different times in the history of the structure. All of the wood framing in the attic is almost certainly part of the original construction of this building.

Conclusions and Recommendations

Exterior

East Side (Street Façade)

The hollow cast-iron elements at the entry stairs should be stripped of paint, rust, and loose scale in order to assess and repair the cast iron components. Depending upon the conditions uncovered, partial or full disassembly and reconstruction may be required. The cast iron should then be recoated with a corrosion-resistant finish. See architectural recommendations for further details.

Stone and mortar deterioration underneath the brownstone landing should be addressed and recommendations made by a masonry conservator. All joints should be repointed with a historically appropriate mortar to minimize further water entry into the stone and joints. See architectural recommendations for further details.

West Side (Rear)

The previously noted masonry cracking above the door (D105A) should be repointed with appropriate mortar to prevent water penetration which could lead to a cycle of increased rusting and additional cracking. The lintel over the alley door (DB05A) is currently stable, but an open hole leaves the interior open to the elements. The interior wythe above the door frame should be refilled for weatherproofing.

Wood deterioration at the base of the porch column should be repaired by removing failed materials and replacing with new wood components. Sources of water penetration should be addressed to minimize future deterioration. The same treatment is recommended for the porch roof beam. See architectural recommendations for further details.

Roof

Any entry points for water in the roof should be addressed. Cracking and separation of roof material from the masonry should be repaired to minimize water intrusion into the structure and interior finishes. See architectural recommendations for further details.

Metal lath visible through plaster cracking at the chimney can be prevented from further rusting by coating with a historically appropriate mortar/stucco. See architectural recommendations for further details.

Brick masonry around the dunnage beam bearing should be temporarily removed to clean and protect the embedded steel. The masonry should then be rebuilt around the steel.

Interior

Basement

The lower two feet of masonry in the furnace room require repointing with appropriate mortar as determined by architect and masonry conservator. The problem of rising damp and entry of water from the exterior should be addressed by improving drainage conditions in the rear alley-way. Drainpipes and gutter systems below grade should be investigated and checked for blockage. See site engineering recommendations for more detailed information on water collection and removal.

Second Floor

Staircase framing was not accessible during the site survey. In order to properly diagnose the visible gaps and flexibility, RSA requests a probe investigation by removing the underside finishes and exposing the connections of the treads and risers to the stringer framing (See SSK-2).

Third Floor

Further investigation of the third floor framing over Display Room #1 on the second floor is warranted if the current room configuration is to remain. RSA requests a second floor ceiling probe or probe into the third floor finishes to expose the floor framing and determine live load capacity.

Attic

While there was no immediately apparent evidence of structural instability in the roof and ceiling framing, it would be prudent to perform a few probes to test the bearing at the exterior masonry walls. Signs of past water infiltration may have resulted in wood deterioration within the joist/rafter bearings. RSA requests two on each side (north & south) of the building, which should be adequate to properly diagnose the roof and ceiling framing condition (See SSK-2).

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Figure 4-012: First Floor Framing on Basement Plan

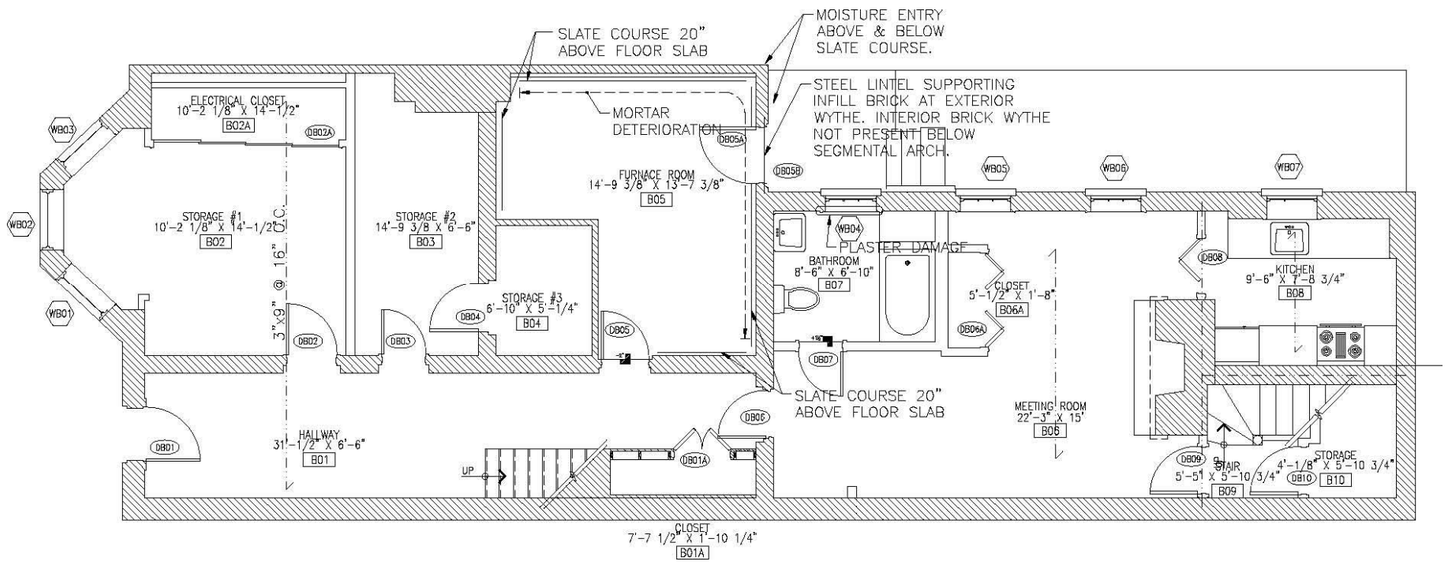


Figure 4-013: Second Floor Framing on First Floor Plan

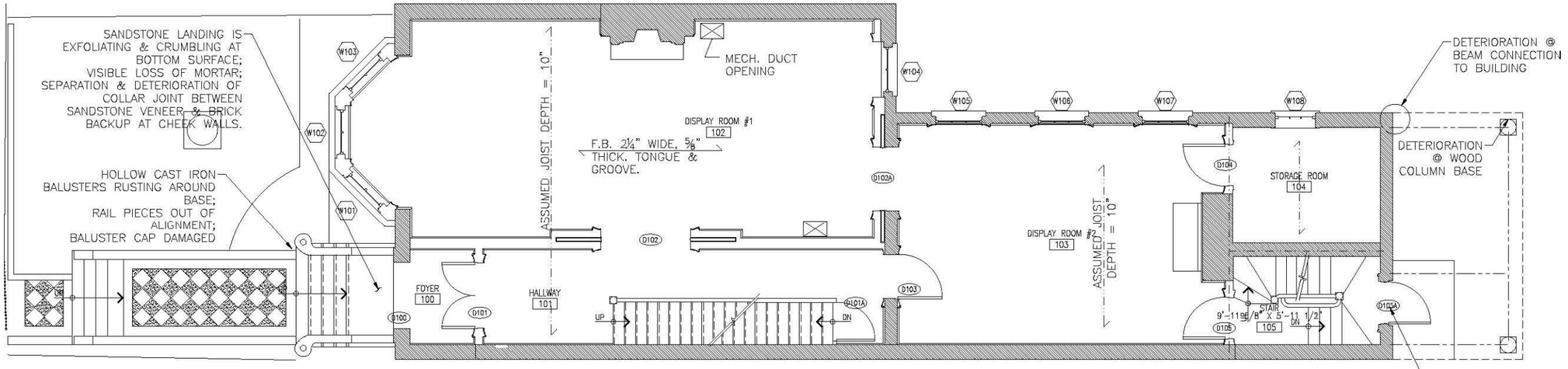


Figure 4-014: Third Floor Framing on Second Floor Plan

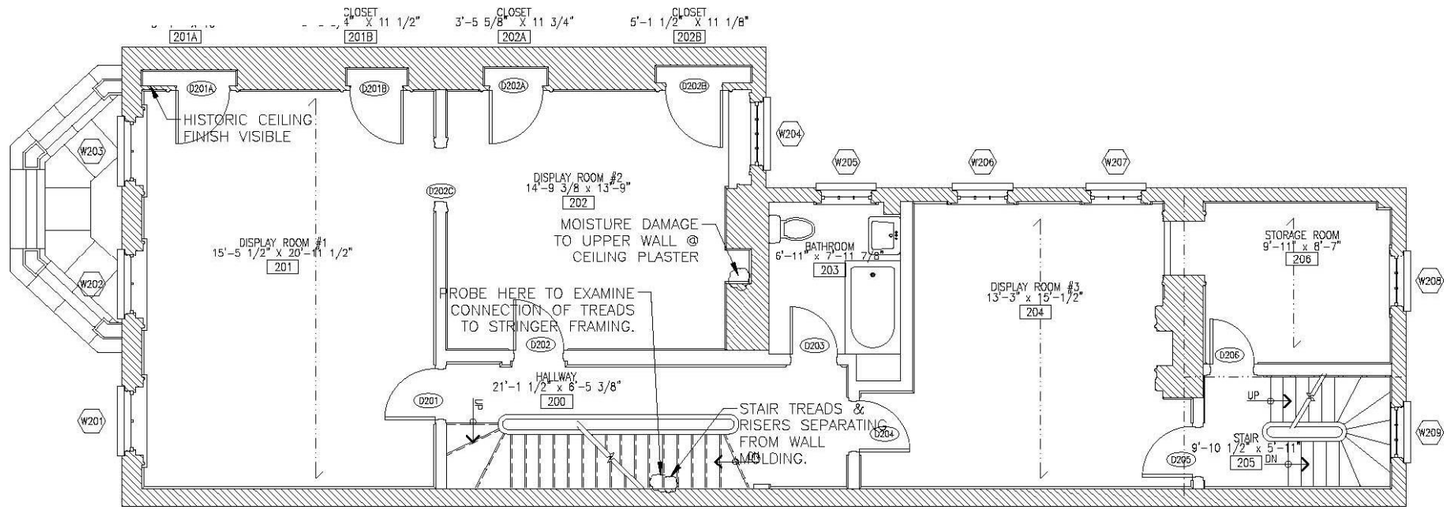


Figure 4-015: Roof Framing on Third Floor Plan

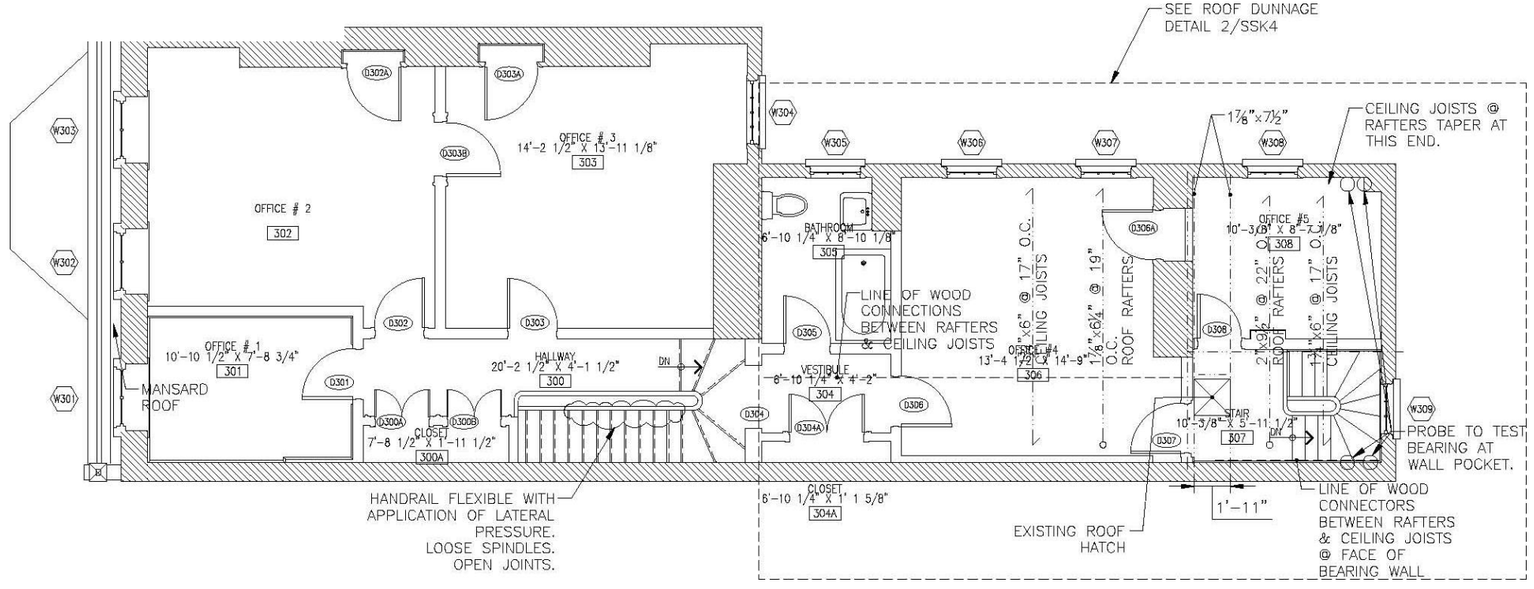


Figure 4-016: Roof East of Attic Hatch

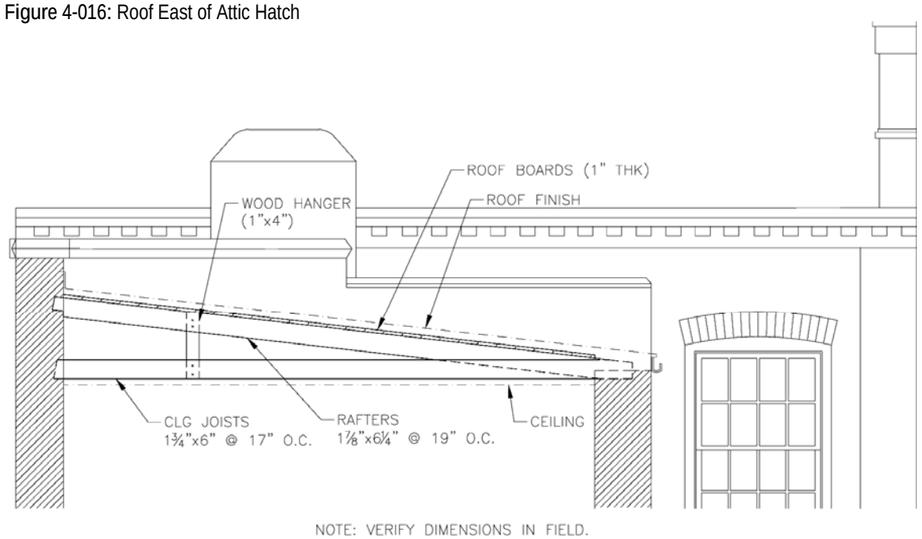


Figure 4-017: Roof West of Attic Hatch

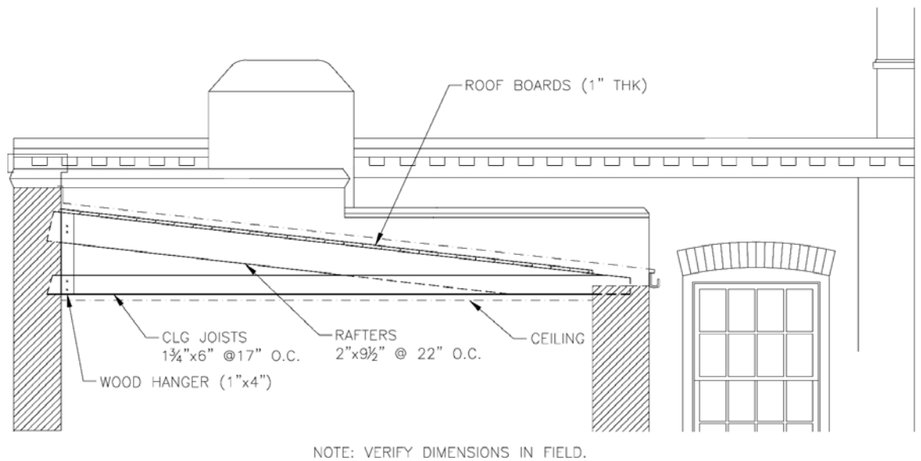


Figure 4-018: Structural Roof Plan

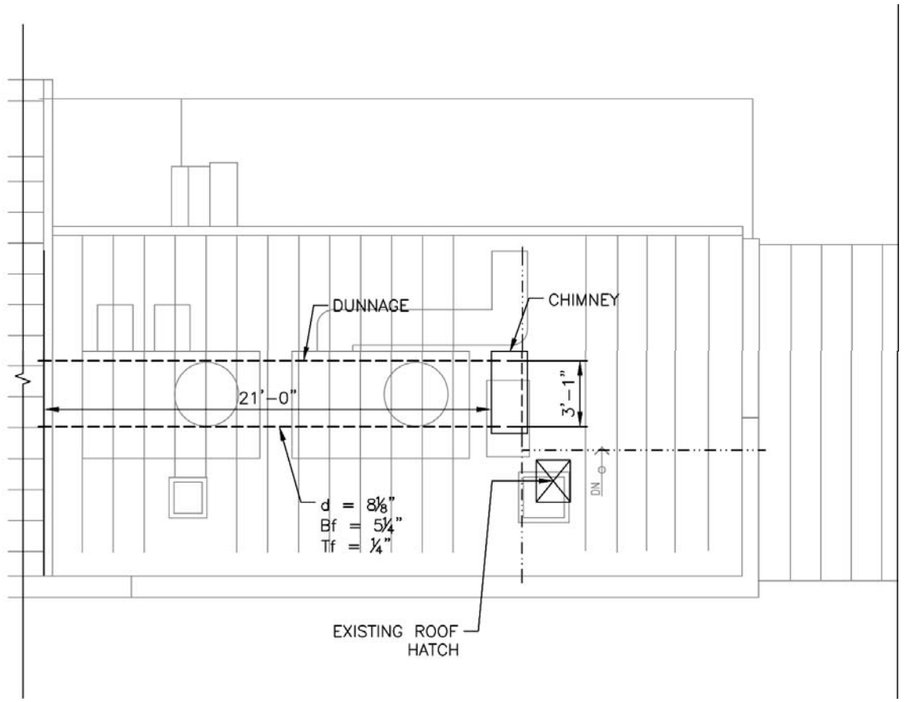




Figure 4-051: Rm B05, Existing split system. (Photo: GHT, 2007).



Figure 4-052: Rm B05, Existing split system. (Photo: GHT, 2007).



Figure 4-053: Rm B07, Existing split system. (Photo: GHT, 2007).



4-054: Roof, Existing roof top unit. (Photo: GHT, 2007).

Condition Assessment

Mechanical

The mechanical systems have undergone a series of changes over the life of the building. The original system is assumed to be a series of fireplaces installed at the time of construction. A hydronic heating system consisting of a boiler and radiators is likely to have been installed in the 1920's.

During a 1975 restoration of the building, a forced air gas heat system replaced the hydronic system. Air conditioning was also installed at this time. The system consisted of a split system in the basement for servicing the basement as well as the first floor, and a rooftop unit for servicing the upper floors.

Around 1988-1989, the building was divided mechanically into three zones and the existing systems were replaced by the current mechanical system as described below.

The first unit is a split system air-conditioning unit with gas heat (Figures 4-049--4-051). This unit serves zone one which includes the basement and the first floor. The indoor unit is located in the mechanical room on the basement floor with duct routed to the ceiling of basement floor. Air is delivered through supply air registers in the soffit and ceiling and wall for the basement and through the floor registers for the first floor. This unit is equipped with a humidifier and electronic air cleaner. The thermostat is located on the first floor. The indoor unit is a manufactured by Lennox company and the model is Lennox Conservator II G16. The outdoor condensing unit is York Intertherm model number S2BC060K.

The second and third units are rooftop air-conditioning units with gas heat and they are located on the roof (4-054—4-058). These units are serving zone two and zone three. Air is circulated through supply and return air risers (shaft) and wall and ceiling registers to the space. Thermostats are located in the offices on the third floor.



Figure 4-055: Roof, Existing roof top unit. (Photo: GHT, 2007).



Figure 4-056: Roof - Existing roof top unit. (Photo: GHT, 2007).



Figure 4-057: Roof - Existing roof top unit. (Photo: GHT, 2007).



Figure 4-058: Roof - Existing roof top unit. (Photo: GHT, 2007).



Figure 4-059: Room 308 - Existing return grille. (Photo: GHT, 2007).



Figure 4-060: Room 308 - Existing return grille. (Photo: GHT, 2007).



Figure 4-061: Room 308 - Existing return grille. (Photo: GHT, 2007).

These rooftop units are manufactured by York, The model number was not legible. These units are in fair to poor condition and have passed their life expectancy as per ASHRAE recommendations (American Society of Heating, Refrigeration and Air Conditioning Engineers 10-15 years). Existing ductwork on the roof is covered with rust and there is no weather proof enclosure on some of the ductwork (Figures 4-056—4-058).

The existing walls and roof have no insulation or vapor barrier. Also, the existing windows are single glaze without insulated glass. There is no insulation on the existing ductwork.

All existing supply air grilles and registers are covered with dust and dirt (Figures 4-059—4-061).

Plumbing



Figure 4-062: Room B08 - Existing kitchen. (Photo: GHT, 2007).



Figure 4-063: Room B07 - Existing bathroom. (Photo: GHT, 2007).



Figure 4-064: Room 305 - Existing bathroom. (Photo: GHT, 2007).



Figure 4-065: Room B07 - Existing bath tub. (Photo: GHT, 2007).

The building has three bathrooms and a kitchen area (Figures 4-062—4-065). Much of the hot and cold water copper pipe was upgraded in the last renovation in 1981. The integrity of the water pipe appears good. However, because of the age of the copper water pipe in the house, the piping was joined together using high lead content solder in the sweat fittings. We recommend replacement of the water supply system because of the presence of lead. The hot water heater is manufactured by Bradford White Model number m-1-5035in with gas input of 40,000.btu/h and 50 gallons of capacity. The hot water heater depicted in (Figures 4-066 – as seen on next page) is fueled by natural gas, and appears to be approximately 15 years of age. This is beyond the typical expected 10-year service life for a tank type water heater.

The waste pipe in the house has been converted to plastic and appears to be in good to fair condition. The sewer line from the building to the street should be scoped to verify its integrity and provided with a functioning back flow device so sandbagging of the basement doors is not required, as shown in picture (Figures 4-067).

The gas meter is located outside the house under existing steps.



Figure 4-066: Room B05 - Existing water heater. (Photo: GHT, 2007).

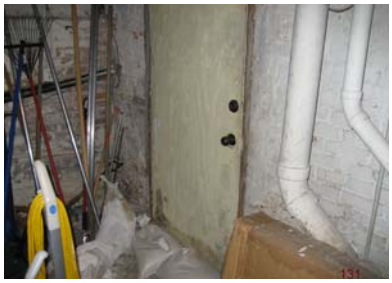


Figure 4-067: Room B05 - Existing mechanical room. (Photo: GHT, 2007).



Figure 4-068: Hallway 101 - Existing pull station fire extinguisher. (Photo: GHT, 2007).



Figure 4-069: Hallway 101 - Existing bell. (Photo: GHT, 2007).

Fire Life Safety

The building has a fire alarm system (Figures 4-068—4-070). The pull stations and bells are located at the stair hall on each floor. The system doses not have ADA strobe lights, the existing mounting height of the pull device is also too high, and the existing bells, which could be used, require adjustment to the proper sound level.

There is no sprinkler system.



Figure 4-070: Hallway 101 - Existing bell, pull station, fire extinguisher. (Photo: GHT, 2007).



4-071: Closet B02A - Existing electrical room, electrical panel. (Photo: GHT, 2007).



Figure 4-072: Closet B02A - Existing electrical panel. (Photo: GHT, 2007).



Figure 4-073: Closet B02A - Existing electrical panel. (Photo: GHT, 2007).

Electrical

The building electrical wiring is in a reasonable state of repair and would appear to be reliable. Rooms have at least a receptacle or two mounted in the base boards. These receptacles were wired in surface raceway extended from other recessed receptacles. In the basement the newer wire that was installed is BX type cable; this wire is protected with a metal shielded jacket. BX was installed at a later date in the basement to the vertical conduit that extends up to the surface plug strips in the rooms above and is BX type cable.

The wire installed in the basement was replaced after the fire and the electrical service was relocated to the opposite side of the basement from what was shown on the renovation drawings (Figures 4-071—4-073). The electrical service is in good shape and is 200 amps single phase 120 / 240 volts. Also in the basement is a panel located at the back portion of the basement in the eating area of the kitchen.
The routing of the wire in the walls is unknown. The spacing of the receptacles in the house, although not installed to the density necessary to meet today's codes for a residence, would meet the requirements for a commercial establishment. The wire to the baseboard mounted receptacles is safe and properly protected from overload. Most rooms have had a surface plug strip added to the walls (Figure 4-074). This was done to get additional power to the rooms, although this is not the most visually pleasant solution, it appears to have been effective. The existing lighting appears adequate for general lighting with a few dimmers that are wall mounted (Figures 4-076) to control some of the lighting.

The electrical system is functional for the present use.



Figure 4-074: Room 206 - Existing wiremold. (Photo: GHT, 2007).

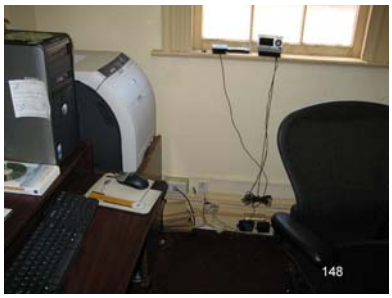


Figure 4-075: Bookstore -Existing wiremold. (Photo: GHT, 2007).





Figure 4-076: Hallway 101 - Existing dimmers. (Photo: GHT, 2007).

Work Recommendations

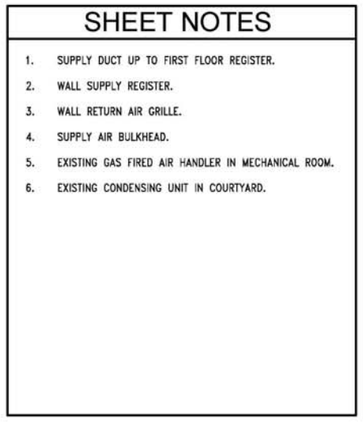
To avoid condensation, insulation on the duct work in the ceiling spaces is recommended. All exposed duct work must be insulated in weather proof insulation.

A backflow device should be installed on the main sewer line and a sump pump powered system installed for the drains exterior to the basement doors. Domestic water piping should be replaced with new piping using lead-free solder, and the domestic water heater should be replaced as well.

The building needs a complete new mechanical system with all new ductwork, diffusers and grilles, and a new fire alarm system. The plumbing supply system needs to be replaced with the waste system usable. The electrical system is in the best condition and that depends on the final use of the building. The existing electrical service, considering the existing baseboard receptacles, adding only targeted additional power needs, may be adequate.

A new NFPA approved, ADA compatible, UL listed, fire alarm system should be installed. This upgrade would include a new annunciator panel in the lobby; demolition of the existing fire alarm system; installing an addressable fire alarm system including manual pull stations, smoke detectors, duct detectors, horns, and strobes. The new fire alarm control panel will provide monitoring and interface with building systems including HVAC shut down, elevator recall (if elevator is installed) and shunt-trip, and access control.

Figure 4-046: Basement



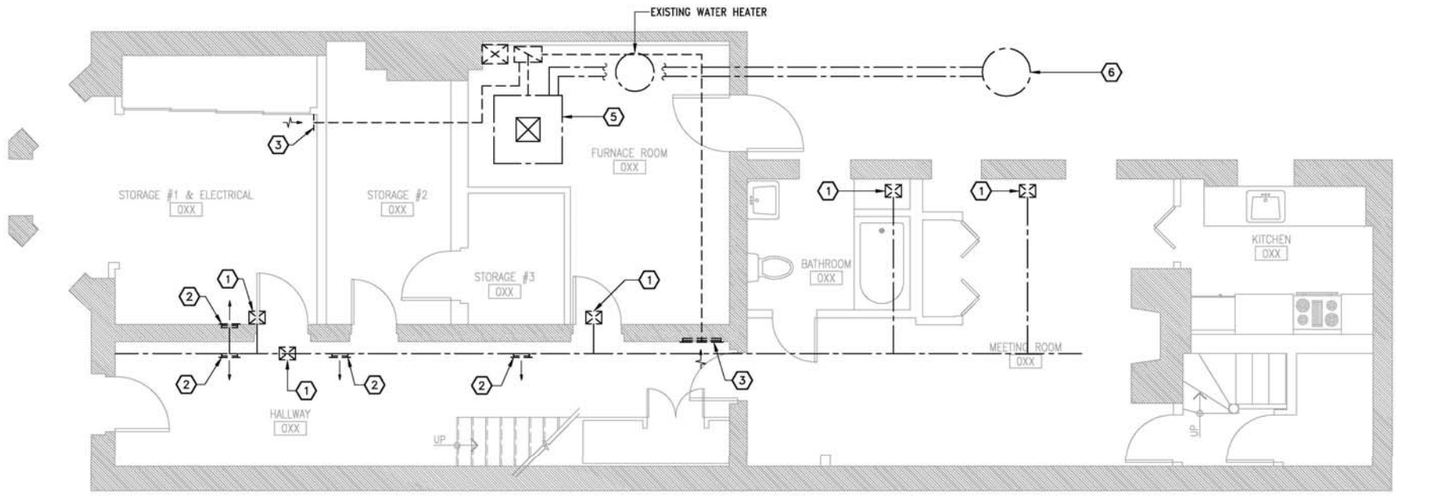
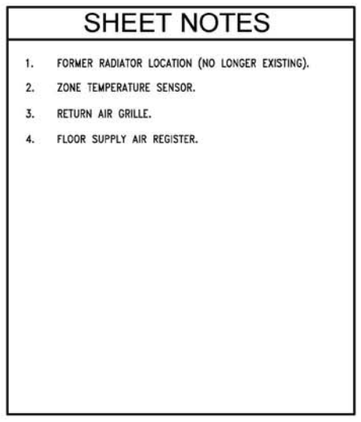


Figure 4-047: First Floor



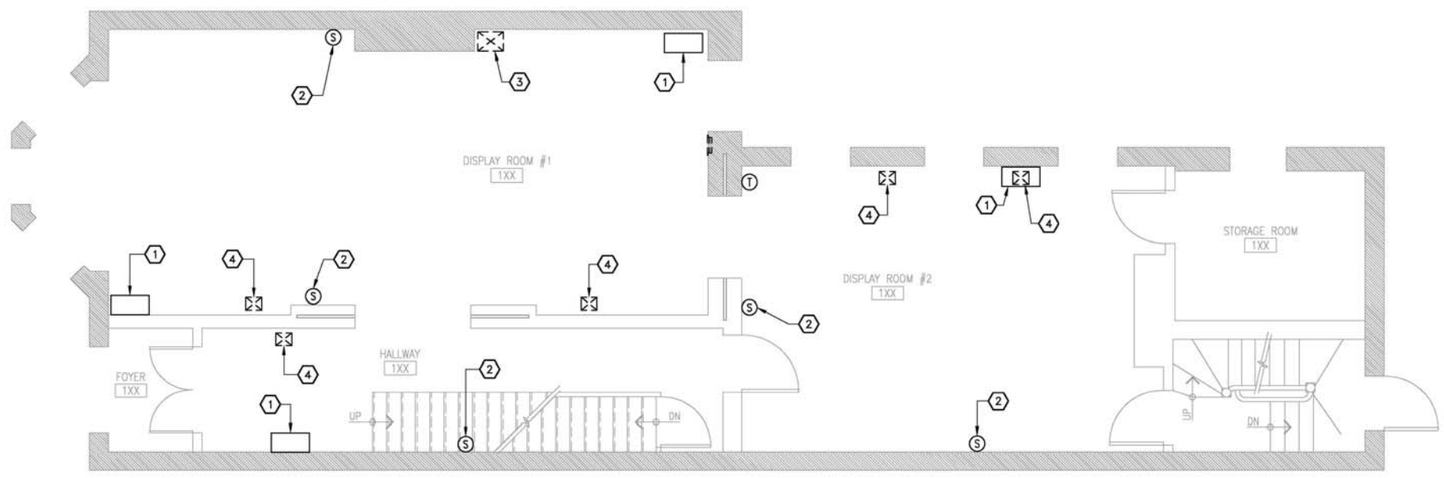


Figure 4-048: Second Floor



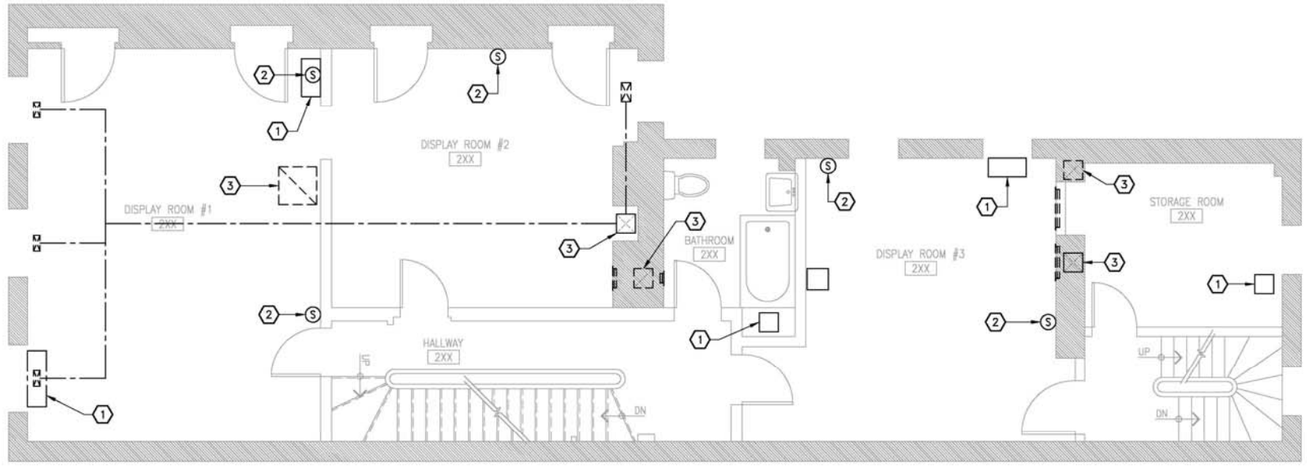
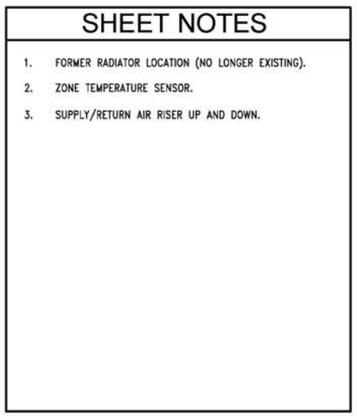


Figure 4-049: Third Floor



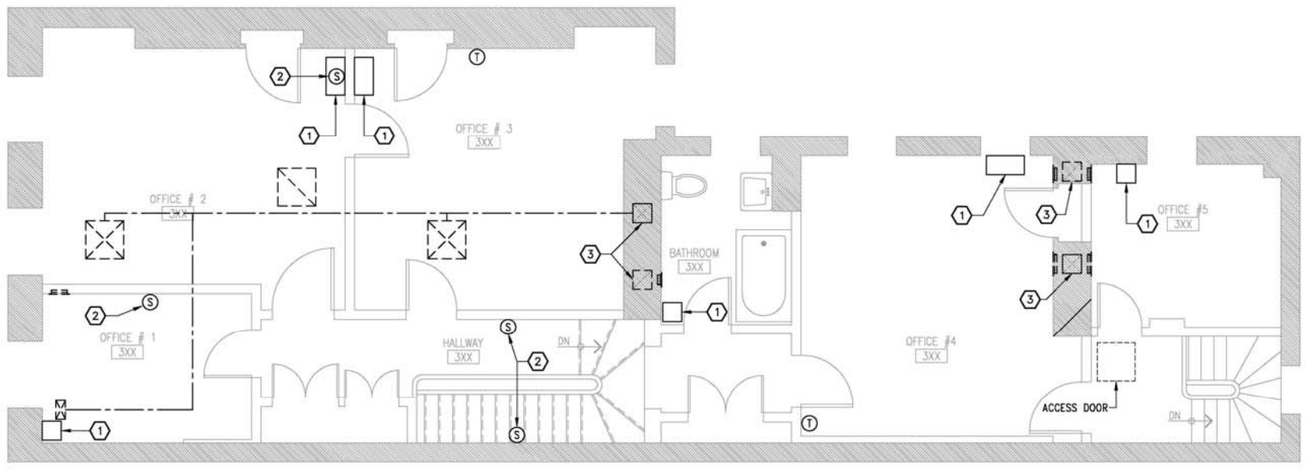
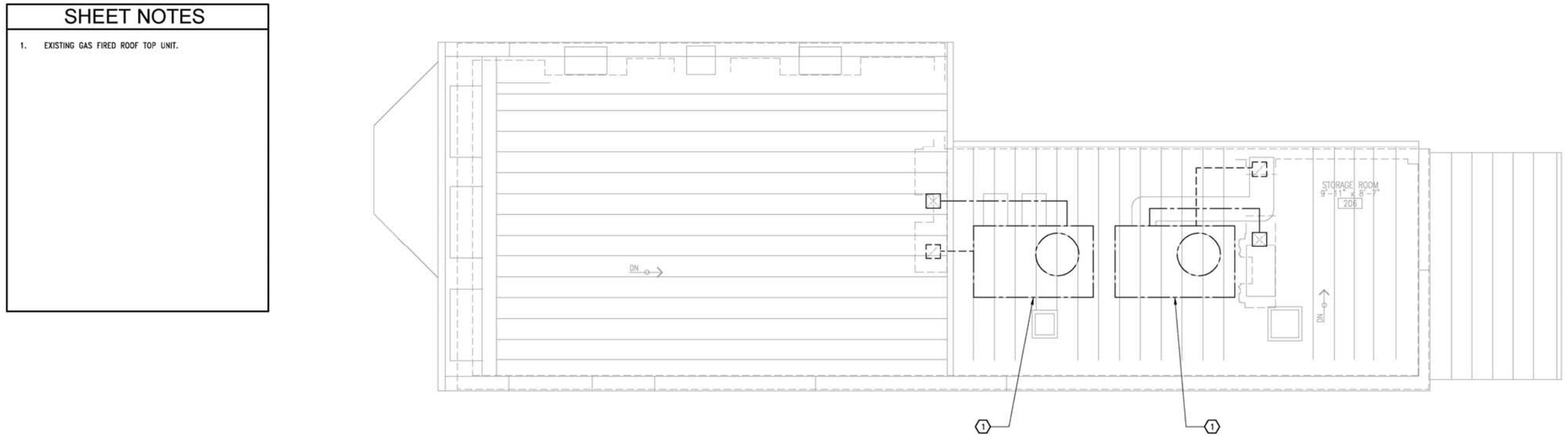
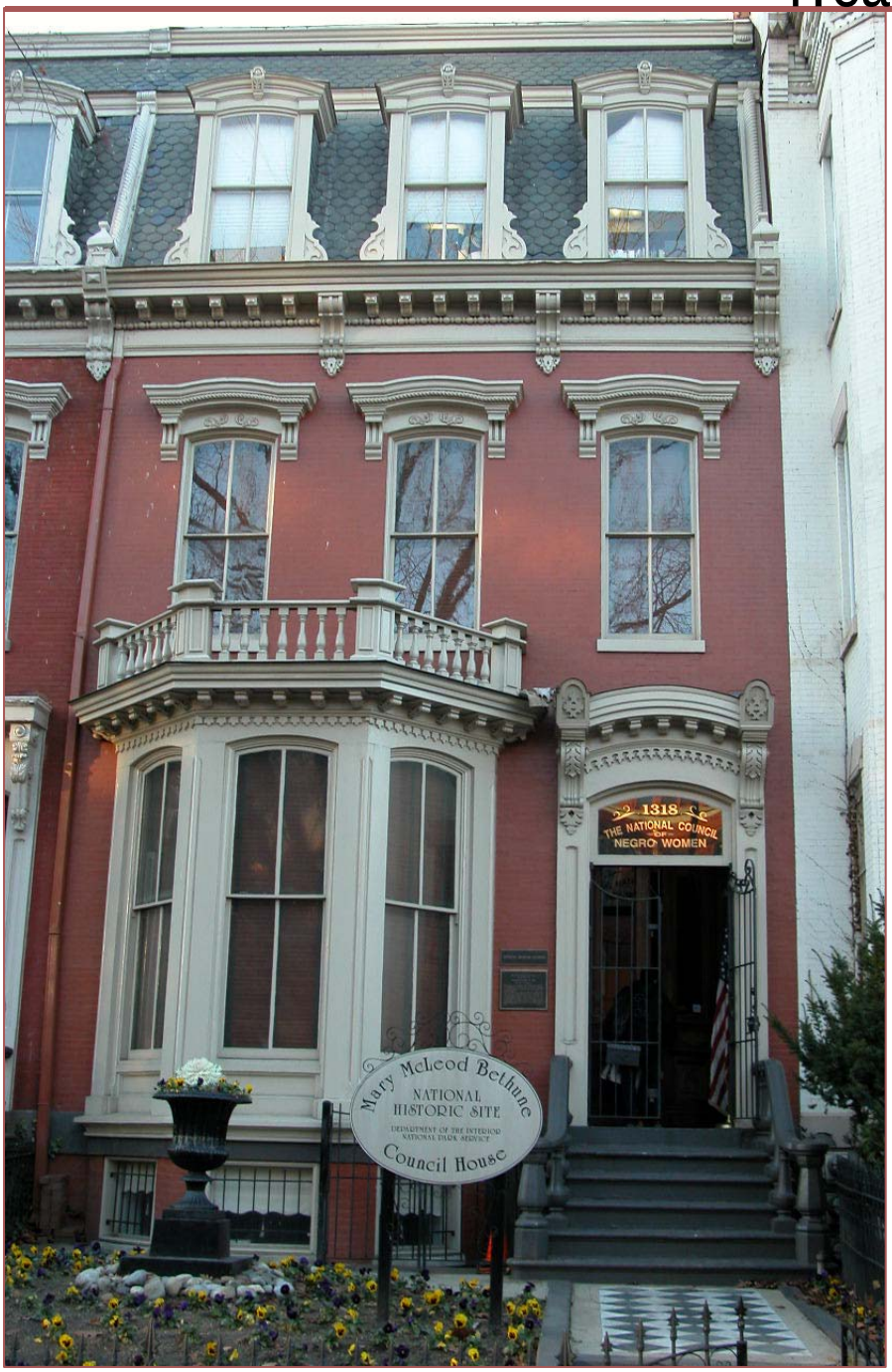


Figure 4-050: Roof



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1318
THE NATIONAL COUNCIL
OF
NEGRO WOMEN
Mary McLeod Bethune
NATIONAL
HISTORIC SITE
Council House

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TREATMENT AND USE

OVERVIEW

The Mary McLeod Bethune Council House is in decent condition as it is occupied and open to the public. Since 1975, it has been renovated numerous times-- most recently an exterior renovation in 2002. Therefore preservation treatment except for roof work, site drainage, and infrastructure upgrades is minor. Accessibility is also a major concern.

METHODOLOGY

The deteriorated areas were previously defined in the Conditions Assessment portion of this report as well as the definition of probable causes. In this section, preservation treatment will be described in detail. To define the preservation treatment, location and quantities, a Preservation Treatment Recommendations matrix has been provided for the architectural recommendations. Following the matrix are narratives for the recommendations made by the structural and mechanical, electrical, plumbing and fire protection engineers.

PERIOD OF SIGNIFICANCE

Per the research done by this design team and in coordination with other documents provided by the National Park Service, it has been established that the Period of Significance for the Mary McLeod Bethune Council House is the period in which the National Council of Negro Women occupied the house from 1943–1966. During this period, the house was used to accommodate visitors to Washington. This period of time encompasses two distinct phases:

1. The years 1943 - 1949 in which Mrs. Bethune lived in the house and it was used for both guest accommodations and NCNW offices.
2. The years 1949 - 1966, after Mrs. Bethune returns to Florida and the house is used primarily as office space for the NCNW and as guest accommodation for visitors to Washington.



Figure 5-001: Existing shutter hinge on exterior. (Photo: BBB, 2007).

TREATMENT RECOMMENDATIONS--Exterior

An exterior restoration project was completed in 2002; therefore, the exterior front (east) of the house needs only minor repair work. This project included replication of deteriorating wood and repair and rebuilding of windows and decorative hoods.

Earlier exterior renovation work in 1988 involved the removal of the porch and the backdoor at the kitchen (now bookstore) and the installation of cement parging on the exterior west façade.

Windows were replaced and masonry openings shortened in 1975.

The following is a comprehensive listing of restoration and preservation items. The restoration items describe work from both Periods 1 and 2. IT IS IMPORTANT TO NOTE THAT NOT ALL RESTORATION ITEMS WILL BE RECOMMENDED—ITEMS DOCUMENTED TO THE PERIOD OF SIGNIFICANCE TAKE PRIORITY.
To restore the house and interpret the most complete story, the following items are described.



Figure 5-002: W105, exterior. (Photo: BBB, 2007).

Treatment Recommendations to Period 1 – Exterior

- Replace windows at back of house with taller to match original. Remove brick infill.
- NOT RECOMMENDED AT THIS TIME. This is the secondary façade and most original opening locations remain except the window or door in Room 104. See 5-006A.



Figure 5-003: Room 103. Note blinds. (Photo: NABWH).



Figure 5-005: Exterior Front Elevation. (Photo: NABWH).

- Replace missing exterior shutters at dining room windows. Windows W105, 106, and 107. See figures 5-001 and 5-002.
NOT RECOMMENDED. This is the secondary façade. No documentation has been found that supports the idea that the shutters were in place during the Period of Significance. With existing blinds in place, control of light and privacy should not be a major concern. Note blinds shown in figure 5-003.

- Relocate surface mounted electrical conduits and security cabling.
RECOMMENDED.



Figure 5-004: West and South Elevation surface mounted conduits and security cabling. (Photo: BBB, 2007).

- Replace missing cresting at top of mansard roof. (Not shown in photographs from Period 2). See Figures 5-006, 5-007, and 5-008.
NOT RECOMMENDED IF CRESTING MUST BE RECREATED. No documentation on when cresting was removed. It may have been Period 1. If existing cresting can be found, it should be re-installed.
RECOMMENDED IF CRESTING CAN BE RELOCATED.

- Remove iron security gate (D001) and replace with historically appropriate decorative paneled wood door. (The exterior door during Period 1 is different from the door as seen in Period 2 photographs). Figures 5-005 and 5-006.
RECOMMENDED: Damage from weather must be prevented.

- Remove existing rear porch, rebuild raised porch per 1934 building permit dimensions and as shown in earliest documentation, 1974 Turner drawings, Appendix 6.d.I.
RECOMMENDED. Existing porch is currently deteriorating.



Figure 5-006: Council House, exterior east elevation. (Image: MLK Library files *The Washington Afro-American*, 17 April 1951).

- Provide historically appropriate, wood paneled kitchen door at rear of house. Design per photographic documentation ca 1945.
RECOMMENDED WHEN KITCHEN REINSTALLED.

- Remove cement parging at rear façade. Repair, repoint, and clean brick. Figure 5-006A shows outline.
RECOMMENDED WHEN KITCHEN REINSTALLED AND DOOR RETURNED.

- Repaint cast-iron railings at the front stoop with documented sand/paint finish.
RECOMMENDED. See Figures 5-005 and 5-006, which show a light tone of finish on the railing.

- Remove painted iron guard rail from stairs leading to basement entry.
NOT RECOMMENDED. Security requirement.

Treatment Recommendations to Period 2 – Exterior

- Remove contemporary landscaping and urn at front yard. Replace with lawn per photographic documentation. See figures 5-005.
RECOMMENDED.



Figure 5-006A: Exterior rear elevation. (Photo: BBB 2007).



Figure 5-007: Cresting installation 1981. (Photo: NABWH).



Figure 5-008: Cresting on roof of 1316 Vermont Avenue. (Photo: BBB, 2007).

WORK RECOMMENDATIONS--Exterior
ALL RECOMMENDED
Architectural

- Remove excessive paint from brick and wood at front façade, clean, repair, repoint, and repaint.



Figure 5-009: Paint build-up, bay window, east façade. (Photo: BBB, 2007).

- Replace downspout boots and lines at rear façades. Clean all areaway drains.
- Rebuild deteriorated bay balustrade and posts.
- Repair/Replace roof.
- Repair cracked marble at front walk.
- Regrade front yard to create positive slope and drainage away from building.
- Repair brownstone stoop. Patch stone slab. Stone and mortar deterioration underneath the brownstone landing should be addressed and recommendations made by a masonry conservator. All joints should be repointed with a historically appropriate mortar to minimize further water entry into the stone and joints.
- Strip cast-iron railing at stoop, remove rust, prime, and repaint.



Figure 5-010: Cast-iron rusting, front stoop. (Photo: BBB, 2007).

Structural

- Repair and repoint masonry cracking above door D105A with appropriate mortar to prevent water penetration.
- Seal hole at Door DB05. Install the interior wythe above the door frame.
- If rear porch is not rebuilt, replace deteriorated wood base of the porch column by removing failed materials and replacing with new wood components. Replace deteriorated porch roof beam.
- Metal lath visible through plaster cracking at the chimney can be prevented from further rusting by coating with a historically appropriate mortar/stucco.
- Rebuild masonry around the steel dunnage beam. Clean and protect the embedded steel.

Mechanical

- See Mechanical narrative, Section 4 for recommendations.

Plumbing

- Replace and/or repair waste system usable.

Electrical

- Relocation of conduits on exterior façade.

Life-Safety

- Relocation of cabling on exterior façade.

TREATMENT RECOMMENDATIONS--Interior

A major renovation project was completed in 1975, with doors on the second and third floors being replaced, and new forced air heating and cooling systems installed. The ceilings were lowered on the second floor, windows were replaced and masonry openings were shortened.

A major interior restoration project was carried out in 1981. This project recreated missing plaster details for the dining room and foyer. Paneling, moldings, windows, and door casings were all painted with grained wood finish on the first floor.

Changes made to the house in Periods 3 and 4 must be carefully evaluated: Finishes such as wood paneling and book cases in room 103 and decorative painting in Room 102 were removed. See Figures 3-059 through 3-060 and 3-136 through 3-138. Light fixtures from the Period of Significance were replaced with replica light fixtures from Period 1, not Period 2. See Figures 3-102 and 3-136.

Because of the fire and its associated vacancy, very little remains from the Period of Significance. These elements include: doors on the first floor, some plaster detailing in Room 102, and two light fixtures. Character defining features of the Bethune period will include wall finishes, window treatments, light fixtures, and floor covering dating to this period. Of the light fixtures in the building, only the chandeliers in Rooms 102 and 104 can be dated to the period of significance.

According to HABS documentation, during the building renovation in 1975, "The second- and third-floor ceilings were dropped and covered with acoustic tiles, hiding the tin coffered ceiling original to the house."

[Historic American Buildings Survey. "1318 Vermont Avenue, N.W. (Mary McLeod Bethune House)" HABS no. DC-775. Washington, D.C.: U.S. Department of the Interior, National Park Service.]

We would recommend the removal of these dropped ceilings and the restoration and/or reinstallation of the stamped metal ceilings, which were original to the house. If these exist, their reinstallation would be in agreement with both Period 1 and Period 2.

The following is a comprehensive listing of restoration and preservation items. The restoration items describe work from both Periods 1 and 2. IT IS IMPORTANT TO NOTE THAT NOT ALL RESTORATION ITEMS ARE RECOMMENDED--SOME ITEMS FROM ONE PERIOD CONFLICT WITH THE OTHER.

Treatment to Period 1 – Interior

- Remove marble slab sealing fireboxes in parlors and bedrooms (Rooms 101, 302, and 303). Rebuild flue, make operational.

NOT RECOMMENDED. Fireplaces were sealed in Period 1, never working during the Period of Significance.

- Install wood floors in parlor.

NOT RECOMMENDED. Carpet is shown in Period 2 photographs.

- Install fireplace mantel at Display room #2, Room 103.

NOT RECOMMENDED. This fireplace removed in Period 1.

- Remove bookstore and rebuild kitchen with period cabinetry, linoleum flooring.

RECOMMENDED. Plan change drastically alters the original function.

- Remove all surface mounted conduits, provide alternate routes or wireless connections, conceal in wall cavities, channel into masonry, etc.

RECOMMENDED. These detract from the historic character of the house and since very little historic fabric remains in the house, these utilities should be concealed.



Figure 5-011: Room 306 water damage. (Photo: BBB, 2007).

- Remove painted gypsum wallboard ceilings on second floor; verify that the stamped tin ceilings are in place as mentioned in HABS documentation. Repair tin ceilings or lower as needed to accommodate ductwork.

RECOMMENDED.

- Replace all 1975 vinyl base on third floor with appropriate wood base.

RECOMMENDED.

- Replace all 1975 flush doors and hollow metal frames on second and third floor with paneled wood doors and molded casings.

RECOMMENDED.



Figure 5-012: Note light fixture in Room 101 beyond. (Photo: NABWH).



Figure 5-013: Note light fixture in Room 103 beyond. (Photo: NABWH).

- Install plaster ceiling decoration in room 102 to match Room 103 and living room in adjacent building at 1316 Vermont.

NOT RECOMMENDED. Ornamentation is not seen in historic photographs from Period of Significance. Ornamentation likely removed during Period 1.

- Paint colors to coordinate with paint analysis of Period 1.

NOT RECOMMENDED. This is not the Period of Significance

- Remove recessed lighting fixtures.

NOT RECOMMENDED. Light fixtures improve display lighting.

Treatment Recommendation to Period 2 – Interior

- Provide decorative painting at Display Room #1 based on photographic evidence.

RECOMMENDED to agree with the Period of Significance.

- Paint colors to coordinate with paint analysis of Period 2.

RECOMMENDED to agree with the Period of Significance.



Figure 5-014: Room 103. (Photo: NABWH).

- Install wood paneling and wood shelving in Display Room #2 (Room 103).

RECOMMENDED to agree with the Period of Significance. See figure 5-014.

- Replace wood flooring in Display Room #2 (Room 103) with linoleum or carpet per historic photographic documentation.

RECOMMENDED to agree with the Period of Significance. See figure 5-014.

- Install art-deco light fixtures in dining room and entry hall.

RECOMMENDED. They are well documented.

- Provide radiators and covers throughout.

NOT RECOMMENDED.

- Replace bathroom plumbing fixtures with fixtures appropriate to the Period of Significance.

NOT RECOMMENDED. Secondary space and not relevant to the history of the NCNW.

Colors for interior finishes such as floor stain, wall paint, doors, windows, and casings will need to be coordinated with the results of the conservation report to best select appropriate colors for the Period of Significance.

WORK RECOMMENDATIONS--Interior

Architectural

- Repair plaster cracking and damaged gypsum board.
- Repaint repaired plaster and/or damaged gypsum board.
- Re-attach vinyl floor base were needed.
- Repair water damage.
- Insulate ceiling cavity. Provide vapor barrier and attic ventilation.
- Improve back stair fire resistance by replacing doors with fire rated doors, sealing penetrations and removing circulation. Full-compliance would require a loss of significant historic fabric and is not recommended.
- Install custom interior storm windows.
- Replace cords in front windows and rebalance weights.
- Repair wooden staircases where trim pieces are missing.
- Replace door leading to basement to meet fire code.

NOT RECOMMENDED. The door is original, and the remaining historic fabric should be maintained as much as possible.

- Strip paint off and repaint closet doors.
- Re-install missing door knobs in closet doors.
- Re-secure baluster in third floor balustrade.

Structural

- Repoint brick wall with appropriate mortar at Room B05 to address the problem of rising damp. Replace missing bricks over door frame.
- Replace brick cords.
- Monitor entry of water from the exterior area way. Drainpipes and gutter systems below grade should be investigated and checked for blockage. See site engineering recommendations for more detailed information on water collection and removal.

Mechanical

- Install backflow device on main sewer line.
- Domestic water piping should be replaced with new piping using lead-free solder.
- Replace domestic water heater.

- Replace mechanical system, ductwork, diffusers, and grilles

Plumbing

- Replace the plumbing supply system.
- Replace and/or repair waste system usable.

Electrical

- Provide limited and targeted additional power needs, may be adequate.
- Reroute wiring into concealed spaces.

Life-Safety

- Provide new NFPA approved, ADA compatible, UL listed, fire alarm system should be installed.

WORK RECOMMENDATIONS MATRIX

Figure 5-001: Recommendations Matrix

No.	Building Component	Condition	Locations (Also Refer to Conditions Assessment Drawings for Exact Locations)	Preservation Treatment Recommendation	Quantity	Priority 1 or 2
EXTERIOR						
	Brick					
A1		Cracks in Cementitious Coating	Brick Chimneys, above roof	Remove coating back to base brick and repoint brick	30 Sq Ft	2
A2		Incompatible Patch	south wall, building ell	Remove existing patch material down to brick substrate. Patch by replacing full brick and repointing with compatible mortar.	1 brick	1
A3		Hole Through Masonry Wall	West wall, areaway	Replace missing brick units with brick to match original. Use mortar to repoint that matches adjacent mortar. In cases where missing brick is part of an arch, shoring and removal of adjacent brick will be required prior to reinstallation of units. Rebuild inner wyeth of brick.	1 SF	1
A4		Open Mortar Joints	East Areaway under stoop	Repoint all open joints in the building façade to limit water infiltration into the exterior masonry wall.	100 SF	1
A5		Excessive Paint Build-up on Brick	East Facade	Test paint removal options with gentlest methods, Remove paint buildup with gentlest methods and prep, prime and repaint with historically appropriate colors per paint analysis.	800 SF	1
	Stone					
A6		Hairline Cracks in Pre-cast sill	East Elevation basement level sills	Provide injection grout at hairline crack to prevent further deterioration. Seal cracks.	3 Cast Units	2
A7		Crack in Marble Pavers	East front walk	Provide injection grout at crack to prevent further deterioration.	3 pavers	2
A8		Stone (brownstone deterioration	East Elevation watertable	Remove paint from brownstone watertable using gentlest methods, Repair with cementitious color-matched mortar. Provide stainless steel anchors and color matched mortar.	2 Stone Units	1
A9		Stone (brownstone deterioration	East Elevation stoop bottom of stone stoop slab	Repair with cementitious color-matched mortar. Provide stainless steel anchors and color matched mortar.	20 Sq Ft	1
A10		Stone Staining - Metallic	East Elevation - Front Stoop Stairs	Chemically clean with gentlest methods the staining as a result of rusting of the metal stoop railing.	5 Sq Ft	2
	Wood					
A11		Deteriorated wood	Period 4 balustrade, east bay Roof.	Rebuild to match with weather-resistant wood.	15 linear feet of railing	2
A12		Deteriorated wood	Decorative wood trim (rope trim and finial) Period 1 at south side of mansard roof,	Repair or rebuild to match with weather-resistant wood.	8 linear feet of rope trim, 1 final	1
A13		Deteriorated wood	Column base, porch beam, west porch	Repair or rebuild to match with weather-resistant wood. Temporarily support roof.	10 linear feet of	1

					porch beam	
A14		Paint failure	Bracket at cornice.	Wood requires patching, repairing and repainting.	South	1
	Metals					
A15		Corrosion	Cast-iron Balustrade.	The cast iron railing at the entry stoop requires cleaning and repainting with rust inhibitive paint. The final coat should have a sand finish.		2
A16		Metal Grilles	Windows WB01, WB02, WB03, WB05, BO6, WB07	The security grilles require cleaning and repainting with rust inhibitive paint as well.		2
A17		Surface mounted conduits and cables	Rear façades	During future interior renovation projects, all surface mounted conduits should be run in interior chases. All cabling, including security and telecommunications should be re-routed to interior chases.		2
	Roof					
A18		Failing, damaged and abandoned downspouts	Upper and Lower Roof	Downspouts are damaged, deteriorated and abandoned. Provide new copper downspouts with circular profile for functional downspouts with that in conjunction with the replacement of the roof. Removed abandoned downspout in areaway.	30 LF replaced	1
A19		Failing Roof	Upper and Lower Roof	The standing seam metal roof installed is aging and there is evidence of water penetrating the building envelope. Documentation suggests the roof is over 30 years old. The roof should be replaced with a standing seam tin to match existing	1000 Sq Ft	1
A20		Deteriorated Flashing	Chimneys and Edge Conditions at Roof Structure	New Flashing should be provided for the new roof at the entire perimeter	200 LF	1
	Doors					
A21		Exterior metal door DB05A	Rear areaway door	Replace deteriorated and corroded metal door		1
A22		Front Door Restoration	East façade front entry paneled double doors	Remove weathered, curled and damaged veneers for salvage and reinstallation. Relaminate top panel veneer. Provide new bottom panel veneer to match. Refinish door.		1
A23		Replace missing Outer vestibule door	East façade front entry doors	Remove Period 4 metal security grille. Provide ornamental exterior paneled wood and glazed door. Provide for two types of wood, heavily detailed profiles. (Refer to neighboring houses which still have original doors for level of detail required) Relocate security camera and intercom.		1
	Windows					

A24		Replace sash cords	East elevation, and display room 2	While not in immediate need, sash cords should be replaced.	13 windows	2
A25		Provide double-glazed sashes.	West, rear façade and south areaway facades	Provide replacement double glazed sashes.	12 windows	2
	Exterior Site					
A26		Grout Failure	Brick patio, West	Regrout Brick pavers, rear.	30 SF	2
A28		Site Drainage	Front yard, east	Regrade front yard. Provide positive drainage away from building towards street. Replace existing planting bed with historically appropriate plantings. Documentation from period 2 dedication ceremony shows lawn.	50 SF	1
A29		Site Drainage	Rear yard, areaway	Investigate storm sewer lines. Replace areaway surface drains and lines. Provide backflow preventers.	1 lump sum	1
INTERIOR						
No.	Building Component	Condition	Locations (Also Refer to Conditions Assessment Drawings for Exact Locations)	Preservation Treatment Recommendation	Quantity	Priority 1 or 2
	Brick					
A30		Interior Open Mortar Joints	Basement North Elevation	Repoint open joints at this interior elevation to prevent water infiltration and improve structural capacity.	47 SF	1
	Stone					
A31		Cracks in fireplace surrounds	Room 204	Fill existing cracks.	10LF	2
	Kitchen/Porch					
A32		Rebuild kitchen		Remove giftshop/ bookstore. Provide period paneled cabinetry, lighting and appliances. Remove masonry infill panel and provide new exterior door to reconstructed rear porch.	382 LF	2
	Plaster					
A33		Hairline Crack in Plaster or Gypsum Board Wall	See Conditions Assessment Plans for Locations	For larger hairline cracks, apply fiber tape and follow with a skim coat. Smaller hairline cracks can be repaired with a simple skim coat.	382 LF	2
A34		Major Crack in Plaster Wall	See Conditions Assessment Plans for Locations	For major cracks, use flat head wood screws and washers to reattach plaster to substrate (either lath or masonry). Follow this procedure with application of fiber mesh and a skim coat.	175 LF	1
A35		Failed Paint on Wall	Rooms 102, 202, 301	Sources of water penetration must be stopped as part of the exterior envelope repairs. It must be verified that plaster has dried to a significant level before application of new paint.	37 SF	2

A46		Water Damage to Plaster	See Conditions on Assessment Plans		200 SF	1
A37		Decorative Paint		Repair worn grained finish on first floor trim	400 SF	2
A38		Decorative Paint		Provide decorative Stenciling based on historic photos	300 SF	2
	Wood					
A39		Paint Loss on Wood	Miscellaneous Rooms	Water damage has caused significant paint loss on wood window and door casings as well as doors. The loose paint should be scraped back to solid substrate and edges feathered in preparation of priming and repainting.	300 SF	2
A40		Missing or Damaged Molding	Miscellaneous Window, Door and Base Molding locations.	Replace missing molding to match adjacent existing in profile.	8 LF	2
	Wood Stair					
A41		Unstable Railing	First to Second Floor Stair	The railing at this stair has lost stability party due to the sagging of the stair itself. The support for the newel post needs to be repaired or replaced so that it is rigid and can anchor the rail. Loose balusters will require rigid attachment to the treads once the stair has been stabilized.		1

USE OPTIONS

The design team, after discussing Use Options with representatives from the National Park Service during a meeting on February 23, 2007, has identified three potential uses for the Bethune Council House:

- Option 1 – Maintain current operation as historical house museum.

The building would continue to function as an interpretative house museum open to the public. Improved accessibility, including ramps and/or elevators would be recommended. Accessible ramp would be at the rear of the house because it is less damaging to the historical character of the house. The ramp accessing the basement would require less length than a ramp up to the first floor. See Figure 5-015.

This option requires some reconfiguration of the floor plan at the basement level of the building to provide an acceptable entry:

- A new entry door at window WB04
- Bookstore relocated to the Storage Room #1 in the basement (B02)
- To provide accessibility, an elevator will be provided at the back south west corner of the building in the location of the current kitchen, bookstore, and two small offices. (Rooms B08, 104, 206 and 308)
- New accessible public restroom in room B03
- First and Second floors would be restored and remain open to the public and accessible.
- Because of the level changes at the third floor, the building would become only partially accessible at this level. The third floor would remain as administrative offices for staff. Staff kitchen and lounge would be moved to the third floor from the basement, not unlike the layout during the period of significance, which had a kitchenette for staff at the proposed elevator location.



Figure 5-015

DESIGN OPTION LAYOUT: **OPTION 1**

- Option 2 – Maintain and improve operation as historical house museum. No expansion is provided. Increase display space by relocating some NPS staff to another site. Improved accessibility, including ramps and elevators would be provided. Accessible ramp in this option is from Vermont Avenue going from the sidewalk down to the basement, which would require less length than up to the first floor. See Figure 5-016.

This option also requires some reconfiguration of the floor plan at the basement level of the building to provide an acceptable entry:

  - A new entry door at window opening WB03
  - Elevator would be added to the back south west corner of the building in the location of the current kitchen, bookstore, and two small offices. (Rooms B08, 104, 206 and 308)
  - Basement Level of the building would be open to the public and would house museum support functions: bookshops, accessible restroom, and staff kitchen.
  - First and Second floors would be restored and remain open to the public and accessible
  - The third floor would be restored, partially opened to the public and interpreted to the period of significance. Three staff offices would remain on the inaccessible portion of the building.



Figure 5-016

DESIGN OPTION LAYOUT: **OPTION 2**

- Option 3 –Acquire adjacent property at 1320 Vermont Ave., NW and improve the historical house museum by relocating a number of support functions to adjacent property. The potential acquisition would be used to provide accessibility and an interpretive center. The newly acquired property would house support and administrative facilities as well. This would free up space in the Council House to restore spaces to the Period of Significance and expand display and interpretation. The property on the north would provide improved accessibility from the main street to the basement level with a new ramp. Floor elevation levels between the houses would need to be verified to determine if ramping would be needed inside the houses. See Figure 5-017.

The Council House would be designed as follows:

- Basement level of the building would be support space for staff
- First and Second floors would be restored and remain open to the public
- The third floor would be restored and remain open to the public (Wheelchair accessibility at this level is limited because of the level change at the stair hall. Internal ramping would exceed available space; approximately 21 feet of ramp length would be required).

The survey at 1320 Vermont was not part of this scope of work; anticipated conditions are based on exterior observations only. Additional development of this option would require a complete survey.

Given expected conditions, 1320 Vermont could be designed as follows:

- An accessible ramp added at the front of the house, replacing the steps currently in place. Basement level of the building would be entry and orientation space
- An elevator added
- Accessible lavatory facilities provided at the basement level
- First, second, and third floors would be renovated for staff, bookstores, and other visitors' accommodations.



Figure 5-017

DESIGN OPTION LAYOUT: **OPTION 3**

SCALE: 0 8' 16' 32'

ULTIMATE USES

After discussing the merits of Options 1, 2, and 3 above, it was agreed that the ultimate recommendation would be for the National Park Service to acquire the adjacent property at 1320 Vermont Avenue, NW and expand operations into that building. This is Option 3 above. Based on conversation with the National Park Service representatives on November 2, 2007, it was agreed expanding facilities into this building would advance the interpretation the Mary McLeod Bethune Council House and provide the additional support needed.

Accessibility could be greatly improved. Facilities for presentations, meetings, and enlarged bookstore would improve the visitors' experience.

COST EVALUATION OF ULTIMATE TREATMENT AND USE

ESTIMATOR NOTES

The Project Scope Considers the Following:
This Estimate represents the scope as presented by Beyer Blinder Belle, Architects & Planners LLP, within the 100% Submission of the Historic Structure Report, dated January 28, 2008 (which includes drawings and photographs), on the Mary McLeod Bethune Council House, situated at 1318 Vermont Avenue, NW in Washington, DC.

The Historic Structure Report (HSR) serves as a guide to direct the treatment and use of the historic structure and substantiate the interpretation of the building.

The Estimate assesses Use Option 3, which involves the improvement of the adjacent historical house museum property at 1320 Vermont Avenue, NW. The purpose of the newly acquired property is to restore spaces to the Period of Significance and expand display and interpretation. The anticipated conditions are based on exterior observations only, as the survey at this location was not originally part of this scope of work.

The main treatment, in order to return the home to a stable and usable facility, includes the correction of the structural instability caused by water damage and the replacement of the roof to stop any further water infiltration. Upgrades are also required for the mechanical, electrical, plumbing and fire protection system to meet current codes.

The Class C construction cost estimate is based on work recommendations given by BBB, as contained in the Matrix of *Work Recommendations*, and discussions with the design team members. The estimate also includes costs associated with the *Treatment and Use* for the Mary McLeod Bethune Council House; as contained in the Historic Structure Report. Costs already accounted for in the Work Recommendation are excluded from the *Treatment and Use* work.

The detail reports show costs associated with individual assessed condition. Each separate item of work included its own general conditions, overhead and profit, and the item cost priced for construction by a general contractor utilizing subcontractors.

This cost estimate included an allowance for hazardous materials abatement.

The markups conceded for this estimate are as follows:

Design Contingency	20.00%
Taxes	5.75%
General Conditions	18.00%
Bond & Permits	1.50%
Historic Preservation Factor	4.00%
Profit	10.00%
Escalation	4.75%

EXECUTIVE COST SUMMARY

Program Cost

Work Recommendations	$1,125,743
Treatment and Use	$ 448,992
Use Option 3	$1,312,319
TOTAL PROGRAM COST	$2,887,054

PROJECT SUMMARY REPORT

100% Submission
FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

SUMMARY REPORT No. 1

Historic Structure Report

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- NPS - NATIONAL PARK SERVICE	$2,887,054	9,067	SF	$318.41
- *MARY McLEOD BETHUNE COUNCIL HOUSE*	$2,887,054	9,067	SF	$318.41
+ CONDITION ASSESSMENT & WORK RECOMMENDATIONS	$1,125,743	3,862	SF	$291.49
+ TREATMENT & USE	$448,992	2,501	SF	$179.52
+ USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE	$1,312,319	5,205	SF	$252.13

100% Submission
FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

SUMMARY REPORT No. 1

Historic Structure Report

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- NPS - NATIONAL PARK SERVICE	$2,887,054	9,067	SF	$318.41
- *MARY McLEOD BETHUNE COUNCIL HOUSE*	$2,887,054	9,067	SF	$318.41
- CONDITION ASSESSMENT & WORK RECOMMENDATIONS	$1,125,743	3,862	SF	$291.49
+ ARCHITECTURAL	$475,192	8,298	SF	$57.27
+ STRUCTURAL	$82,651	1,372	SF	$60.24
+ MECHANICAL	$400,056	3,700	LBS	$108.12
+ PLUMBING	$99,561	2	EA	$49,780.64
+ ELECTRICAL	$41,196	3,862	SF	$10.67
+ LIFE SAFETY	$20,960	3,862	SF	$5.43
+ SITEWORK	$6,127	236	SF	$25.96
- TREATMENT & USE	$448,992	2,501	SF	$179.52
+ RESTORATION TREATMENT RECOMMENDATIONS - EXTERIOR	$76,886	394	SF	$195.14
+ RESTORATION TREATMENT RECOMMENDATIONS - INTERIOR	$242,081	2,107	SF	$114.89
HAZARDOUS COMPONENTS ABATEMENT	$130,024	2,107	SF	$61.71
- USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE	$1,312,319	5,205	SF	$252.13
+ USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE	$1,203,962	5,205	SF	$231.31
HAZARDOUS COMPONENTS ABATEMENT	$108,357	2,107	SF	$51.43

100% Submission
FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

SUMMARY REPORT No. 1

Historic Structure Report

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- NPS - NATIONAL PARK SERVICE	$2,887,054	9,067	SF	$318.41
- *MARY McLEOD BETHUNE COUNCIL HOUSE*	$2,887,054	9,067	SF	$318.41
- CONDITION ASSESSMENT & WORK RECOMMENDATIONS	$1,125,743	3,862	SF	$291.49
- ARCHITECTURAL	$475,192	8,298	SF	$57.27
- *EXTERIOR*	$266,063	4,436	SF	$59.98
- ROOFING	$83,903	1,208	SF	$69.46
R-FL: FLASHING FAILURE	$10,082	204	LF	$49.42
R-PNT: FAILURE OF ROOF PAINT	$8,596	1,208	SF	$7.12
ROOF REPLACEMENT	$65,226	1,208	SF	$53.99
- MASONRY	$102,566	1,806	SF	$56.79
M-HOLE: HOLE IN MASONRY WALLS	$412	2	SF	$206.13
M-ST-DET: DETERIORATION	$18,986	108	SF	$175.79
M-IM: INCOMPATIBLE MORTAR	$36,047	1,174	SF	$30.70
M-PNT: PAINT BUILD-UP	$23,230	372	SF	$62.45
M-CRK: PRE-CAST SILLS CRACKING	$980	10	LF	$97.95
M-DET: MASONRY DETERIORATION	$22,912	150	SF	$152.75
- CONCRETE	$508	85	SF	$5.98
C-CRK: SLAB CRACKING	$508	6	LF	$84.73
- METAL	$9,969	20	LF	$498.43
MTL-DET: DETERIORATION	$5,590	20	LF	$279.48
METAL GRILLES	$4,379	6	EA	$729.83
- WOOD	$29,733	1	LS	$29,732.70
W-DET: DETERIORATION	$29,733	1	LS	$29,732.70
- EXTERIOR FINISHES	$28,642	1,337	SF	$21.42
F-PNT: PAINT FAILURE	$6,416	70	SF	$91.66
F-PNT: PAINT BUILD-UP	$13,933	152	SF	$91.66
SCAFFOLDING FOR EAST FACADE	$8,293	1,115	SF	$7.44
- DRAINAGE	$6,893	74	LF	$93.15
D-DET: DOWNSPOUT DAMAGE	$6,893	74	LF	$93.15
- EXTERIOR WINDOWS	$561	5	EA	$112.21
MISSING GLAZING PUTTY	$561	5	EA	$112.21

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FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

SUMMARY REPORT No. 1

Historic Structure Report

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- EXTERIOR DOORS	$3,288	1	EA	$3,287.58
EXTERIOR METAL DOOR DB05A	$3,288	1	EA	$3,287.58
- *INTERIOR*	$209,129	3,862	GSF	$54.15
- PLASTER	$19,221	319	SF	$60.25
PL-H: HOLE IN PLASTER	$1,339	44	SF	$30.42
PL-CW: CRACKS IN PLASTER	$12,675	275	SF	$46.09
PL-CW-M: CRACKS IN CROWN MOLDING	$5,207	186	LF	$27.99
- INTERIOR FINISHES	$128,936	3,862	GSF	$33.39
F-CT: STAINED OR DAMAGED CEILING TILES	$1,575	52	SF	$30.29
F-DPNT: DECORATIVE PAINT FAILURE	$2,892	5	EA	$578.34
F-JNT: SEPARATION OF MATERIALS @ JOINT	$1,300	90	LF	$14.44
F-PGL: PAINT ON GLASS	$1,344	1	LS	$1,343.53
F-PNT: PAINT PEELING OFF WALL SURFACES	$39,337	9,520	SF	$4.13
F-PPCH: PREVIOUS PATCH VISIBLE	$26,604	6,028	SF	$4.41
F-PNTMK: MARK ON WALLS	$641	114	SF	$5.62
F-WTL: DAMAGED OR MISSING TILE	$4,682	300	SF	$15.61
F-WDM: WATER DAMAGE	$48,226	873	SF	$55.24
W-TRM: BROKEN WOOD TRIM	$330	20	LF	$16.52
INTERIOR OPEN MORTAR JOINTS	$1,231	47	SF	$26.20
MISSING OR DAMAGED MOLDING	$773	8	LF	$96.69
OTHER WORK RECOMMENDATIONS	$60,972	3,862	SF	$15.79
- **STRUCTURAL**	$82,651	1,372	SF	$60.24
- *EXTERIOR*	$23,191	252	SF	$92.03
- BASEMENT	$13,806	38	SF	$363.32
IMPROVE DRAINAGE CONDITIONS @ AREAWAY	$13,806	38	SF	$363.32
- ROOF	$9,385	214	SF	$43.86
R-PAR: PARGING FAILING OR CRACKING	$1,953	30	SF	$65.10
REMOVE/REBUILD BRICK MASONRY	$7,432	184	SF	$40.39
- *INTERIOR*	$59,460	1,120	SF	$53.09
REPOINT MORTAR @ FURNACE ROOM	$32,382	212	SF	$152.75
REINFORCE/STREGNTHEN EX'G STAIRCASE TREA	$9,165	97	RISERS	$94.48

100% Submission
FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

SUMMARY REPORT No. 1

Historic Structure Report

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
UNSTABLE RAILING	$6,538	120	LF	$54.49
EXPOSE FLOOR FRAMING	$2,734	300	SF	$9.11
EXTERIOR MASONRY WALL TESTING	$8,640	608	SF	$14.21
- MECHANICAL	$400,056	3,700	LBS	$108.12
HVAC DEMOLITION	$49,847	39	EA	$1,278.12
NEW HVAC EQUIPMENT	$95,334	11	EA	$8,666.77
NEW DUCTWORK & ACCESSORIES	$222,890	3,700	LBS	$60.24
CONTROLS, TESTS & BALANCING	$31,985	1	LS	$31,984.56
- PLUMBING	$99,561	2	EA	$49,780.64
PLUMBING DEMOLITION	$14,937	1	EA	$14,936.61
REPLACE DOMESTIC WATER SYSTEM	$76,507	1	EA	$76,507.07
SANITARY WASTE & VENT	$6,435	1	LS	$6,434.86
INSTALL BACKFLOW DEVICE @ MAIN SEWER LINE	$1,683	1	EA	$1,682.74
- ELECTRICAL	$41,196	3,862	SF	$10.67
PROVIDE LIMITED/TARGETED ADDT'L POWER	$41,196	3,862	SF	$10.67
- LIFE SAFETY	$20,960	3,862	SF	$5.43
PROVIDE NEW FIRE ALARM SYSTEM	$20,960	3,862	SF	$5.43
- SITEWORK	$6,127	236	SF	$25.96
GROUT FAILURE	$6,127	236	SF	$25.96
- TREATMENT & USE	$448,992	2,501	SF	$179.52
- RESTORATION TREATMENT RECOMMENDATIONS - EXTERIOR	$76,886	394	SF	$195.14
- *RESTORATION TREATMENT TO PERIOD 1*	$56,495	400	SF	$141.24
RELOCATE SURFACE MOUNTED ELECTRICAL COND	$3,329	252	LF	$13.21
RE-INSTALL MISSING CRESTING @ TOP OF MAN	$5,454	1	EA	$5,453.55
REMOVE/REPLACE IRON SECURITY GATE (D100)	$17,212	2	LEAF	$8,606.00
REMOVE/REBUILD REAR PORCH	$19,557	80	SF	$244.46
PROVIDE WOOD PANELED KITCHEN DOOR @ REAR	$2,963	1	LEAF	$2,963.11
REMOVE CEMENT PARGING @ REAR FACADE	$4,855	180	SF	$26.97
REPAINT CAST-IRON RAILINGS WITH SAND/PAI	$3,124	140	SF	$22.31
- *RESTORATION TREATMENT TO PERIOD 2*	$20,392	354	SF	$57.60
REMOVE/REPLACE CONTEMPORARY LANDSCAPING	$20,392	354	SF	$57.60

100% Submission
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MARY McLEOD BETHUNE COUNCIL HOUSE

SUMMARY REPORT No. 1

Historic Structure Report

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- RESTORATION TREATMENT RECOMMENDATIONS - INTERIOR	$242,081	2,107	SF	$114.89
- *RESTORATION TREATMENT TO PERIOD 1*	$196,123	1,370	SF	$143.16
REMOVE BOOKSTORE & REBUILD KITCHEN	$25,336	72	SF	$351.88
REMOVE ALL SURFACE MOUNTED CONDUITS & PR	$16,832	1	LS	$16,831.55
REMOVE PAINTED GYPSUM WALLBOARD CEILINGS	$58,640	1,298	SF	$45.18
REPLACE ALL 1975 VINYL BASE ON THIRD FLO	$11,092	512	LF	$21.66
REPLACE FLUSH DRS/HM FRAMES WITH WD DRS/	$84,224	15	EA	$5,614.91
- *RESTORATION TREATMENT TO PERIOD 2*	$45,958	737	SF	$62.36
SF PROVIDE DECORATIVE PAINTING @ DISPLAY	$24,660	60	SF	$410.99
INSTALL WOOD PANELING & WOOD SHELVING @	$19,633	371	SF	$52.92
REPLACE WOOD FLOORING @ DISPLAY ROOM #2	$1,665	306	SF	$5.44
HAZARDOUS COMPONENTS ABATEMENT	$130,024	2,107	SF	$61.71
- USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE	$1,312,319	5,205	SF	$252.13
- USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE	$1,203,962	5,205	SF	$231.31
INTERIOR RENOVATION OF 1320 VERMONT AVE	$637,893	5,205	SF	$122.55
FIRE ALARM SYSTEM	$28,249	5,205	SF	$5.43
FIRE SPRINKLER SYSTEM	$43,903	5,205	SF	$8.43
MECHANICAL SYSTEM	$276,487	5,205	SF	$53.12
PLUMBING SYSTEM	$34,244	5,205	SF	$6.58
ELECTRICAL SYSTEM	$66,992	5,205	SF	$12.87
LIGHTING	$88,689	5,205	SF	$17.04
SECURITY SYSTEM	$27,506	5,205	SF	$5.28
HAZARDOUS COMPONENTS ABATEMENT	$108,357	2,107	SF	$51.43

WORK RECOMMENDATIONS COSTS

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SUMMARY REPORT No. 1

Historic Structure Report - CONDITION ASSESSMENT & WORK RECOMMENDATIONS

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- NPS - NATIONAL PARK SERVICE	$1,125,743	9,067	SF	$124.16
- *MARY McLEOD BETHUNE COUNCIL HOUSE*	$1,125,743	9,067	SF	$124.16
- CONDITION ASSESSMENT & WORK RECOMMENDATIONS	$1,125,743	3,862	SF	$291.49
+ ARCHITECTURAL	$475,192	8,298	SF	$57.27
+ STRUCTURAL	$82,651	1,372	SF	$60.24
+ MECHANICAL	$400,056	3,700	LBS	$108.12
+ PLUMBING	$99,561	2	EA	$49,780.64
+ ELECTRICAL	$41,196	3,862	SF	$10.67
+ LIFE SAFETY	$20,960	3,862	SF	$5.43
+ SITEWORK	$6,127	236	SF	$25.96

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Historic Structure Report - CONDITION ASSESSMENT & WORK RECOMMENDATIONS

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- NPS - NATIONAL PARK SERVICE	$1,125,743	9,067	SF	$124.16
- *MARY McLEOD BETHUNE COUNCIL HOUSE*	$1,125,743	9,067	SF	$124.16
- CONDITION ASSESSMENT & WORK RECOMMENDATIONS	$1,125,743	3,862	SF	$291.49
- ARCHITECTURAL	$475,192	8,298	SF	$57.27
+ *EXTERIOR*	$266,063	4,436	SF	$59.98
+ *INTERIOR*	$209,129	3,862	GSF	$54.15
- STRUCTURAL	$82,651	1,372	SF	$60.24
+ *EXTERIOR*	$23,191	252	SF	$92.03
+ *INTERIOR*	$59,460	1,120	SF	$53.09
- MECHANICAL	$400,056	3,700	LBS	$108.12
HVAC DEMOLITION	$49,847	39	EA	$1,278.12
NEW HVAC EQUIPMENT	$95,334	11	EA	$8,666.77
NEW DUCTWORK & ACCESSORIES	$222,890	3,700	LBS	$60.24
CONTROLS, TESTS & BALANCING	$31,985	1	LS	$31,984.56
- PLUMBING	$99,561	2	EA	$49,780.64
PLUMBING DEMOLITION	$14,937	1	EA	$14,936.61
REPLACE DOMESTIC WATER SYSTEM	$76,507	1	EA	$76,507.07
SANITARY WASTE & VENT	$6,435	1	LS	$6,434.86
INSTALL BACKFLOW DEVICE @ MAIN SEWER LINE	$1,683	1	EA	$1,682.74
- ELECTRICAL	$41,196	3,862	SF	$10.67
PROVIDE LIMITED/TARGETED ADDT'L POWER	$41,196	3,862	SF	$10.67
- LIFE SAFETY	$20,960	3,862	SF	$5.43
PROVIDE NEW FIRE ALARM SYSTEM	$20,960	3,862	SF	$5.43
- SITEWORK	$6,127	236	SF	$25.96
GROUT FAILURE	$6,127	236	SF	$25.96

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Historic Structure Report - CONDITION ASSESSMENT & WORK RECOMMENDATIONS

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
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- *MARY McLEOD BETHUNE COUNCIL HOUSE*	$1,125,743	9,067	SF	$124.16
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- ARCHITECTURAL	$475,192	8,298	SF	$57.27
- *EXTERIOR*	$266,063	4,436	SF	$59.98
- ROOFING	$83,903	1,208	SF	$69.46
R-FL: FLASHING FAILURE	$10,082	204	LF	$49.42
R-PNT: FAILURE OF ROOF PAINT	$8,596	1,208	SF	$7.12
ROOF REPLACEMENT	$65,226	1,208	SF	$53.99
- MASONRY	$102,566	1,806	SF	$56.79
M-HOLE: HOLE IN MASONRY WALLS	$412	2	SF	$206.13
M-ST-DET: DETERIORATION	$18,986	108	SF	$175.79
M-IM: INCOMPATIBLE MORTAR	$36,047	1,174	SF	$30.70
M-PNT: PAINT BUILD-UP	$23,230	372	SF	$62.45
M-CRK: PRE-CAST SILLS CRACKING	$980	10	LF	$97.95
M-DET: MASONRY DETERIORATION	$22,912	150	SF	$152.75
- CONCRETE	$508	85	SF	$5.98
C-CRK: SLAB CRACKING	$508	6	LF	$84.73
- METAL	$9,969	20	LF	$498.43
MTL-DET: DETERIORATION	$5,590	20	LF	$279.48
METAL GRILLES	$4,379	6	EA	$729.83
- WOOD	$29,733	1	LS	$29,732.70
W-DET: DETERIORATION	$29,733	1	LS	$29,732.70
- EXTERIOR FINISHES	$28,642	1,337	SF	$21.42
F-PNT: PAINT FAILURE	$6,416	70	SF	$91.66
F-PNT: PAINT BUILD-UP	$13,933	152	SF	$91.66
SCAFFOLDING FOR EAST FACADE	$8,293	1,115	SF	$7.44
- DRAINAGE	$6,893	74	LF	$93.15
D-DET: DOWNSPOUT DAMAGE	$6,893	74	LF	$93.15
- EXTERIOR WINDOWS	$561	5	EA	$112.21
MISSING GLAZING PUTTY	$561	5	EA	$112.21

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SUMMARY REPORT No. 1

Historic Structure Report - CONDITION ASSESSMENT & WORK RECOMMENDATIONS

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- EXTERIOR DOORS	$3,288	1	EA	$3,287.58
EXTERIOR METAL DOOR DB05A	$3,288	1	EA	$3,287.58
- *INTERIOR*	$209,129	3,862	GSF	$54.15
- PLASTER	$19,221	319	SF	$60.25
PL-H: HOLE IN PLASTER	$1,339	44	SF	$30.42
PL-CW: CRACKS IN PLASTER	$12,675	275	SF	$46.09
PL-CW-M: CRACKS IN CROWN MOLDING	$5,207	186	LF	$27.99
- INTERIOR FINISHES	$128,936	3,862	GSF	$33.39
F-CT: STAINED OR DAMAGED CEILING TILES	$1,575	52	SF	$30.29
F-DPNT: DECORATIVE PAINT FAILURE	$2,892	5	EA	$578.34
F-JNT: SEPARATION OF MATERIALS @ JOINT	$1,300	90	LF	$14.44
F-PGL: PAINT ON GLASS	$1,344	1	LS	$1,343.53
F-PNT: PAINT PEELING OFF WALL SURFACES	$39,337	9,520	SF	$4.13
F-PPCH: PREVIOUS PATCH VISIBLE	$26,604	6,028	SF	$4.41
F-PNTMK: MARK ON WALLS	$641	114	SF	$5.62
F-WTL: DAMAGED OR MISSING TILE	$4,682	300	SF	$15.61
F-WDM: WATER DAMAGE	$48,226	873	SF	$55.24
W-TRM: BROKEN WOOD TRIM	$330	20	LF	$16.52
INTERIOR OPEN MORTAR JOINTS	$1,231	47	SF	$26.20
MISSING OR DAMAGED MOLDING	$773	8	LF	$96.69
OTHER WORK RECOMMENDATIONS	$60,972	3,862	SF	$15.79
- **STRUCTURAL**	$82,651	1,372	SF	$60.24
- *EXTERIOR*	$23,191	252	SF	$92.03
- BASEMENT	$13,806	38	SF	$363.32
IMPROVE DRAINAGE CONDITIONS @ AREAWAY	$13,806	38	SF	$363.32
- ROOF	$9,385	214	SF	$43.86
R-PAR: PARGING FAILING OR CRACKING	$1,953	30	SF	$65.10
REMOVE/REBUILD BRICK MASONRY	$7,432	184	SF	$40.39
- *INTERIOR*	$59,460	1,120	SF	$53.09
REPOINT MORTAR @ FURNACE ROOM	$32,382	212	SF	$152.75
REINFORCE/STREGNTHEN EX'G STAIRCASE TREA	$9,165	97	RISERS	$94.48

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NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

SUMMARY REPORT No. 1

Historic Structure Report - CONDITION ASSESSMENT & WORK RECOMMENDATIONS

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
UNSTABLE RAILING	$6,538	120	LF	$54.49
EXPOSE FLOOR FRAMING	$2,734	300	SF	$9.11
EXTERIOR MASONRY WALL TESTING	$8,640	608	SF	$14.21
- MECHANICAL	$400,056	3,700	LBS	$108.12
HVAC DEMOLITION	$49,847	39	EA	$1,278.12
NEW HVAC EQUIPMENT	$95,334	11	EA	$8,666.77
NEW DUCTWORK & ACCESSORIES	$222,890	3,700	LBS	$60.24
CONTROLS, TESTS & BALANCING	$31,985	1	LS	$31,984.56
- PLUMBING	$99,561	2	EA	$49,780.64
PLUMBING DEMOLITION	$14,937	1	EA	$14,936.61
REPLACE DOMESTIC WATER SYSTEM	$76,507	1	EA	$76,507.07
SANITARY WASTE & VENT	$6,435	1	LS	$6,434.86
INSTALL BACKFLOW DEVICE @ MAIN SEWER LINE	$1,683	1	EA	$1,682.74
- ELECTRICAL	$41,196	3,862	SF	$10.67
PROVIDE LIMITED/TARGETED ADDT'L POWER	$41,196	3,862	SF	$10.67
- LIFE SAFETY	$20,960	3,862	SF	$5.43
PROVIDE NEW FIRE ALARM SYSTEM	$20,960	3,862	SF	$5.43
- SITEWORK	$6,127	236	SF	$25.96
GROUT FAILURE	$6,127	236	SF	$25.96

100% Submission
FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

DETAIL REPORT

Historic Structure Report - CONDITION ASSESSMENT & WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$83,903	ROOFING				
R-FL: FLASHING FAILURE					
1	Remove rusted flashing, during entire roof	204	L.F.	19.58	$3,995
2	Instal new flashing on entire roof	408	S.F.	14.92	$6,087
	R-FL: FLASHING FAILURE		**Subtotal**		**$10,082**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$83,903	ROOFING				
R-PNT: FAILURE OF ROOF PAINT					
3	Paint new standing seam metal roof	1,208	S.F.	7.12	$8,596
	R-PNT: FAILURE OF ROOF PAINT		**Subtotal**		**$8,596**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$83,903	ROOFING				
ROOF REPLACEMENT					
4	Demo ex'g roofing in it's entirety to roof deck	1,208	S.F.	18.54	$22,398
5	Provide new metal roofing and substrate	1,208	S.F.	35.45	$42,828
	ROOF REPLACEMENT		**Subtotal**		**$65,226**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$102,566	MASONRY				
M-HOLE: HOLE IN MASONRY WALLS					
6	Selective demolition, saw cutting, masonry walls	25	L.F.	8.23	$206
7	Demo ex'g damaged masonry wall	2	S.F.	34.21	$68
8	Selective demolition, disposal, includes loading and 5 mile haul to dump	0.50	C.Y.	78.45	$39

100% Submission
FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

DETAIL REPORT

Historic Structure Report - CONDITION ASSESSMENT & WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$102,566	MASONRY				
M-HOLE: HOLE IN MASONRY WALLS					
9	Reconstruct masonry wall @ Door DB05A	2	S.F.	49.39	$99
	M-HOLE: HOLE IN MASONRY WALLS		**Subtotal**		**$412**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$102,566	MASONRY				
M-ST-DET: DETERIORATION					
10	Surface preparation ex'g damaged masonry wall	60	S.F.	34.20	$2,052
11	Provide patch and repaint, cementitious coating	60	S.F.	32.72	$1,963
12	Reconstruct stair landing, drill bolts/anchor, underside, coated	48	S.F.	162.06	$7,779
13	Minor site demo @ front stoop, stair risers and stone treads as needed	48	S.F.	56.57	$2,715
14	Install new stone pavers @ front stoop	48	S.F.	93.25	$4,476
	M-ST-DET: DETERIORATION		**Subtotal**		**$18,986**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$102,566	MASONRY				
M-IM: INCOMPATIBLE MORTAR					
15	Remove existing mortar by saw cutting and hand chiseling	160.42	S.F.	9.65	$1,548
16	Cleaning masonry, high pressure wash, water	1,174	S.F.	6.14	$7,208
17	Mortar, portland cement and lime	160.42	S.F.	25.15	$4,035
18	Re-Pointing, masonry, tuck, cut and re-point, ext face	624.84	S.F.	28.31	$17,688
19	Masonry demolition, displaced brick, remove, allow 10%	117	S.F.	7.77	$909

100% Submission
FOR
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DETAIL REPORT

Historic Structure Report - CONDITION ASSESSMENT & WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$102,566	MASONRY				
M-IM: INCOMPATIBLE MORTAR					
20	Rebuild damaged and/or displaced brick, allow 10%	117	S.F.	39.83	$4,660
	M-IM: INCOMPATIBLE MORTAR		**Subtotal**		**$36,047**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$102,566	MASONRY				
M-PNT: PAINT BUILD-UP					
21	Removal Of Existing Paint, by chemicals	372	S.F.	48.11	$17,896
22	Paints & Coatings, misc. ext., spray, latex	372	S.F.	14.34	$5,334
	M-PNT: PAINT BUILD-UP		**Subtotal**		**$23,230**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$102,566	MASONRY				
M-CRK: PRE-CAST SILLS CRACKING					
23	Remove basement window sill	10	L.F.	50.87	$509
24	Granite window sill, 6" wide	10	L.F.	47.08	$471
	M-CRK: PRE-CAST SILLS CRACKING		**Subtotal**		**$980**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$102,566	MASONRY				
M-DET: MASONRY DETERIORATION					
25	Selective demolition, saw cutting, masonry walls	300	L.F.	20.59	$6,176
26	Demo ex'g damaged masonry wall	150	S.F.	34.20	$5,131
27	Selective demolition, disposal only, includes loading and 5 mile haul to dump	2.83	C.Y.	78.47	$222

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		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$102,566	MASONRY				
M-DET: MASONRY DETERIORATION					
28	Elastomeric Waterproofing, fluid applied	150	S.F.	26.51	$3,976
29	Reconstruct masonry wall	150	S.F.	49.38	$7,408
	M-DET: MASONRY DETERIORATION		**Subtotal**		**$22,912**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$508	CONCRETE				
C-CRK: SLAB CRACKING					
30	Provide injection grout @ hairline cracks	6	L.F.	84.73	$508
	C-CRK: SLAB CRACKING		**Subtotal**		**$508**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$9,969	METAL				
MTL-DET: DETERIORATION					
31	Remove ex'g balustrade newels and posts	20	L.F.	88.31	$1,766
32	Remove paint, balustrade	140	S.F.	18.89	$2,645
33	Re-install balustrade	20	L.F.	58.93	$1,179
	MTL-DET: DETERIORATION		**Subtotal**		**$5,590**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$9,969	METAL				
METAL GRILLES					
34	Clean metal grilles WB01, WB02, WB03, WB05, WB06, WB07	111	S.F.	16.61	$1,844

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Historic Structure Report - CONDITION ASSESSMENT & WORK RECOMMENDATIONS

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ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$9,969	METAL				
METAL GRILLES					
35	Paint w/rust inhibitive paint	111	S.F.	22.84	$2,535
	METAL GRILLES		**Subtotal**		**$4,379**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$29,733	WOOD				
W-DET: DETERIORATION					
36	Paint restoration for finial and plinth at cornice on east facade	2	Ea.	390.98	$782
37	Remove wood finial and plinth block @ cornice	2	Ea.	500.79	$1,002
38	New wood finial and plinth block @ cornice	2	Ea.	1,612.08	$3,224
39	Remove door from frame, Door D101	2	LEAF	166.93	$334
40	Millwork and trim demolition, paneling, Door D101	2	LEAF	333.86	$668
41	Refurbish ex'g wood door, Door D101	2	LEAF	315.68	$631
42	New door veneer, allow, Door D101	94	S.F.	29.59	$2,781
43	Reinstall door in ex'g frame, Door D101	2	LEAF	166.93	$334
44	Framing demolition, wood framing, beams @ rear porch area	17	L.F.	26.96	$458
45	Install new wood beam, allow @ rear porch area	0.17	M.B.F.	6,625.39	$1,126
46	Remove and store ex'g wood column, to access base	1	Ea.	485.82	$486
47	Shore rear porch as needed for installation of new column base	1	Ea.	1,666.01	$1,666
48	Demo wood column base	1	Ea.	166.93	$167
49	Install new treated/water resistant column base, allow	1	Ea.	1,656.15	$1,656
50	Reinstall column	1	Ea.	333.86	$334

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		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$29,733	WOOD				
W-DET: DETERIORATION					
51	Demolition, wood balustrade above bay window	22	L.F.	36.39	$801
52	Install new wood balustrade above bay window	22	L.F.	603.78	$13,283
	W-DET: DETERIORATION		**Subtotal**		**$29,733**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$28,642	EXTERIOR FINISHES				
F-PNT: PAINT FAILURE					
53	Removal Of Existing Paint finish at cornice @ Bay Window	70	S.F.	62.31	$4,362
54	Paints & Coatings, molding, primer + 2 coats, brushwork	70	S.F.	29.36	$2,055
	F-PNT: PAINT FAILURE		**Subtotal**		**$6,416**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$28,642	EXTERIOR FINISHES				
F-PNT: PAINT BUILD-UP					
55	Removal Of Existing Paint finish on bay windows, door and windoe	152	S.F.	62.31	$9,471
56	Paints & Coatings, molding, primer + 2 coats, brushwork	152	S.F.	29.36	$4,462
	F-PNT: PAINT BUILD-UP		**Subtotal**		**$13,933**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$28,642	EXTERIOR FINISHES				
SCAFFOLDING FOR EAST FACADE					
57	Scaffolding, steel tubular, regular, labor only to erect & dismantle, bldg ext,wall face	11.15	C.S.F.	667.72	$7,445

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Historic Structure Report - CONDITION ASSESSMENT & WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$28,642	EXTERIOR FINISHES				
SCAFFOLDING FOR EAST FACADE					
58	Scaffolding, steel tubular, regular, rent/month only for complete system for face of walls	11.15	C.S.F.	76.03	$848
	SCAFFOLDING FOR EAST FACADE			**Subtotal**	**$8,293**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$6,893	DRAINAGE				
D-DET: DOWNSPOUT DAMAGE					
59	Remove downspout line @ rear porch	38	L.F.	33.72	$1,281
60	Replace downspout lines	38	L.F.	53.56	$2,035
61	Remove clogged downspout line, @ areaway	36	L.F.	33.72	$1,214
62	Replace clogged downspout line, w/ newpipe & boot	40	L.F.	59.07	$2,363
	D-DET: DOWNSPOUT DAMAGE			**Subtotal**	**$6,893**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$561	EXTERIOR WINDOWS				
MISSING GLAZING PUTTY					
63	Remove and replace glazing putty	92	S.F.	6.10	$561
	MISSING GLAZING PUTTY			**Subtotal**	**$561**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$3,288	EXTERIOR DOORS				
EXTERIOR METAL DOOR DB05A					
64	Door demolition, door frames, metal, remove	1	Ea.	166.93	$167
65	Weatherstripping, doors, metal frame, extruded sections, aluminum, for 3' x 7' door	1	Opng.	756.98	$757

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Historic Structure Report - CONDITION ASSESSMENT & WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$266,063	EXTERIOR				
$3,288	EXTERIOR DOORS				
EXTERIOR METAL DOOR DB05A					
66	Doors, HM, 20 ga., 3'-0" x 7'-0" x 1-3/4" thick, painted	1	Ea.	1,136.78	$1,137
67	Door hardware, allow	1	Ea.	1,226.90	$1,227
	EXTERIOR METAL DOOR DB05A			**Subtotal**	**$3,288**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$209,129	INTERIOR				
$19,221	PLASTER				
PL-H: HOLE IN PLASTER					
68	Surface Preparation, interior, walls	44	S.F.	6.55	$288
69	Metal Lath, diamond, expanded, painted, 2.5 lb per S.Y.	5	S.Y.	91.27	$456
70	Gypsum Plaster, 2 coats on lath, on walls	5	S.Y.	118.83	$594
	PL-H: HOLE IN PLASTER			**Subtotal**	**$1,339**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$209,129	INTERIOR				
$19,221	PLASTER				
PL-CW: CRACKS IN PLASTER					
71	Walls and partitions demolition, plaster, gypsum or perlite, on metal lath	275	S.F.	15.86	$4,361
72	Surface Preparation	275	S.F.	6.55	$1,801
73	Fiber Mesh, Fiber tape, screws, as needed	31	S.Y.	91.27	$2,829
74	Gypsum Plaster, skim coat on fiber mesh, on walls	31	S.Y.	118.83	$3,684
	PL-CW: CRACKS IN PLASTER			**Subtotal**	**$12,675**

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		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$209,129	INTERIOR				
$19,221	PLASTER				
PL-CW-M: CRACKS IN CROWN MOLDING					
75	Surface Preparation, interior, ceilings, plaster, heavy	12	S.F.	83.97	$1,008
76	Gypsum Plaster, 2 coats, moldings	12	S.F.	210.89	$2,531
77	Paints & Coatings, molding, primer + 2 coats, brushwork	186	L.F.	8.97	$1,668
	PL-CW-M: CRACKS IN CROWN MOLDING		**Subtotal**		**$5,207**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$209,129	INTERIOR				
$128,936	INTERIOR FINISHES				
F-CT: STAINED OR DAMAGED CEILING TILES					
78	Demo ex'g damaged/stained ACT Susp Celing	52	S.F.	13.69	$712
79	Ceilings, gypsum drywall, 5/8" thick	52	S.F.	7.73	$402
80	Ceilings, grid suspension system, direct hung	52	S.F.	8.87	$461
	F-CT: STAINED OR DAMAGED CEILING TILES		**Subtotal**		**$1,575**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$209,129	INTERIOR				
$128,936	INTERIOR FINISHES				
F-DPNT: DECORATIVE PAINT FAILURE					
81	Remove worn out faux painted window surfaces	14	L.F.	50.08	$701
82	Windows, wood, sash, new	5	Ea.	158.39	$792
83	Touch-up Ex'g painted surfaces	5	Ea.	279.73	$1,399
	F-DPNT: DECORATIVE PAINT FAILURE		**Subtotal**		**$2,892**

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ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$209,129	INTERIOR				
$128,936	INTERIOR FINISHES				
F-JNT: SEPARATION OF MATERIALS @ JOINTS					
84	Repair cracks or gaps at wood trim joint separations	90	L.F.	14.45	$1,300
	F-JNT: SEPARATION OF MATERIALS @ JOINTS			**Subtotal**	**$1,300**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$209,129	INTERIOR				
$128,936	INTERIOR FINISHES				
F-PGL: PAINT ON GLASS					
85	Remove paint on glass surfaces, clean	1	LS	1,343.53	$1,344
	F-PGL: PAINT ON GLASS			**Subtotal**	**$1,344**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$209,129	INTERIOR				
$128,936	INTERIOR FINISHES				
F-PNT: PAINT PEELING OFF WALL SURFACES					
86	Remove peeled off paint, Rm 102, 201, 202, 300-302, 304-8	1,590	S.F.	2.52	$4,005
87	Repaint interior wall surfaces of affected room area	7,930	S.F.	4.46	$35,332
	F-PNT: PAINT PEELING OFF WALL SURFACES			**Subtotal**	**$39,337**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$209,129	INTERIOR				
$128,936	INTERIOR FINISHES				
F-PPCH: PREVIOUS PATCH VISIBLE					
88	Repair previous visible patches of plastered wall surfaces,	287	S.F.	3.57	$1,026
89	Repaint interior wall surfaces	5,741	S.F.	4.46	$25,579
	F-PPCH: PREVIOUS PATCH VISIBLE			**Subtotal**	**$26,604**

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ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$209,129	INTERIOR				
$128,936	INTERIOR FINISHES				
F-PNTMK: MARK ON WALLS					
90	Remove scuffs or blemishes on wall surfaces	114	S.F.	5.62	$641
	F-PNTMK: MARK ON WALLS		**Subtotal**		**$641**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$209,129	INTERIOR				
$128,936	INTERIOR FINISHES				
F-WTL: DAMAGED OR MISSING TILE					
91	Flooring demolition, tile, ceramic, mud set	300	S.F.	3.16	$947
92	New Ceramic tile, walls	300	S.F.	12.45	$3,734
	F-WTL: DAMAGED OR MISSING TILE		**Subtotal**		**$4,682**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$209,129	INTERIOR				
$128,936	INTERIOR FINISHES				
F-WDM: WATER DAMAGE					
93	Demo plaster/wall finish @ water damage locations	608	S.F.	11.38	$6,918
94	Reconstruct water damaged walls as needed	608	S.F.	19.33	$11,752
95	Surface Preparation, interior, walls	608	S.F.	6.55	$3,982
96	Metal Lath, diamond, expanded, painted, 2.5 lb per S.Y.	68	S.Y.	91.27	$6,206
97	Gypsum Plaster, 2 coats on gypsum lath, on walls	68	S.Y.	118.83	$8,080
98	Demo water damaged wood flooring	265	S.F.	14.36	$3,804
99	Instal new Wood Flooring, natural finish, pine	265	S.F.	28.24	$7,483
	F-WDM: WATER DAMAGE		**Subtotal**		**$48,226**

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ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$209,129	INTERIOR				
$128,936	INTERIOR FINISHES				
W-TRM: BROKEN WOOD TRIM					
100	Repair/replace damaged or deteriorating wood trim frames or bases	20	L.F.	16.52	$330
	W-TRM: BROKEN WOOD TRIM		**Subtotal**		**$330**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$209,129	INTERIOR				
$128,936	INTERIOR FINISHES				
INTERIOR OPEN MORTAR JOINTS					
101	Remove existing mortar, allow	6.42	S.F.	11.41	$73
102	Cleaning masonry	47	S.F.	6.14	$289
103	Mortar, portland cement and lime, 1:1:6 mix, 750 psi, type N or comparable	6.42	S.F.	25.16	$162
104	Re-Pointing, masonry, re-point	25.02	S.F.	28.30	$708
	INTERIOR OPEN MORTAR JOINTS		**Subtotal**		**$1,231**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$209,129	INTERIOR				
$128,936	INTERIOR FINISHES				
MISSING OR DAMAGED MOLDING					
105	Replace Missing molding to match adjacent, allow	8	L.F.	96.69	$773
	MISSING OR DAMAGED MOLDING		**Subtotal**		**$773**
ROLL-UP TOTALS					
$1,125,743	NPS - NATIONAL PARK SERVICE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$209,129	INTERIOR				
OTHER WORK RECOMMENDATIONS					
106	Re-attach vinyl floor base @ basement, allow	100	L.F.	6.97	$697
107	Insulate ceiling cavity, 2" Rigid, allow	1,208	S.F.	7.90	$9,539

100% Submission
FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

DETAIL REPORT

Historic Structure Report - CONDITION ASSESSMENT & WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
$1,125,743	NPS - NATIONAL PARK SERVICE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$475,192	ARCHITECTURAL				
$209,129	INTERIOR				
OTHER WORK RECOMMENDATIONS					
108	Building Paper, vapor barrier, asphalt felt sheathing paper	10.96	Sq.	45.38	$497
109	Install Custom Interior Storm Windows, allow	1	LS	9,982.94	$9,983
110	Replace cords in front windows & rebalance weights, allow	1	LS	3,889.56	$3,890
111	Replace wooden staircases where trim pieces are missing, allow	1	LS	8,563.62	$8,564
112	Remove, Strip paint off, repaint & reinstall closet Doors	15	LEAF	578.35	$8,675
113	Door hardware, replace door knobs as needed, allow	15	Ea.	505.42	$7,581
114	Re-secure baluster in third floor balustrade, allow	16	L.F.	77.79	$1,245
115	Cleaning Up, final by GC at end of job	38.62	M.S.F.	266.73	$10,301
	OTHER WORK RECOMMENDATIONS		**Subtotal**		**$60,972**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$82,651	STRUCTURAL				
$23,191	EXTERIOR				
$13,806	BASEMENT				
IMPROVE DRAINAGE CONDITIONS @ AREAWAY					
116	Concrete pavement, demolition	38	S.F.	134.07	$5,095
117	Excavating, expose ex'g drain and pipe	4.22	B.C.Y.	714.92	$3,017
118	Minor site demolition, pipe, sewer/water, steel, welded connections	8	L.F.	229.80	$1,838
119	Cleanout/drain, allow	1	Ea.	420.69	$421
120	Pipe, PVC, 6" diameter, schedule 40, allow	8	L.F.	173.33	$1,387
121	Frames and covers, @ drain allow	1	Ea.	658.41	$658
122	Soils, excludes compaction	4.22	C.Y.	115.57	$488
123	Backfill, 6" layers, compaction in layers, hand tamp	4.22	E.C.Y.	192.87	$814

100% Submission
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DETAIL REPORT

Historic Structure Report - CONDITION ASSESSMENT & WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$82,651	STRUCTURAL				
$23,191	EXTERIOR				
$13,806	BASEMENT				
IMPROVE DRAINAGE CONDITIONS @ AREAWAY					
124	New concrete pavement	4.22	S.Y.	21.01	$89
	IMPROVE DRAINAGE CONDITIONS @ AREAWAY		**Subtotal**		**$13,806**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$82,651	STRUCTURAL				
$23,191	EXTERIOR				
$9,385	ROOF				
R-PAR: PARGING FAILING OR CRACKING					
125	Repoint and seal Chimneys	30	S.F.	65.10	$1,953
	R-PAR: PARGING FAILING OR CRACKING		**Subtotal**		**$1,953**
ROLL-UP TOTALS					
$1,125,743	MARY McLEOD BETHUNE COUNCIL HOUSE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$82,651	STRUCTURAL				
$23,191	EXTERIOR				
$9,385	ROOF				
REMOVE/REBUILD BRICK MASONRY					
126	Selective demolition, saw cutting, masonry walls	144	L.F.	8.23	$1,186
127	Demo ex'g damaged masonry wall	16	C.F.	34.20	$547
128	Reconstruct masonry wall	16	C.F.	49.38	$790
129	Clean and protect	46	L.F.	3.19	$147
130	Clean steel dunnage, allow	184	S.F.	18.89	$3,476
131	Coat/protect, steel dunnage	184	S.F.	6.99	$1,286
	REMOVE/REBUILD BRICK MASONRY		**Subtotal**		**$7,432**

100% Submission
FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

DETAIL REPORT

Historic Structure Report - CONDITION ASSESSMENT & WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
$1,125,743	NPS - NATIONAL PARK SERVICE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$82,651	STRUCTURAL				
$59,460	INTERIOR				
REPOINT MORTAR @ FURNACE ROOM					
132	Selective demolition, saw cutting, masonry walls	424	L.F.	20.59	$8,728
133	Demo ex'g damaged masonry wall	212	S.F.	34.20	$7,252
134	Selective demolition, disposal only, includes loading and 5 mile haul to dump	4	C.Y.	78.47	$314
135	Elastomeric Waterproofing, fluid applied	212	S.F.	26.51	$5,619
136	Reconstruct masonry wall	212	S.F.	49.38	$10,469
	REPOINT MORTAR @ FURNACE ROOM		**Subtotal**		**$32,382**
ROLL-UP TOTALS					
$1,125,743	NPS - NATIONAL PARK SERVICE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$82,651	STRUCTURAL				
$59,460	INTERIOR				
REINFORCE/STREGNTHEN EX'G STAIRCASE TREADS & RISERS					
137	Reinforce/stregthen Risers as needed, allow	97	Risers	94.48	$9,165
	REINFORCE/STREGNTHEN EX'G STAIRCASE TREADS & RISERS		**Subtotal**		**$9,165**
ROLL-UP TOTALS					
$1,125,743	NPS - NATIONAL PARK SERVICE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$82,651	STRUCTURAL				
$59,460	INTERIOR				
UNSTABLE RAILING					
138	Reinforce/stregthen railing as needed, allow	120	L.F.	54.49	$6,538
	UNSTABLE RAILING		**Subtotal**		**$6,538**
ROLL-UP TOTALS					
$1,125,743	NPS - NATIONAL PARK SERVICE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$82,651	STRUCTURAL				
$59,460	INTERIOR				
EXPOSE FLOOR FRAMING					
139	Remove flring & finishes to expose flr framing over Display Room #1, allow	300	S.F.	4.56	$1,367

100% Submission
FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

DETAIL REPORT

Historic Structure Report - CONDITION ASSESSMENT & WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS $1,125,743 NPS - NATIONAL PARK SERVICE $1,125,743 CONDITION ASSESSMENT & WORK RECOMMENDATIONS $82,651 STRUCTURAL $59,460 INTERIOR					
EXPOSE FLOOR FRAMING					
140	Reinstall flring & finishes after investigation	300	S.F.	4.56	$1,367
	EXPOSE FLOOR FRAMING			**Subtotal**	**$2,734**
ROLL-UP TOTALS $1,125,743 NPS - NATIONAL PARK SERVICE $1,125,743 CONDITION ASSESSMENT & WORK RECOMMENDATIONS $82,651 STRUCTURAL $59,460 INTERIOR					
EXTERIOR MASONRY WALL TESTING					
141	Masonry demolition/investigation , as needed to expose cause of water damage, allowance	608	S.F.	14.21	$8,640
	EXTERIOR MASONRY WALL TESTING			**Subtotal**	**$8,640**
ROLL-UP TOTALS $1,125,743 NPS - NATIONAL PARK SERVICE $1,125,743 CONDITION ASSESSMENT & WORK RECOMMENDATIONS $400,056 MECHANICAL					
HVAC DEMOLITION					
142	Remove Existing Roof Top Units	2	EA	3,365.66	$6,731
143	Remove Existing Air Cooled Condenser	1	EA	2,234.29	$2,234
144	Pump Down & Reclaim Refrigerant	1	EA	1,371.69	$1,372
145	Remove Existing Refrigerant Piping	1	LS	724.56	$725
146	Remove Existing Gas Fired Furnace	1	EA	2,210.05	$2,210
147	Remove Existing Exhaust Fans	3	EA	546.45	$1,639
148	Remove Existing Air Devices	30	EA	183.62	$5,509
149	Remove Existing Ductwork	260	LF	54.99	$14,299
150	Remove / Make Safe Existing Controls	1	LS	6,426.79	$6,427
151	Remove Existing Clean-Up / Hauling & Disposal	1	LS	8,701.15	$8,701
	HVAC DEMOLITION			**Subtotal**	**$49,847**

100% Submission
FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

DETAIL REPORT

Historic Structure Report - CONDITION ASSESSMENT & WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS $1,125,743 NPS - NATIONAL PARK SERVICE $1,125,743 CONDITION ASSESSMENT & WORK RECOMMENDATIONS $400,056 MECHANICAL					
NEW HVAC EQUIPMENT					
152	RTU 5 Ton DX Roof Mtd	2	EA	23,231.08	$46,462
153	AC-1 5 Ton DX Split AC & Gas Fired Furnace	1	EA	23,549.25	$23,549
154	Toilet Exhaust Fans	3	EA	1,371.69	$4,115
155	Kitchen Range Hood & Exhaust	1	EA	2,758.19	$2,758
156	Entrance Heat	3	EA	1,678.41	$5,035
157	Refrigerant Line Sets / DX Split Sys. AC	1	EA	1,679.49	$1,679
158	Humidification, add	3,862	S.F.	3.04	$11,735
	NEW HVAC EQUIPMENT		**Subtotal**		**$95,334**
ROLL-UP TOTALS $1,125,743 NPS - NATIONAL PARK SERVICE $1,125,743 CONDITION ASSESSMENT & WORK RECOMMENDATIONS $400,056 MECHANICAL					
NEW DUCTWORK & ACCESSORIES					
159	Low Press. Rect. Supply & Return Duct	3,500	Lbs	39.02	$136,556
160	Exhaust & Ventilation Duct	200	Lbs	39.02	$7,803
161	Ductwork Insulation	3,020	SF	13.97	$42,182
162	Weather Proof Exterior Ductwork	350	SF	32.13	$11,247
163	Surface Mtd. Registers & Grilles	40	EA	335.76	$13,430
164	Gas Furnace Flue	45	LF	157.31	$7,079
165	Misc. Ductwork & Air Distribution Accessories	1	LS	4,593.23	$4,593
	NEW DUCTWORK & ACCESSORIES		**Subtotal**		**$222,890**

100% Submission
FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

DETAIL REPORT

Historic Structure Report - CONDITION ASSESSMENT & WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS $1,125,743 NPS - NATIONAL PARK SERVICE $1,125,743 CONDITION ASSESSMENT & WORK RECOMMENDATIONS $400,056 MECHANICAL					
CONTROLS, TESTS & BALANCING					
166	Air Test & Balancing	1	LS	9,518.98	$9,519
167	Automatic Temp. Controls DDC	1	LS	13,761.32	$13,761
168	Rigging / Equipment Rental / Small Tools	1	LS	8,704.28	$8,704
	CONTROLS, TESTS & BALANCING		**Subtotal**		**$31,985**
ROLL-UP TOTALS $1,125,743 NPS - NATIONAL PARK SERVICE $1,125,743 CONDITION ASSESSMENT & WORK RECOMMENDATIONS $99,561 PLUMBING					
PLUMBING DEMOLITION					
169	Remove Existing Water Heater	1	EA	906.23	$906
170	Remove Existing Domestic Water Piping	400	LF	29.39	$11,755
171	Clean-Up / Hauling & Disposal	1	LS	2,275.79	$2,276
	PLUMBING DEMOLITION		**Subtotal**		**$14,937**
ROLL-UP TOTALS $1,125,743 NPS - NATIONAL PARK SERVICE $1,125,743 CONDITION ASSESSMENT & WORK RECOMMENDATIONS $99,561 PLUMBING					
REPLACE DOMESTIC WATER SYSTEM					
172	New Gas Fired Water Heater	1	EA	2,996.57	$2,997
173	Domestic Water Piping	525	LF	108.36	$56,891
174	Domestic Water Piping Insulation	525	LF	31.66	$16,620
	REPLACE DOMESTIC WATER SYSTEM		**Subtotal**		**$76,507**
ROLL-UP TOTALS $1,125,743 NPS - NATIONAL PARK SERVICE $1,125,743 CONDITION ASSESSMENT & WORK RECOMMENDATIONS $99,561 PLUMBING					
SANITARY WASTE & VENT					
175	Modify Existing Sanitary Waste & Vent as Req'd	1	LS	6,434.86	$6,435

100% Submission
FOR
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MARY McLEOD BETHUNE COUNCIL HOUSE

DETAIL REPORT

Historic Structure Report - CONDITION ASSESSMENT & WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
$1,125,743	NPS - NATIONAL PARK SERVICE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$99,561	PLUMBING				
SANITARY WASTE & VENT					
	SANITARY WASTE & VENT			**Subtotal**	**$6,435**
ROLL-UP TOTALS					
$1,125,743	NPS - NATIONAL PARK SERVICE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$99,561	PLUMBING				
INSTALL BACKFLOW DEVICE @ MAIN SEWER LINE					
176	Install backflow preventer	1	Ea.	1,682.74	$1,683
	INSTALL BACKFLOW DEVICE @ MAIN SEWER LINE			**Subtotal**	**$1,683**
ROLL-UP TOTALS					
$1,125,743	NPS - NATIONAL PARK SERVICE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$41,196	ELECTRICAL				
PROVIDE LIMITED/TARGETED ADDT'L POWER					
177	Targeted additional/refined power & lighting needs	3,862	S.F.	10.67	$41,196
	PROVIDE LIMITED/TARGETED ADDT'L POWER			**Subtotal**	**$41,196**
ROLL-UP TOTALS					
$1,125,743	NPS - NATIONAL PARK SERVICE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$20,960	LIFE SAFETY				
PROVIDE NEW FIRE ALARM SYSTEM					
178	New fire alarm devices, incl. wires & conduit	3,862	S.F.	5.43	$20,960
	PROVIDE NEW FIRE ALARM SYSTEM			**Subtotal**	**$20,960**
ROLL-UP TOTALS					
$1,125,743	NPS - NATIONAL PARK SERVICE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$6,127	SITEWORK				
GROUT FAILURE					
179	Remove existing mortar by saw cutting and hand chiseling	32.25	S.F.	9.65	$311
180	Cleaning masonry, high pressure wash, water	236	S.F.	6.14	$1,449
181	Mortar, portland cement and lime, 1:1:6 mix, 750 psi, type N or comparable	32.25	S.F.	25.15	$811

100% Submission
FOR
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MARY McLEOD BETHUNE COUNCIL HOUSE

DETAIL REPORT

Historic Structure Report - CONDITION ASSESSMENT & WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
$1,125,743	NPS - NATIONAL PARK SERVICE				
$1,125,743	CONDITION ASSESSMENT & WORK RECOMMENDATIONS				
$6,127	SITEWORK				
GROUT FAILURE					
182	Re-Pointing, masonry, tuck, cut and re-point, ext face	125.61	S.F.	28.31	$3,556
	GROUT FAILURE		**Subtotal**		**$6,127**

TREATMENT AND USE

100% Submission
FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

SUMMARY REPORT No. 1

Historic Structure Report - TREATMENT & USE

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- NPS - NATIONAL PARK SERVICE	$448,992	9,067	SF	$49.52
- *MARY McLEOD BETHUNE COUNCIL HOUSE*	$448,992	9,067	SF	$49.52
- TREATMENT & USE	$448,992	2,501	SF	$179.52
+ RESTORATION TREATMENT RECOMMENDATIONS - EXTERIOR	$76,886	394	SF	$195.14
+ RESTORATION TREATMENT RECOMMENDATIONS - INTERIOR	$242,081	2,107	SF	$114.89
HAZARDOUS COMPONENTS ABATEMENT	$130,024	2,107	SF	$61.71

100% Submission
FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

SUMMARY REPORT No. 1

Historic Structure Report - TREATMENT & USE

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- NPS - NATIONAL PARK SERVICE	$448,992	9,067	SF	$49.52
- *MARY McLEOD BETHUNE COUNCIL HOUSE*	$448,992	9,067	SF	$49.52
- TREATMENT & USE	$448,992	2,501	SF	$179.52
- RESTORATION TREATMENT RECOMMENDATIONS - EXTERIOR	$76,886	394	SF	$195.14
- *RESTORATION TREATMENT TO PERIOD 1*	$56,495	400	SF	$141.24
RELOCATE SURFACE MOUNTED ELECTRICAL COND	$3,329	252	LF	$13.21
RE-INSTALL MISSING CRESTING @ TOP OF MAN	$5,454	1	EA	$5,453.55
REMOVE/REPLACE IRON SECURITY GATE (D100)	$17,212	2	LEAF	$8,606.00
REMOVE/REBUILD REAR PORCH	$19,557	80	SF	$244.46
PROVIDE WOOD PANELED KITCHEN DOOR @ REAR	$2,963	1	LEAF	$2,963.11
REMOVE CEMENT PARGING @ REAR FACADE	$4,855	180	SF	$26.97
REPAINT CAST-IRON RAILINGS WITH SAND/PAI	$3,124	140	SF	$22.31
- *RESTORATION TREATMENT TO PERIOD 2*	$20,392	354	SF	$57.60
REMOVE/REPLACE CONTEMPORARY LANDSCAPING	$20,392	354	SF	$57.60
- RESTORATION TREATMENT RECOMMENDATIONS - INTERIOR	$242,081	2,107	SF	$114.89
- *RESTORATION TREATMENT TO PERIOD 1*	$196,123	1,370	SF	$143.16
REMOVE BOOKSTORE & REBUILD KITCHEN	$25,336	72	SF	$351.88
REMOVE ALL SURFACE MOUNTED CONDUITS & PR	$16,832	1	LS	$16,831.55
REMOVE PAINTED GYPSUM WALLBOARD CEILINGS	$58,640	1,298	SF	$45.18
REPLACE ALL 1975 VINYL BASE ON THIRD FLO	$11,092	512	LF	$21.66
REPLACE FLUSH DRS/HM FRAMES WITH WD DRS/	$84,224	15	EA	$5,614.91
- *RESTORATION TREATMENT TO PERIOD 2*	$45,958	737	SF	$62.36
SF PROVIDE DECORATIVE PAINTING @ DISPLAY	$24,660	60	SF	$410.99
INSTALL WOOD PANELING & WOOD SHELVING @	$19,633	371	SF	$52.92
REPLACE WOOD FLOORING @ DISPLAY ROOM #2	$1,665	306	SF	$5.44
HAZARDOUS COMPONENTS ABATEMENT	$130,024	2,107	SF	$61.71

100% Submission
FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

DETAIL REPORT

Historic Structure Report - TREATMENT & USE

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
$448,992	NPS - NATIONAL PARK SERVICE				
$448,992	TREATMENT & USE				
$76,886	RESTORATION TREATMENT RECOMMENDATIONS - EXTERIOR				
$56,495	RESTORATION TREATMENT TO PERIOD 1				
RELOCATE SURFACE MOUNTED ELECTRICAL CONDUITS & SECURITY					
1	Relocate surface mounted electrical conduits and security cabling	252	L.F.	13.21	$3,329
	RELOCATE SURFACE MOUNTED ELECTRICAL CONDUITS & SECURITY			**Subtotal**	**$3,329**
ROLL-UP TOTALS					
$448,992	NPS - NATIONAL PARK SERVICE				
$448,992	TREATMENT & USE				
$76,886	RESTORATION TREATMENT RECOMMENDATIONS - EXTERIOR				
$56,495	RESTORATION TREATMENT TO PERIOD 1				
RE-INSTALL MISSING CRESTING @ TOP OF MANSARD ROOF (IF FO					
2	Re-install missing cresting, allow	1	Ea.	5,453.55	$5,454
	RE-INSTALL MISSING CRESTING @ TOP OF MANSARD ROOF (IF FO			**Subtotal**	**$5,454**
ROLL-UP TOTALS					
$448,992	NPS - NATIONAL PARK SERVICE				
$448,992	TREATMENT & USE				
$76,886	RESTORATION TREATMENT RECOMMENDATIONS - EXTERIOR				
$56,495	RESTORATION TREATMENT TO PERIOD 1				
REMOVE/REPLACE IRON SECURITY GATE (D100)					
3	Remove iron security gate	1	Opng.	817.11	$817
4	Replace with decorative paneled wood door, frame & hardware	1	Ea.	6,780.02	$6,780
5	Doors, solid wood, decorator, allow	2	LEAF	2,966.76	$5,934
6	Frames, wood, exterior, allow	1	Ea.	1,138.25	$1,138
7	Door hardware, allow	1	Pr.	2,543.10	$2,543
	REMOVE/REPLACE IRON SECURITY GATE (D100)			**Subtotal**	**$17,212**
ROLL-UP TOTALS					
$448,992	NPS - NATIONAL PARK SERVICE				
$448,992	TREATMENT & USE				
$76,886	RESTORATION TREATMENT RECOMMENDATIONS - EXTERIOR				
$56,495	RESTORATION TREATMENT TO PERIOD 1				
REMOVE/REBUILD REAR PORCH					
8	Demo ex'g rear porch area for construction of new porch per 1934 design	80	S.F.	50.08	$4,006

100% Submission
FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

DETAIL REPORT

Historic Structure Report - TREATMENT & USE

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
$448,992	NPS - NATIONAL PARK SERVICE				
$448,992	TREATMENT & USE				
$76,886	RESTORATION TREATMENT RECOMMENDATIONS - EXTERIOR				
$56,495	RESTORATION TREATMENT TO PERIOD 1				
REMOVE/REBUILD REAR PORCH					
9	Rebuild porch per 1934 design permit	80	S.F.	194.38	$15,551
	REMOVE/REBUILD REAR PORCH			**Subtotal**	**$19,557**
ROLL-UP TOTALS					
$448,992	NPS - NATIONAL PARK SERVICE				
$448,992	TREATMENT & USE				
$76,886	RESTORATION TREATMENT RECOMMENDATIONS - EXTERIOR				
$56,495	RESTORATION TREATMENT TO PERIOD 1				
PROVIDE WOOD PANELED KITCHEN DOOR @ REAR OF HOUSE					
10	Minor site demolition, masonry walls, block or tile, cavity wall, remove, excludes hauling	21	C.F.	22.65	$476
11	Provide new wood paneled kitchen door, frame and hardware	1	Ea.	2,487.52	$2,488
	PROVIDE WOOD PANELED KITCHEN DOOR @ REAR OF HOUSE			**Subtotal**	**$2,963**
ROLL-UP TOTALS					
$448,992	NPS - NATIONAL PARK SERVICE				
$448,992	TREATMENT & USE				
$76,886	RESTORATION TREATMENT RECOMMENDATIONS - EXTERIOR				
$56,495	RESTORATION TREATMENT TO PERIOD 1				
REMOVE CEMENT PARGING @ REAR FACADE					
12	Remove cement parging @ rear facade	180	S.F.	12.77	$2,299
13	Repair, repoint and clean brick	180	S.F.	14.20	$2,557
	REMOVE CEMENT PARGING @ REAR FACADE			**Subtotal**	**$4,855**
ROLL-UP TOTALS					
$448,992	NPS - NATIONAL PARK SERVICE				
$448,992	TREATMENT & USE				
$76,886	RESTORATION TREATMENT RECOMMENDATIONS - EXTERIOR				
$56,495	RESTORATION TREATMENT TO PERIOD 1				
REPAINT CAST-IRON RAILINGS WITH SAND/PAINT FINISH					
14	Paints & Coatings, sand/paint finish, balustrade MTL-DET	140	S.F.	22.31	$3,124
	REPAINT CAST-IRON RAILINGS WITH SAND/PAINT FINISH			**Subtotal**	**$3,124**

100% Submission
FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

DETAIL REPORT

Historic Structure Report - TREATMENT & USE

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
$448,992	NPS - NATIONAL PARK SERVICE				
$448,992	TREATMENT & USE				
$76,886	RESTORATION TREATMENT RECOMMENDATIONS - EXTERIOR				
$20,392	RESTORATION TREATMENT TO PERIOD 2				
REMOVE/REPLACE CONTEMPORARY LANDSCAPING AND URN @ FRONT					
15	Remove urn @ front yard	1	Ea.	362.35	$362
16	Remove contemporary landscaping @ front yard	354	S.F.	14.45	$5,116
17	Landscaping allowance, includes regrading of front yard	354	S.F.	42.13	$14,913
	REMOVE/REPLACE CONTEMPORARY LANDSCAPING AND URN @ FRONT		**Subtotal**		**$20,392**
ROLL-UP TOTALS					
$448,992	NPS - NATIONAL PARK SERVICE				
$448,992	TREATMENT & USE				
$242,081	RESTORATION TREATMENT RECOMMENDATIONS - INTERIOR				
$196,123	RESTORATION TREATMENT TO PERIOD 1				
REMOVE BOOKSTORE & REBUILD KITCHEN					
18	Gutting, building interior, residential building, no salvage	72	SF Flr	58.88	$4,239
19	"Period" Kitchen cabinets,(& oven) in Room 104	30	L.F.	657.79	$19,734
20	New Linoleum Flooring, allow	72	S.F.	18.93	$1,363
	REMOVE BOOKSTORE & REBUILD KITCHEN		**Subtotal**		**$25,336**
ROLL-UP TOTALS					
$448,992	NPS - NATIONAL PARK SERVICE				
$448,992	TREATMENT & USE				
$242,081	RESTORATION TREATMENT RECOMMENDATIONS - INTERIOR				
$196,123	RESTORATION TREATMENT TO PERIOD 1				
REMOVE ALL SURFACE MOUNTED CONDUITS & PROVIDE ALT ROUTES					
21	Remove existing surface mounted conduits, conceal/install wireless	1	LS	16,831.55	$16,832
	REMOVE ALL SURFACE MOUNTED CONDUITS & PROVIDE ALT ROUTES		**Subtotal**		**$16,832**
ROLL-UP TOTALS					
$448,992	NPS - NATIONAL PARK SERVICE				
$448,992	TREATMENT & USE				
$242,081	RESTORATION TREATMENT RECOMMENDATIONS - INTERIOR				
$196,123	RESTORATION TREATMENT TO PERIOD 1				
REMOVE PAINTED GYPSUM WALLBOARD CEILINGS @ 2ND FLOOR					
22	Ceiling demolition, gypsum board, on suspension system, remove	1,298	S.F.	10.02	$13,001

100% Submission
FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

DETAIL REPORT

Historic Structure Report - TREATMENT & USE

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
$448,992	NPS - NATIONAL PARK SERVICE				
$448,992	TREATMENT & USE				
$242,081	RESTORATION TREATMENT RECOMMENDATIONS - INTERIOR				
$196,123	RESTORATION TREATMENT TO PERIOD 1				
REMOVE PAINTED GYPSUM WALLBOARD CEILINGS @ 2ND FLOOR					
23	Repair tin ceilings or lower as needed to accomodate ductwork	1,298	S.F.	35.16	$45,640
	REMOVE PAINTED GYPSUM WALLBOARD CEILINGS @ 2ND FLOOR			**Subtotal**	**$58,640**
ROLL-UP TOTALS					
$448,992	NPS - NATIONAL PARK SERVICE				
$448,992	TREATMENT & USE				
$242,081	RESTORATION TREATMENT RECOMMENDATIONS - INTERIOR				
$196,123	RESTORATION TREATMENT TO PERIOD 1				
REPLACE ALL 1975 VINYL BASE ON THIRD FLOOR W/WOOD BASE					
24	Flooring demolition, vinyl or rubber cove base, straight section	512	L.F.	1.34	$684
25	Install new painted Wood base	512	L.F.	20.33	$10,409
	REPLACE ALL 1975 VINYL BASE ON THIRD FLOOR W/WOOD BASE			**Subtotal**	**$11,092**
ROLL-UP TOTALS					
$448,992	NPS - NATIONAL PARK SERVICE				
$448,992	TREATMENT & USE				
$242,081	RESTORATION TREATMENT RECOMMENDATIONS - INTERIOR				
$196,123	RESTORATION TREATMENT TO PERIOD 1				
REPLACE FLUSH DRS/HM FRAMES WITH WD DRS/MOLDED CASINGS					
26	Remove flush doors and hollow meta frames	15	Ea.	1,411.20	$21,168
27	Doors, wood, paneled	15	Ea.	976.83	$14,652
28	Frames, wood, & molded casings	255	L.F.	68.32	$17,421
29	Door hardware, allow	15	Door	2,065.50	$30,983
	REPLACE FLUSH DRS/HM FRAMES WITH WD DRS/MOLDED CASINGS			**Subtotal**	**$84,224**
ROLL-UP TOTALS					
$448,992	NPS - NATIONAL PARK SERVICE				
$448,992	TREATMENT & USE				
$242,081	RESTORATION TREATMENT RECOMMENDATIONS - INTERIOR				
$45,958	RESTORATION TREATMENT TO PERIOD 2				
SF PROVIDE DECORATIVE PAINTING @ DISPLAY ROOM #1					
30	Decorative painting to walls, mural, allow	60	S.F.	411.00	$24,660

100% Submission
FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

DETAIL REPORT

Historic Structure Report - TREATMENT & USE

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
$448,992	NPS - NATIONAL PARK SERVICE				
$448,992	TREATMENT & USE				
$242,081	RESTORATION TREATMENT RECOMMENDATIONS - INTERIOR				
$45,958	RESTORATION TREATMENT TO PERIOD 2				
SF PROVIDE DECORATIVE PAINTING @ DISPLAY ROOM #1					
	SF PROVIDE DECORATIVE PAINTING @ DISPLAY ROOM #1			**Subtotal**	**$24,660**
ROLL-UP TOTALS					
$448,992	NPS - NATIONAL PARK SERVICE				
$448,992	TREATMENT & USE				
$242,081	RESTORATION TREATMENT RECOMMENDATIONS - INTERIOR				
$45,958	RESTORATION TREATMENT TO PERIOD 2				
INSTALL WOOD PANELING & WOOD SHELVING @ DISPLAY ROOM #2					
31	Wood paneled walls	210	S.F.	39.71	$8,338
32	Wood Shelving, bookcase, allow	161	S.F.	70.15	$11,295
	INSTALL WOOD PANELING & WOOD SHELVING @ DISPLAY ROOM #2			**Subtotal**	**$19,633**
ROLL-UP TOTALS					
$448,992	NPS - NATIONAL PARK SERVICE				
$448,992	TREATMENT & USE				
$242,081	RESTORATION TREATMENT RECOMMENDATIONS - INTERIOR				
$45,958	RESTORATION TREATMENT TO PERIOD 2				
REPLACE WOOD FLOORING @ DISPLAY ROOM #2 W/ CARPET					
33	Flooring demolition, surface prep for new flooring, allow	306	S.F.	3.34	$1,022
34	New custom carpet flooring, allow	34	S.Y.	18.93	$644
	REPLACE WOOD FLOORING @ DISPLAY ROOM #2 W/ CARPET			**Subtotal**	**$1,665**
ROLL-UP TOTALS					
$448,992	NPS - NATIONAL PARK SERVICE				
$448,992	TREATMENT & USE				
HAZARDOUS COMPONENTS ABATEMENT					
35	HAZMAT Abatement, Allow 9% of Total Program Cost (Exlude 1320 Vermont Ave)	1	LS	130,024.17	$130,024
	HAZARDOUS COMPONENTS ABATEMENT			**Subtotal**	**$130,024**

1320 VERMONT AVENUE RENOVATION

100% Submission
FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

SUMMARY REPORT No. 1

Historic Structure Report - USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- NPS - NATIONAL PARK SERVICE	$1,312,319	9,067	SF	$144.74
- *MARY McLEOD BETHUNE COUNCIL HOUSE*	$1,312,319	9,067	SF	$144.74
- USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE	$1,312,319	5,205	SF	$252.13
- USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE	$1,203,962	5,205	SF	$231.31
INTERIOR RENOVATION OF 1320 VERMONT AVE	$637,893	5,205	SF	$122.55
FIRE ALARM SYSTEM	$28,249	5,205	SF	$5.43
FIRE SPRINKLER SYSTEM	$43,903	5,205	SF	$8.43
MECHANICAL SYSTEM	$276,487	5,205	SF	$53.12
PLUMBING SYSTEM	$34,244	5,205	SF	$6.58
ELECTRICAL SYSTEM	$66,992	5,205	SF	$12.87
LIGHTING	$88,689	5,205	SF	$17.04
SECURITY SYSTEM	$27,506	5,205	SF	$5.28
HAZARDOUS COMPONENTS ABATEMENT	$108,357	2,107	SF	$51.43

100% Submission
FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

DETAIL REPORT

Historic Structure Report - USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS $1,312,319 NPS - NATIONAL PARK SERVICE $1,312,319 USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE $1,203,962 USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE					
INTERIOR RENOVATION OF 1320 VERMONT AVE					
1	Complete gutting of interior, allow	5,205	SF Flr	16.51	$85,955
2	Fitout of interior space, Office & Public Use, allow	5,205	SF Flr	65.37	$340,236
3	Handicap access ramp, railing both sides, 5' wide, includes forms(4 uses), reinforcing steel, and finishing	30	L.F.	1,666.55	$49,997
4	Elevators, hydraulic passenger, base unit, standard finish, 1500 lb, 100 fpm, 2stop, incl. cab finishes	1	Ea.	124,992.31	$124,992
5	Elevators, hydraulic, for number of stops over 2, add	2	Stop	18,355.96	$36,712
	INTERIOR RENOVATION OF 1320 VERMONT AVE		**Subtotal**		**$637,893**
ROLL-UP TOTALS $1,312,319 NPS - NATIONAL PARK SERVICE $1,312,319 USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE $1,203,962 USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE					
FIRE ALARM SYSTEM					
6	New fire alarm devices, incl. wires & conduit	5,205	S.F.	5.43	$28,249
	FIRE ALARM SYSTEM		**Subtotal**		**$28,249**
ROLL-UP TOTALS $1,312,319 NPS - NATIONAL PARK SERVICE $1,312,319 USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE $1,203,962 USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE					
FIRE SPRINKLER SYSTEM					
7	New Fire Sprinkler System	5,205	S.F.	8.44	$43,903
	FIRE SPRINKLER SYSTEM		**Subtotal**		**$43,903**
ROLL-UP TOTALS $1,312,319 NPS - NATIONAL PARK SERVICE $1,312,319 USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE $1,203,962 USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE					
MECHANICAL SYSTEM					
8	New Ducted Air HVAC System	5,205	S.F.	53.12	$276,487
	MECHANICAL SYSTEM		**Subtotal**		**$276,487**

100% Submission
FOR
NATIONAL PARK SERVICE
MARY McLEOD BETHUNE COUNCIL HOUSE

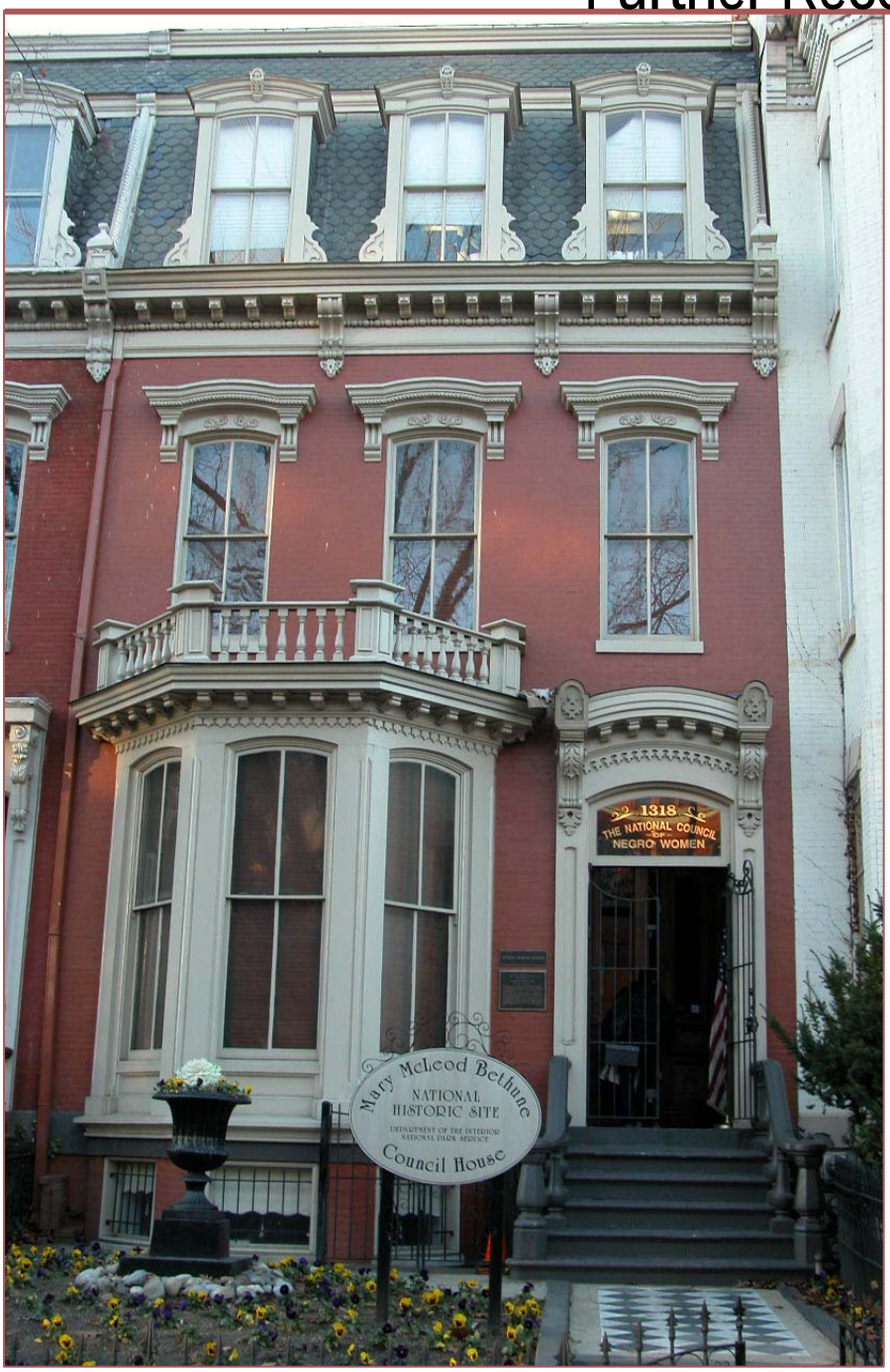
DETAIL REPORT

Historic Structure Report - USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS $1,312,319 NPS - NATIONAL PARK SERVICE $1,312,319 USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE $1,203,962 USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE					
PLUMBING SYSTEM					
9	New Plumbing system	5,205	S.F.	6.58	$34,244
	PLUMBING SYSTEM			**Subtotal**	**$34,244**
ROLL-UP TOTALS $1,312,319 NPS - NATIONAL PARK SERVICE $1,312,319 USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE $1,203,962 USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE					
ELECTRICAL SYSTEM					
10	New electrical service for combined buildings	5,205	S.F.	12.87	$66,992
	ELECTRICAL SYSTEM			**Subtotal**	**$66,992**
ROLL-UP TOTALS $1,312,319 NPS - NATIONAL PARK SERVICE $1,312,319 USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE $1,203,962 USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE					
LIGHTING					
11	Lighting System	5,205	S.F.	17.04	$88,689
	LIGHTING			**Subtotal**	**$88,689**
ROLL-UP TOTALS $1,312,319 NPS - NATIONAL PARK SERVICE $1,312,319 USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE $1,203,962 USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE					
SECURITY SYSTEM					
12	Security System	5,205	S.F.	5.29	$27,506
	SECURITY SYSTEM			**Subtotal**	**$27,506**
ROLL-UP TOTALS $1,312,319 NPS - NATIONAL PARK SERVICE $1,312,319 USE OPTION 3 - RENOVATION OF 1320 VERMONT AVE					
HAZARDOUS COMPONENTS ABATEMENT					
13	HAZMAT Abatement, Allow 9%	1	LS	108,356.73	$108,357
	HAZARDOUS COMPONENTS ABATEMENT			**Subtotal**	**$108,357**

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Further Recommendations



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FURTHER RECOMMENDATIONS

There are a few items of additional research required prior to the start of any restoration project in the building. These include creating an exposure window to determine if any decorative painting still remains, determining acceptable and safe environmental conditions for the museum's collections, and undertaking an historic furnishings plan.

EXPOSURE WINDOWS

There is substantial photographic evidence showing decorative painting on the north and south walls of Display Room #1. The team recommends that the NPS undertake a large exposure window to determine if any decorative painting remains. Isolated paint locations of testing and analysis by the A/E team in numerous locations did not reveal any evidence of decorative painting in Display Room #1 (Room 102). This would be crucial in the event of any additional restoration of the first floor. In the event that all the decorative painting had been removed during Period 4 renovations, it is recommended that further advancement of the project include a decorative painting consultant.

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Figure 5-001: Existing shutter hinge on exterior. (Photo: BBB, 2007).

ENVIRONMENTAL CONDITIONS

The Council House currently contains original artwork, historic furnishings and many artifacts in its collections. The collections of artwork, artifacts, memorabilia, and furnishings all require the expertise of a curator to safeguard the collection. As an historic building, it is difficult to maintain ideal climatic conditions for an art and artifact collection. There especially is a concern about humidity control in historic buildings. As humidity levels are increased in the building in the winter, condensation increases as well. Acceptable levels need to be established for both collections and buildings

UV rays should also be considered in the placement of objects easily damaged and faded by the sun.

Temperature and humidity requirements should be established by the curatorial staff and historical architects and engineers prior to the start of a restoration project.

HISTORIC FURNISHINGS PLAN

Many photos from the Period of Significance show a well appointed house with period and antique furnishings. Furniture, carpets, drapery, and light fixtures are all well documented in historic photos. Existing furnishings should be inventoried and their condition and historic provenance determined.

ARCHITECTURAL PROBES

HABS documentation states that stamped metal ceilings were concealed in 1975. We recommend that this be investigated by removing suspended ceilings and accessing the plenum. The best location for this might be Room 201.

The south walls between the closets in rooms 201 and 202 may be concealing fireplaces.

MAINTENANCE PLANS

A regular maintenance and inspection plan for building material and equipment is recommended.

CARRIAGE HOUSE HSR

This building has been documented by HABS in 1993. Assessment of building envelop, including masonry walls, windows and doors and roof is recommended.

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Conservation Reports



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Introduction

Jablonski Berkowitz Conservation Inc. was retained by Beyer Blinder Belle to perform a finishes investigation of the interior and exterior of the Mary McLeod Bethune House in Washington, D.C. The purpose of this investigation is to determine the finishes for the house during its primary period of significance between 1943 and 1966. From 1943 to 1955 the house was the residence of Mary McLeod Bethune, as well as the council house for the National Council of Negro Women (NCNW). From 1955 to 1966, the house was operated as the headquarters of the Council. Conservator Jennifer Kearney visited the house on January 9 and 10, and March 8, 2007 and removed 93 samples from interior and exterior elements of the house. Fifty samples were analyzed and the additional samples were used for comparison purposes.

The house was damaged by a fire in the 1960s and underwent two renovation campaigns; the first in 1974 and the second in 1981. Evidence in the Archives indicated that replacement wood and plaster elements were fabricated and many surfaces were stripped of finishes. Efforts were made to locate samples on elements that were not replaced during these renovations.

Finish Color Investigation Methodology

Samples measuring approximately three to six millimeters in length were removed from the identified areas using a scalpel for further examination. In most cases, *in situ* cratering and close-up examination of the surfaces was performed to quickly determine the status (degree of surviving original paints) and complexity of the finishes before sample collection.

Upon returning to the laboratory, the samples were broken to reveal fresh cross-sections. Intact samples were cast in clear mounting resin (Castin' Crafts Clear Liquid Plastic Casting Resin) and examined in normal reflected light, under illumination conditions that simulate daylight (Chiu Technical Lumina FO-150 fiber optic light source) for the purpose of color-corrected stratigraphy identification. The samples were examined microscopically during the investigation using a Nikon Stereo Zoom microscope with 10x-63x magnification. Photomicrographs were taken using a Nikon Coolpix 950 digital camera with an Optem digital camera microscope adapter.

All layers have been recorded using a descriptive color name rather than a standardized color notation system. This was done to document the seriation of the samples for comparative purposes prior to the identification of significant layers using both a standardized universal color system (Munsell) and a commercial

paint color system (Sherwin-Williams, Pittsburgh Paints, or Benjamin Moore). Commercial color matches were compared to both mounted samples and freshly broken cross-sections of samples in order to determine the most accurate color match.

Each paint layer was identified as a primer, finish, or component of a complex finish system. While primers did not usually affect the color of the finish coat, they were important for the opacity and richness of the finish. Other finishes, such as varnishes, were also identified. The identified coat, standardized color (Munsell) match, and commercial match for each element are included. Chromochronologies for each element are listed at the end of this section.

Once chronologies were established for each element, attempts were made to date finishes to the approximate periods in which they would have appeared. This was done by means of consulting historic photographs, research materials, including period catalogs and manufacturers' publications, and documentation from the archives of the National Council for Negro Women (NCNW). Assumptions were also made on the basis of significant changes in the history of the house, such as changes in ownership, which would most likely have resulted in changes in ornamentation and decoration. Finally, historic factors such as periods of war and economic depression were considered in light of the effects these larger factors would have had on the availability of labor and goods, such as paint, plaster, and wallpaper.

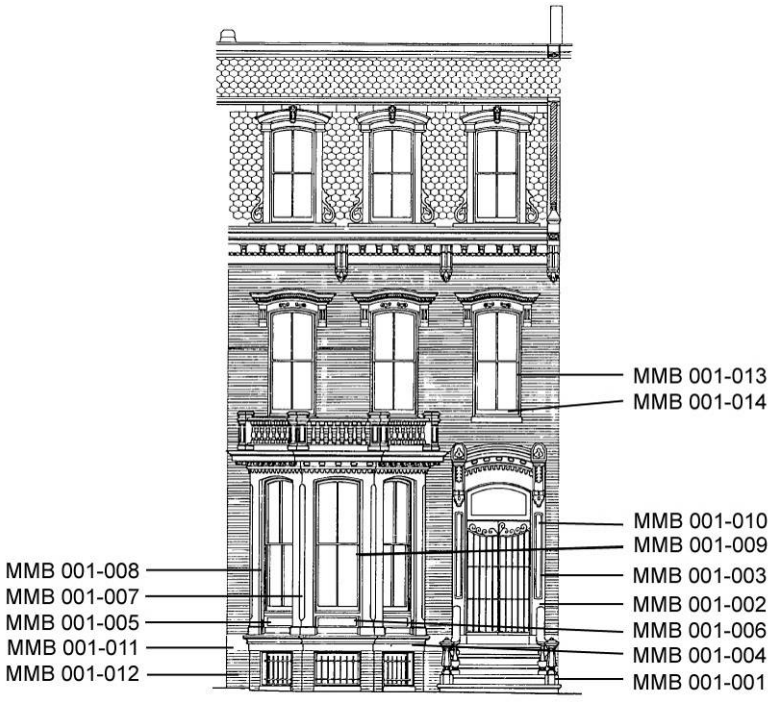
Ultraviolet illumination was also used to match concurrent finishes. Historic oil-based paints and modern paints have distinctly different appearances under such illumination, which can be useful in approximating when areas were painted. Modern paints typically appear dark or dull under UV, while oil paints fluoresce brightly depending on pigment content. Mounted cross-sections of samples were examined under ultraviolet illumination on a Zeiss Axioskop to identify modern paints on samples with few paint layers in order to place these layers in the appropriate periods.

Sample Locations

The following areas were sampled on January 9 and 10, 2007. All samples were examined, but only those samples which provided reliable data are included in this report. Elements which are clearly replacements that did not provide adequate information for comparison purposes were not analyzed.

Exterior

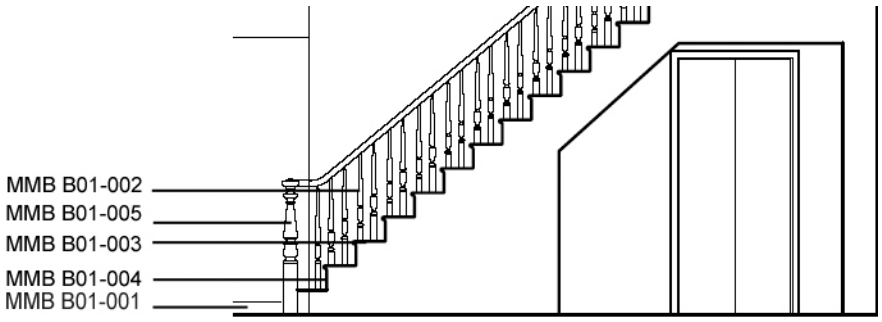
MMB 001-001	Cast Iron Stair Baluster
MMB 001-002	Door D100 Surround
MMB 001-003	Door D100 Surround Panel
MMB 001-004	Coved Molding below Bay Window
MMB 001-005	Inset Panel below Bay Window
MMB 001-006	Molding around Inset Panel
MMB 001-007	Canton Molding
MMB 001-008	Window W103 Frame
MMB 001-009	Window W103 Sash
MMB 001-010	Door D100 Surround Panel Molding
MMB 001-011	Painted Water Table
MMB 001-012	Painted Brick (comparative samples taken from multiple locations on front elevation)
MMB 001-013	2nd Floor Window W201 Frame
MMB 001-014	2nd Floor Window W201 Sash



Basement

Basement Stair (Rm. B01)
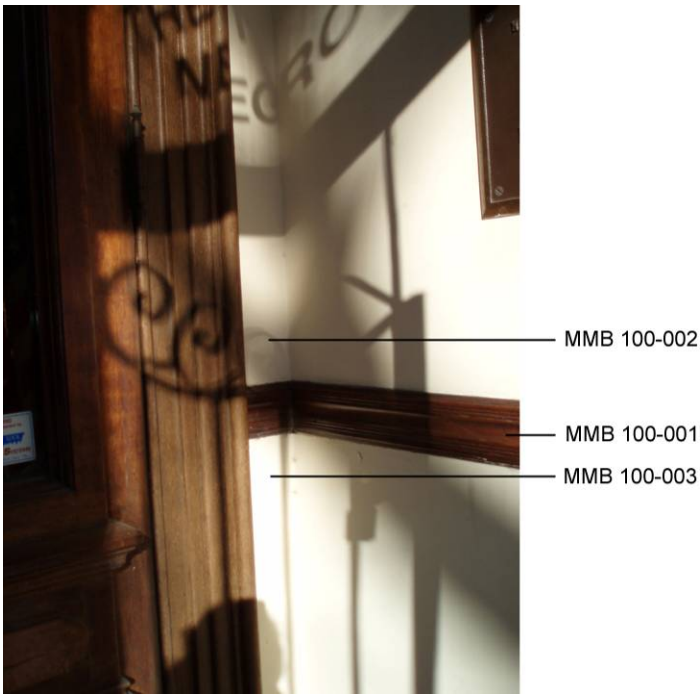
MMB B01-001	North Wall Stair Baseboard: Molding
MMB B01-002	Stair Baluster
MMB B01-003	Stair Tread
MMB B01-004	Stair Riser
MMB B01-005	Newel Post



First Floor

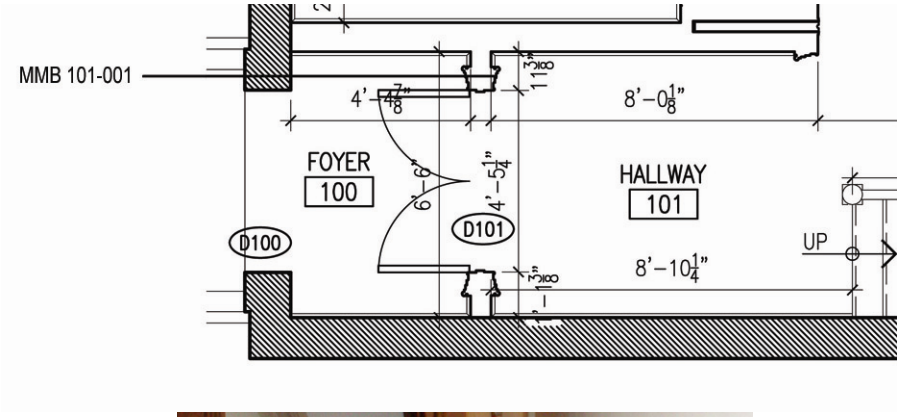
Vestibule (Rm. 100)

MMB 100-001	Chair Rail
MMB 100-002	West Wall above Chair Rail
MMB 100-003	West Wall below Chair Rail



Stair Hall (Rm. 101)

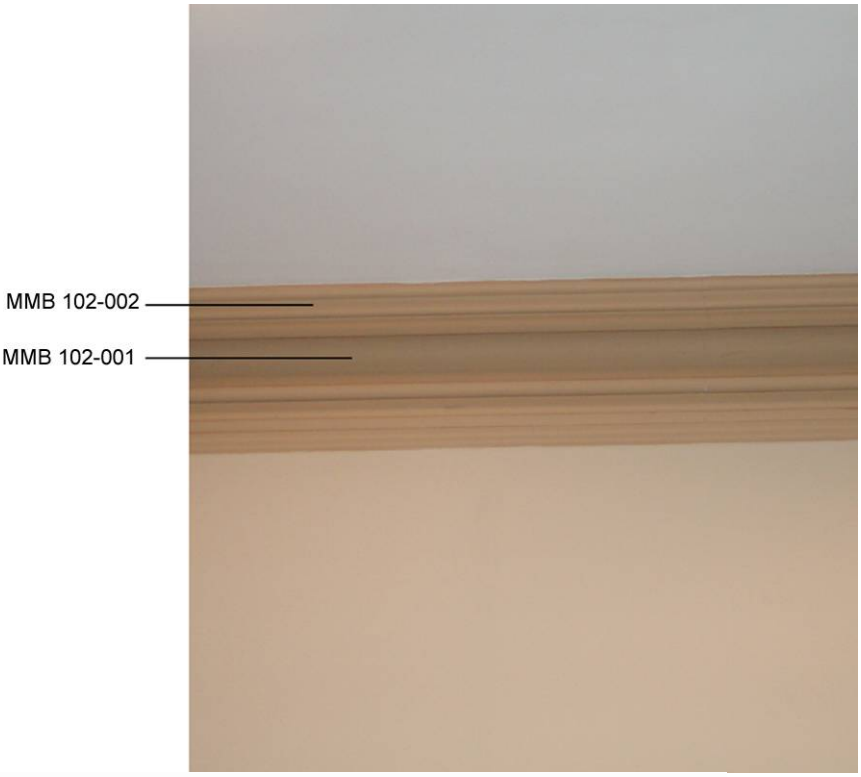
MMB 101-001	Door D101 Frame to Vestibule
MMB 101-002	North Wall
MMB 101-003	South Wall near Entrance to Room 103

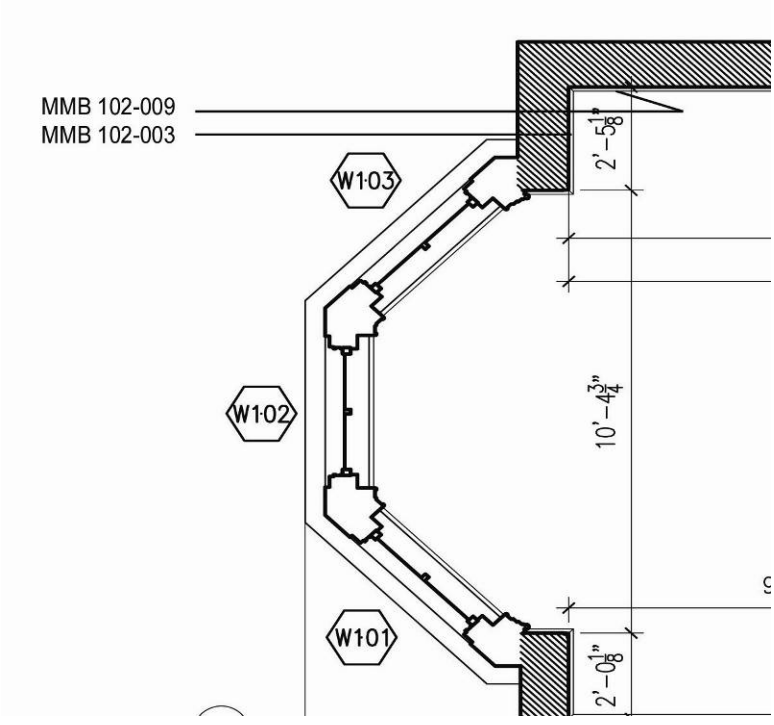


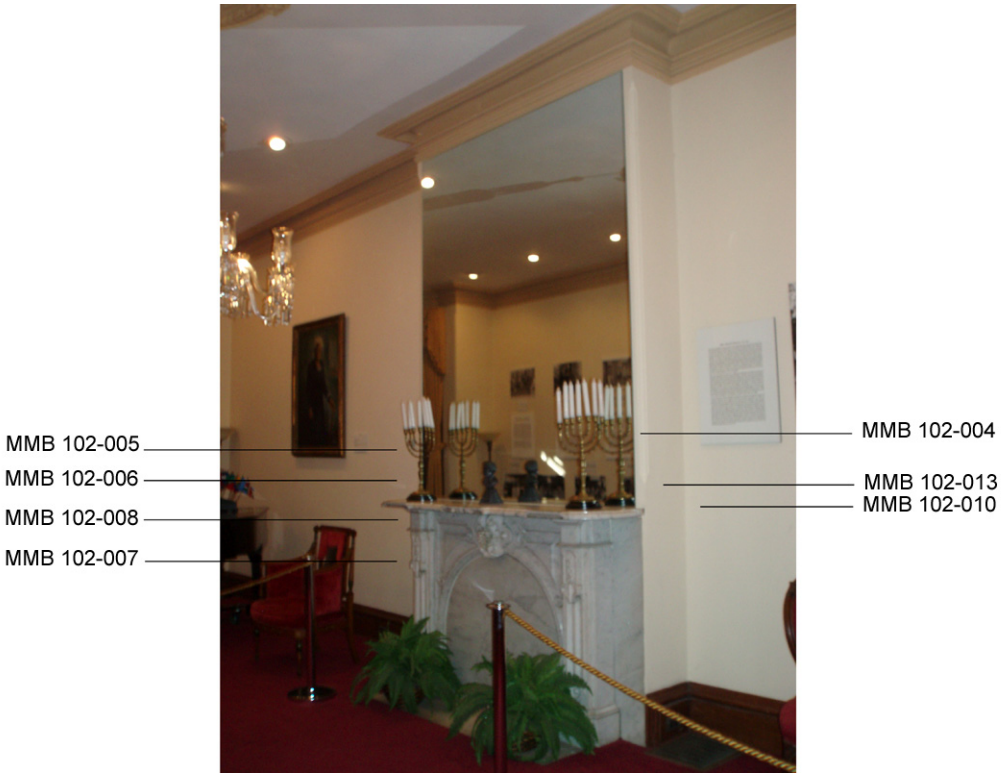


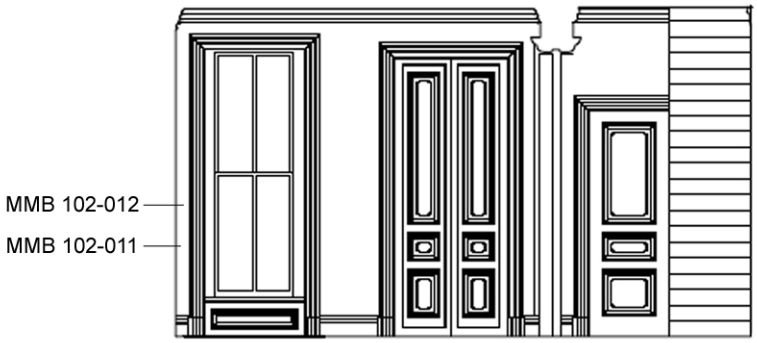
Front Parlor (Rm. 102)

MMB 102-001	Cornice Coved Molding
MMB 102-002	Upper Cornice Molding
MMB 102-003	East Wall adjacent to Bay Window
MMB 102-004	Canton Molding on South Wall
MMB 102-005	South Wall (2 ft. from fireplace, 4 ft. from ground)
MMB 102-006	South Wall (2 ft. from fireplace, 3.5 ft. from ground)
MMB 102-007	South Wall (2 ft. from fireplace, 2 ft. from ground)
MMB 102-008	South Wall (1 ft. from fireplace, 3 ft. from ground)
MMB 102-009	South Wall near East Window Bay (3 ft. from ground)
MMB 102-010	South Wall (right of fireplace, 3 ft. from ground)
MMB 102-011	South Wall near West Window (2.5 ft from ground)
MMB 102-012	South Wall near West Window (3.5 ft. from ground)
MMB 102-013	Fireplace Return: West Wall


MMB 102-002
MMB 102-001


MMB 102-009
MMB 102-003
W103
W102
W101
2'-5 1/8"
10'-4 3/4"
2'-0 1/8"

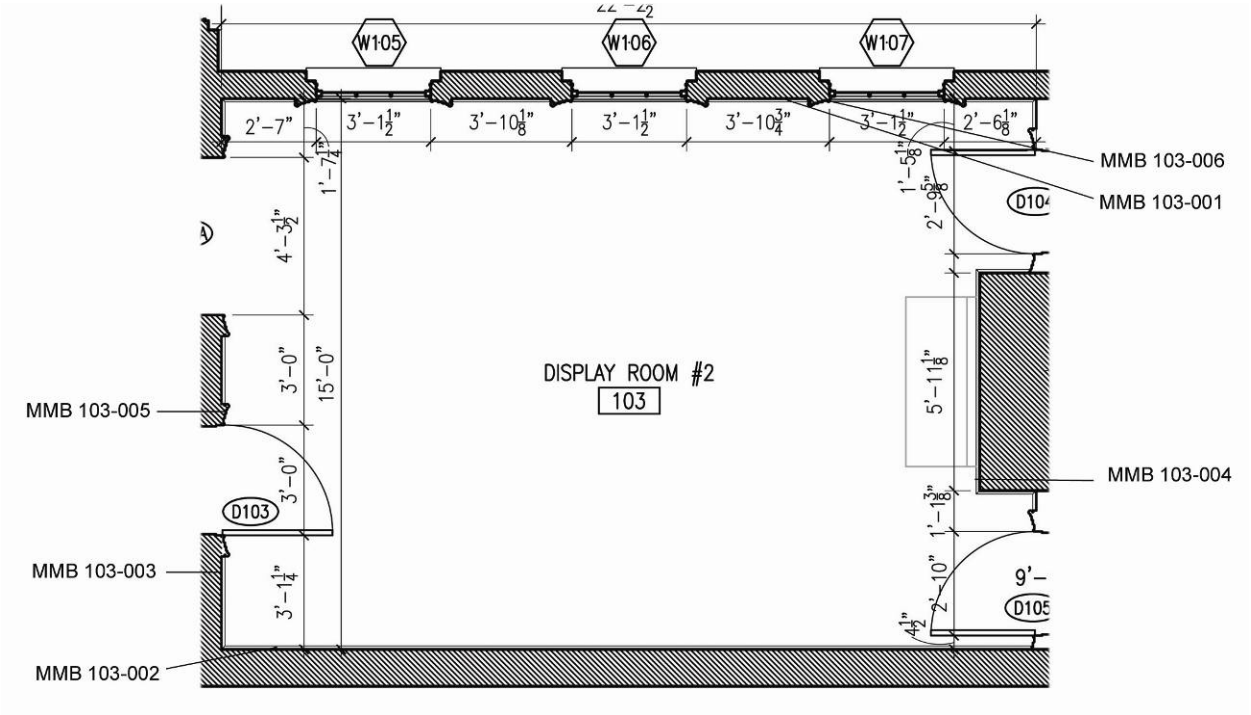




West Elevation Room 102

Reception Room (Rm. 103)

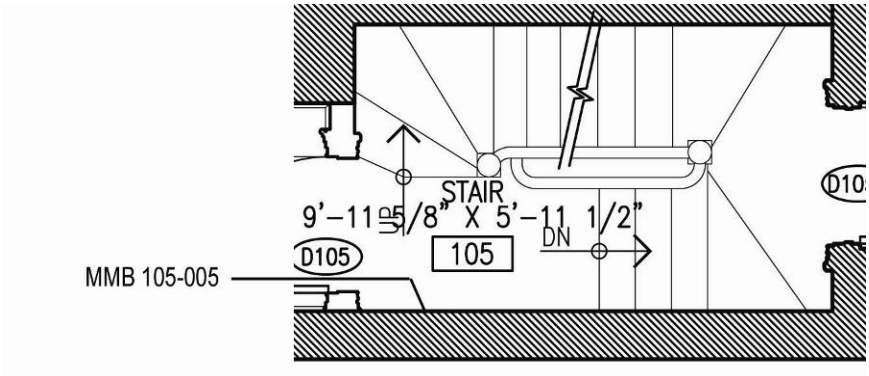
MMB 103-001	South Wall
MMB 103-002	North Wall
MMB 103-003	East Wall
MMB 103-004	West Wall
MMB 103-005	Door D103 Casing
MMB 103-006	Interior Window W107 Sash


W105
W106
W107
2'-7"
3'-1 1/2"
3'-10 1/8"
3'-1 1/2"
3'-10 3/4"
3'-1 1/2"
2'-6 1/8"
MMB 103-006
MMB 103-001
D104
1'-7 1/4"
4'-3 1/2"
3'-0"
15'-0"
DISPLAY ROOM #2
103
5'-11 1/8"
MMB 103-005
MMB 103-004
D103
3'-0"
1'-1 3/8"
MMB 103-003
3'-1 1/4"
2'-10"
9'-
D105
MMB 103-002

Back Stair (Rm. 105)

MMB 105-001	Baluster
MMB 105-002	Banister
MMB 105-003	Riser
MMB 105-004	Tread
MMB 105-005	North Wall just above Baseboard





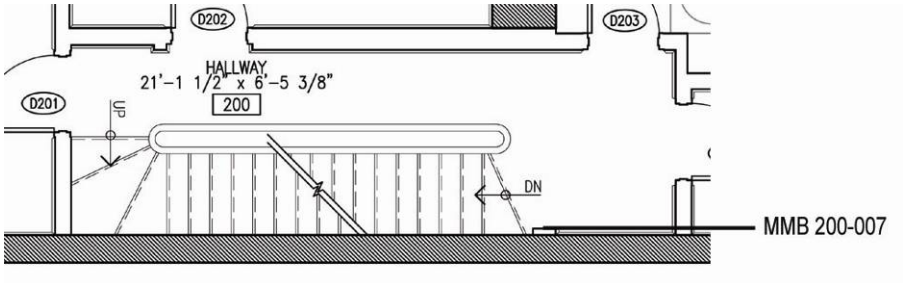
Second Floor

Stair Hall (Rm. 200)

MMB 200-001	Baseboard Molding North Wall
MMB 200-002	Ceiling Medallion
MMB 200-003	Ceiling
MMB 200-004	Stair Fascia
MMB 200-005	Stair Fascia Molding
MMB 200-006	South Wall
MMB 200-007	Pier at Top of Stair

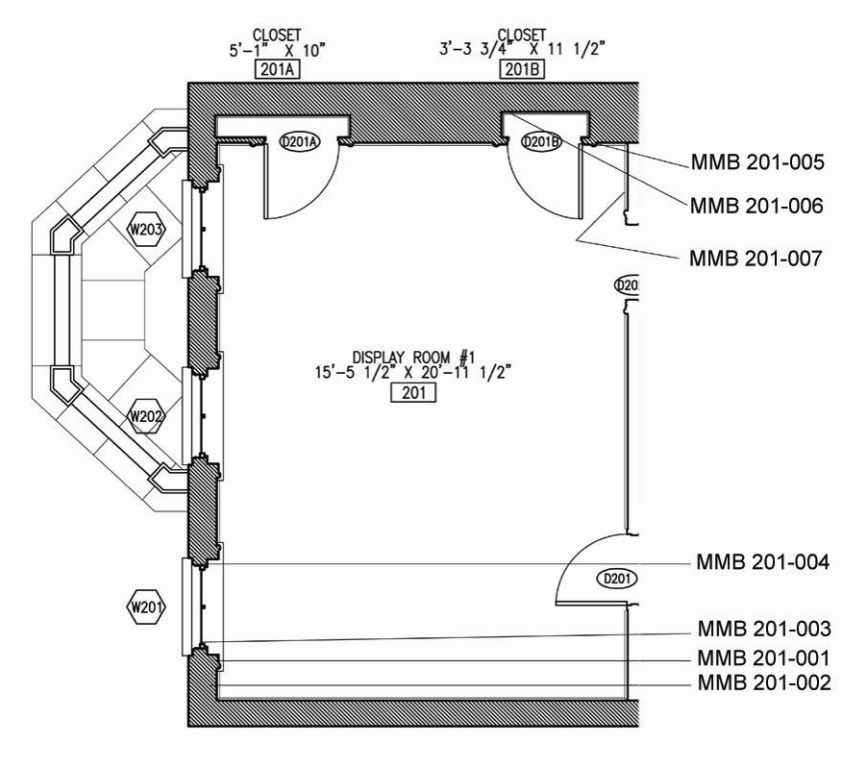





D202
D203
HALLWAY
21'–1 1/2" x 6'–5 3/8"
200
D201
UP
DN
MMB 200-007

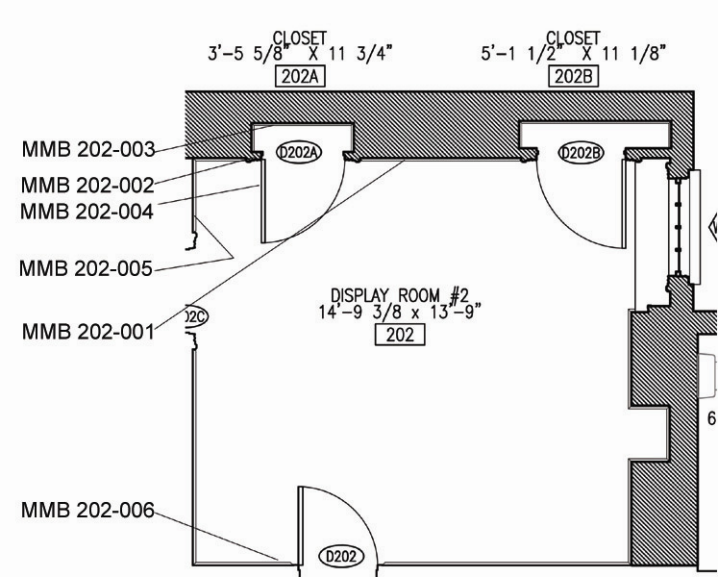
Front Room (Rm. 201)

MMB 201-001	Window W201 Casing
MMB 201-002	East Wall
MMB 201-003	Window W201 Sash
MMB 201-004	Window W201 Frame
MMB 201-005	Closet Door D201B Casing
MMB 201-006	Interior of Closet 201B
MMB 201-007	West Wall



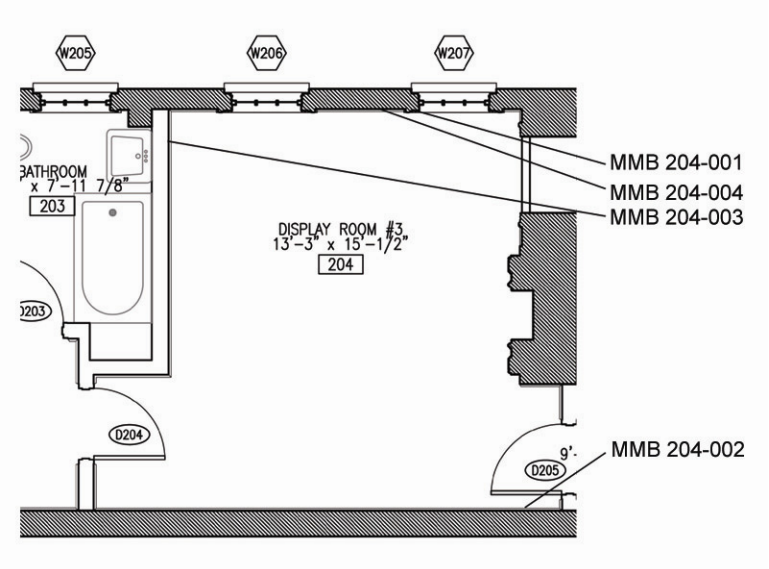
Second Room (Rm. 202)

MMB 202-001	South Wall
MMB 202-002	Closet Door D202A Casing
MMB 202-003	Interior of Closet 202A
MMB 202-004	Closet Door D202A
MMB 202-005	East Wall
MMB 202-006	North Wall



Third Room (Rm. 204)

MMB 204-001	Window W207 Casing
MMB 204-002	North Wall
MMB 204-003	East Wall
MMB 204-004	South Wall

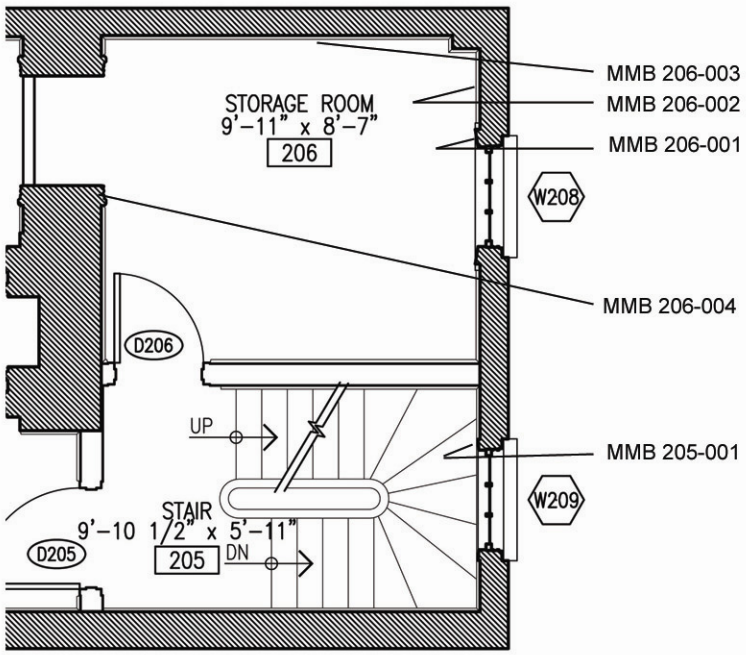


Back Stair (Rm. 205)

MMB 205-001	Window W209 Casing

Back Room (Rm. 206)

MMB 206-001	Window W208 Casing
MMB 206-002	West Wall
MMB 206-003	South Wall
MMB 206-004	Door Casing to Room 204



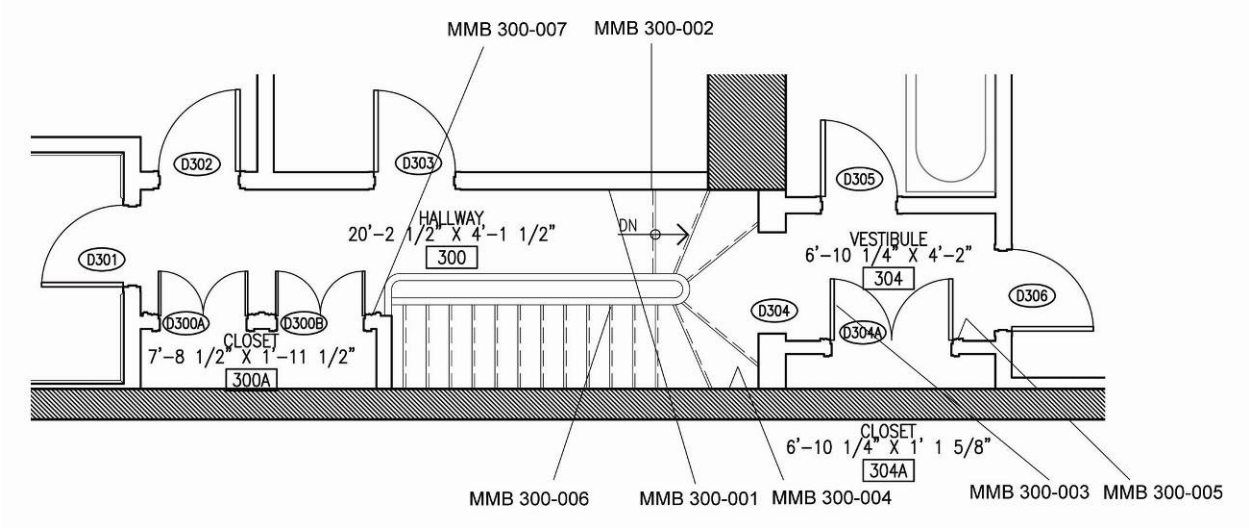
Third Floor

Stair Hall (Rm. 300)

MMB 300-001	South Wall
MMB 300-002	Baseboard
MMB 300-004	North Wall
MMB 300-006	Stair Tread
MMB 300-007	Closet Door D300B Casing

Vestibule (Rm. 304)

MMB 300-003	Closet Door D304A Frame
MMB 300-005	Interior of Closet Door D304A

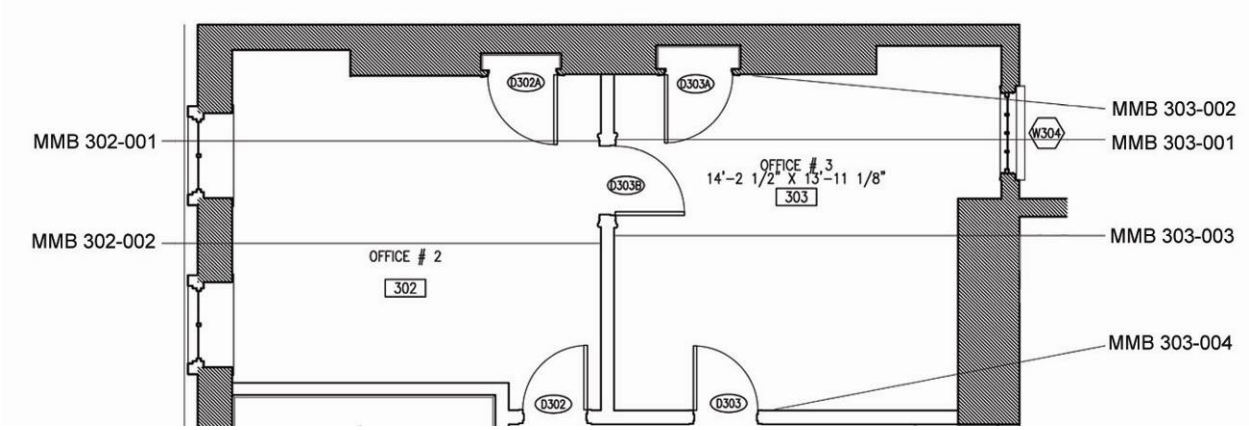


Large Front Room (Rm. 302)

MMB 302-001	Door D303B Casing to Room 303
MMB 302-002	West Wall

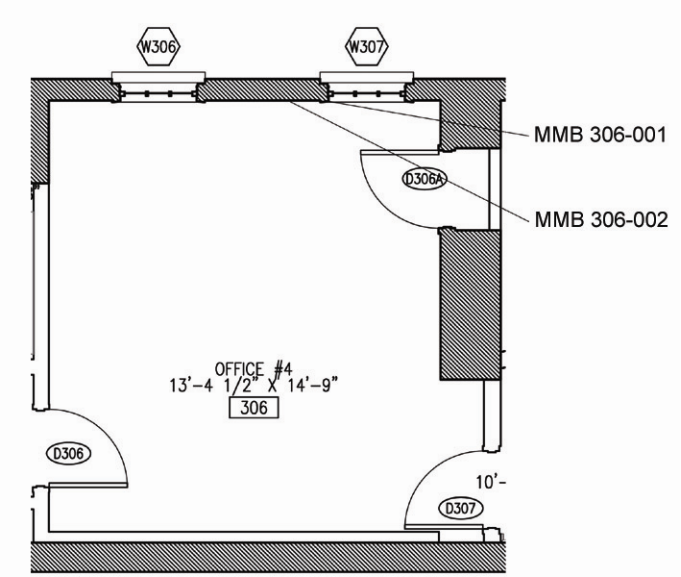
Second Room (Rm. 303)

MMB 303-001	Door D303B Casing to Room 302
MMB 303-002	South Wall
MMB 303-003	East Wall
MMB 303-004	North Wall



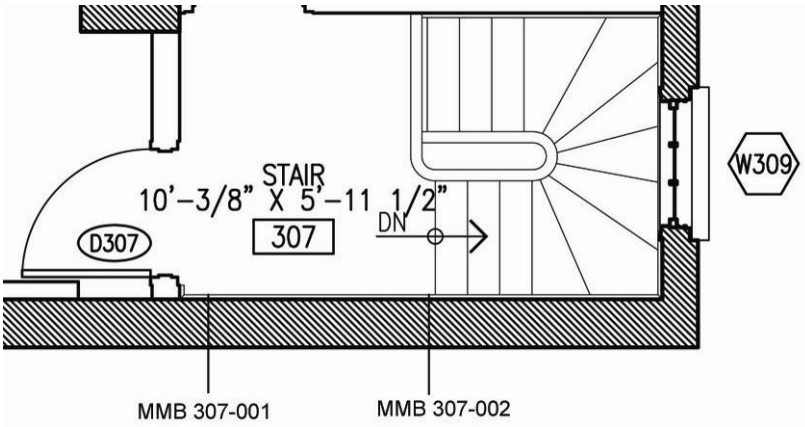
Third Room (Rm. 306)

MMB 306-001	Window W307 Casing
MMB 306-002	South Wall



Back Stair Hall (Rm. 307)

MMB 307-001	North Wall
MMB 307-002	Baseboard



Findings

The Mary McLeod Bethune House has undergone many changes over time that have impacted the finishes. A fire in 1966 severely damaged or destroyed many elements of the interior and exterior. Two renovation campaigns also stripped many of the finishes and resulted in the loss of substantial information about the original ornamentation of the house.

There is evidence from historic photographs that indicates the front parlor was decorated with stencils, but much of the plaster, in this room and other areas of the house, has either been substantially replaced or stripped of finishes. Documentation from the renovation campaigns indicates that plaster ceiling medallions and woodwork were also stripped. The extent of these repairs is unclear from the historic documentation and therefore one goal of this finishes investigation is to determine, if possible, which elements retain their original finishes, which elements were stripped of their original finishes, and which elements are replacements fabricated during the renovation.

Evidence from historic documents, including archives and photographs, was used in conjunction with the samples to determine the finish layers which would have existed during the period of significance (1943-1966).



Figure 6-001: North wall of Room 102 and Doorway to Room 103. Wall shows evidence of stencil or decorative painting. Pocket Door Casing to Room 103 shows dark, possibly wood-grained finish. Date unknown.

Efforts were made to sample elements that were not altered during the renovations. Replacement elements, however, were also sampled in order to provide comparison with unaltered samples. Based on the sample evidence, the rooms on each floor were generally painted using the same color scheme. The third floor was a major exception to this pattern. During the occupation of the house by the NCNW, these rooms were used as guest rooms for visiting NCNW members. Each room was dedicated to an important figure in the history of the NCNW and was decorated in a unique manner.

There is evidence that trim elements in the house were moved around during the renovations. Sample 206-001 (Window 208 Casing) and sample 303-001 (Door D303B Casing to Room 302) have nearly identical chromochronologies until the period dated to the first renovation campaign. Based on the chronologies of other elements in the rooms it appears that the window casing in Room 206 was originally in Room 303.

Due to these alterations, it is difficult to determine the appearance of many of the rooms, but efforts have been made to infer the most likely schemes based on the finishes found for each room.

Note: Photomicrographs included for reference only. Colors of photomicrographs are not accurate for color matching purposes. Images have been altered for visibility. Refer to color chips for accurate color matches.

Exterior Finishes

The front façade of the house is currently painted pressed brick. Based on documentation, the brick was painted in 1975 but it is unclear from this evidence if it was also painted during the period in which Mary McLeod Bethune lived in the house. The mortar behind the painted surface is pale yellow in color but, in a 1944 photo of the exterior of the house (below), the mortar appears significantly darker in color than the brick. Correspondence from the early 1950s indicates that the front of the house was being painted, but it is unclear whether this is in reference to the brick as well as the woodwork. From references to termites in this document, the woodwork was most likely being painted, but it is possible the brick was also being painted.

Heavy Soiling Layer

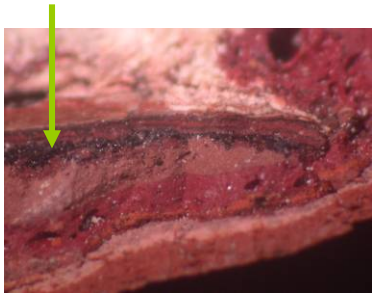


Figure 6-002: Sample MMB 001-012 (Exterior Painted Brick) Cross-section under reflected light

The painted brick (Sample 001-012) has evidence of twelve paint layers (Figure 6-002). Following the sixth paint layer is a heavy layer of black soiling. It is likely that this dates from the fire in 1966. Paint removed from the surface of the mortar sample at the 2nd floor window of the East elevation matched the chronology of the painted brick following this layer of soiling. Based on this information, it appears that the front façade was repointed following the fire and the entire façade was then painted. The finish layer before and after the fire are nearly identical in color. Both layers are a moderate reddish brown (Munsell 10R 3/4). This finish had a flat sheen and was matched by Benjamin Moore 1302.

The window sashes (Samples 001-009 and 001-014) were stripped but based on the 1944 photograph these elements were significantly darker than the surrounding woodwork. This was a popular technique for windows that gave the appearance of a larger pane of glass. Although the elements were stripped, the samples of the bay window sashes (Sample 001-009) show evidence of early finishes. There is evidence of a moderate reddish brown color (Munsell 10R 3/4) on the windows sashes that approximately matches the color used for the brick. This finish had a semi-gloss sheen and was matched by Benjamin Moore 1302. A dark green color post-dates this finish and may also be the color shown in the 1944 photograph below. Other finish colors found range from grayish white to pale yellow and therefore cannot be the color seen in the historic photograph.

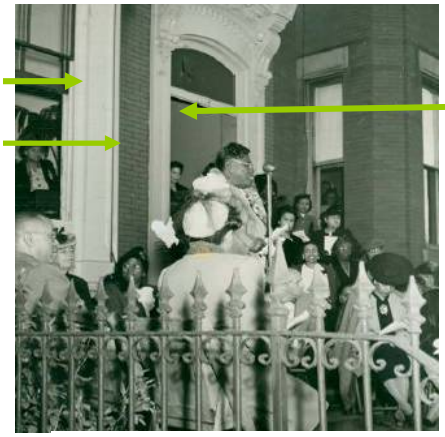


Figure 6-003: Photograph of Council House Dedication Ceremony, 1944.

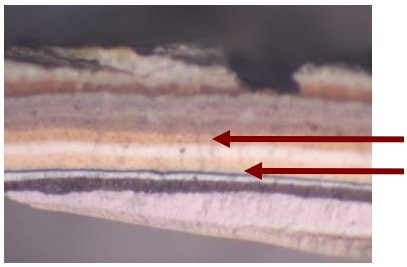


Figure 6-004: Sample MMB 001-004 (Exterior Coved Molding below Bay Window) Cross-section under reflected light

Samples 001-002, 001-003, 001-004, 001-005, 001-006, 001-010) appears to have been painted a light yellow color (Munsell 10YR 8/4-8/6) during the primary period of significance. This finish was used for the bay window woodwork (Figure 6-004), including the window frames, and the door surround. It had a semi-gloss sheen and was matched by Benjamin Moore 151. This finish was followed by a slightly paler yellow (Munsell 2.5Y 8.5/2-8.5/4). This color had a semi-gloss sheen and was matched by Benjamin Moore 295. A grayish yellowish brown color (Munsell 10YR 5/2) may also date to this period, just preceding the yellow campaigns.

The cast-iron stair railing (Sample 001-001: Figure 6-005) initially had a yellowish white sanded finish. This finish was designed to create the appearance of stone on metal or wood substrates by either mixing sand into the paint prior to application or by blowing sand onto the wet painted surface. Paint colors used in this effect tended to be colors similar to brownstone or sandstone, such as the yellowish white used here. By the period of Mary McLeod Bethune's residency and the occupation of the house by the NCNW, the palette for this element had shifted to darker colors, including grays and browns. A dark grayish reddish brown (Munsell 10R 2/2) appears to be the finish from the primary period of significance. This finish has a semi-gloss sheen and was matched by Sherwin-Williams 2838.

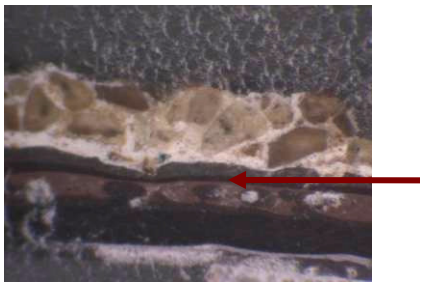


Figure 6-005: Sample MMB 001-001 (Exterior Cast Iron Stair Baluster) Cross-section under reflected light with sanded paint as first finish

Interior Finishes

There is limited evidence of historic finishes on the interior due to the extensive alterations to the historic fabric. Elements on the upper floors were largely unaffected by the fire, but numerous alterations made during the renovations have resulted in loss of original elements and early finish layers in many of the rooms. On the first floor, most of the woodwork and plaster ornament was stripped and repainted during one of the renovations. The plaster walls appear to have been replaced on the first floor, while on other floors skim coats were used.

Several wood-graining campaigns were found on original woodwork that has not been stripped. One of these campaigns is the original finish for the woodwork, while another appears to date from the period of significance. Based on the samples, it appears that much of the woodwork in the public areas of the house was initially grained, but the first floor elements including the staircase were stripped during the 1980s renovation and grained in a manner that most likely replicates the finish from the first period of the house, rather than the finish that existed during Bethune's residency.

In the more private areas of the house, the woodwork was generally painted. For the most part, all woodwork elements in a given room, including the baseboard, door casings, and window frames were painted with the same finish. Any exceptions to this pattern have been noted.

There have been numerous repairs to the plaster walls including the application of skim coats and bonding agents. In some cases canvas or unfinished coarse brown paper was also applied in order to repair damaged plaster and mask cracks. The use of paper and bonding agents are common repair methods to stabilize damaged plaster and provide a more stable surface for skim coats and additional finish layers.

Although documentation from the archives indicates that wallpaper was used in the house, particularly in the bedrooms on the third floor, the samples show no evidence of wallpaper. Due to the substantial repairs to the plaster, it is not unlikely that some of the rooms were papered at one time and the paper may have been subsequently removed during one of the renovations. This would also account for the lack of finishes on many of the plaster walls.

According to historic documentation, interior decorators were hired for the guest bedrooms on the third floor and the walls in these rooms were papered. Each room was named in honor of a prominent figure in the history of the council and they were decorated differently to reflect this.

The following finishes are the initial finishes found for the period of significance (1943-1966). Later finishes from the period of significance are listed in the summary of finishes. Following the summary of finishes, the commercial color schemes for each room are given.

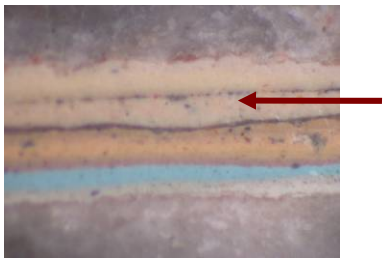


Figure 6-006: Sample MMB 100-002 (Vestibule Wall above Chair Rail) Cross-section under reflected light

The entrance vestibule was painted with two different finish colors. The current chair rail is a recent replacement, but above this element the walls (Sample 100-002: Figure 6-006) were painted a dark grayish yellow (Munsell 2.5Y 6/4) while below the walls (Sample 100-003: Figure 6-008) were a dark purplish gray (Munsell 10YR 5/1). The dark grayish yellow finish had a semi-gloss sheen and was matched by Sherwin-Williams 6130. The dark grayish purple also had a semi-gloss sheen and was matched by Benjamin Moore 1469. Later campaigns during the period of significance continued this trend of painting the upper portion and the lower portion two distinctly different colors.

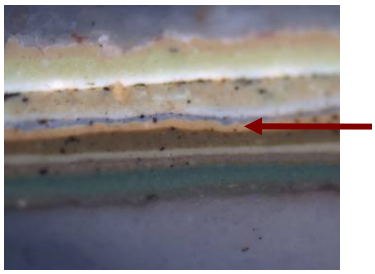


Figure 6-007: Sample MMB 100-002 (Vestibule Wall above Chair Rail) Cross-section under ultraviolet light

Early finishes could not be located for the walls and stairs in the first floor hallway. The entrance door frame (Sample 101-001) does have early finishes. The finish which appears to be from the period of significance is a grained finish. This finish used a yellow base color (Munsell 10YR 8/4-2.5Y 8/4) followed by a brown varnish (Munsell 2.5YR 3/4) to achieve the appearance of wood graining. The base color had a semi-gloss sheen and was matched by Benjamin Moore 1102. The varnish was semi-translucent with a glossy sheen. It was most closely approximated in color by Benjamin Moore 2103-10.

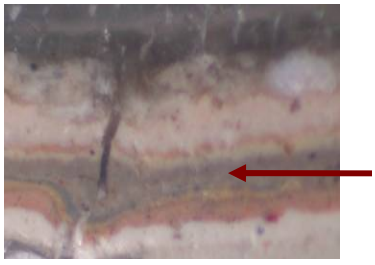


Figure 6-008: Sample MMB 100-003 (Vestibule Wall below Chair Rail) Cross-section under reflected light

The front parlor appears to have been heavily damaged by the fire and a majority of the elements were either replaced or heavily repaired, making it difficult to determine the historic appearance of the room. Based on photographs from the NCNW Archives, there is evidence of decorative stenciling in this space on each of the four large wall areas. Samples were taken in multiple locations on the southeast wall and the southwest wall in an effort to locate areas that may still retain these decorative finishes. None of the samples possessed more than eight layers of paint, indicating there has been substantial replacement of the wall plaster. An isolated area of sample (MMB 102-010) had an early light yellowish pink finish layer, but because the sample was so heavily deteriorated, it could not be determined to which period this finish layer belongs.

The cornice moldings in the parlor appear to have been stripped, but areas of the samples show evidence of pale blue and pale pink finishes. These finishes could not be conclusively identified with a particular period of the house, but are identical to finishes found on other plaster elements in the second floor hallway, indicating that these finishes were used in multiple areas of the house.

Evidence from photographs taken during the renovation indicates that the back parlor (Room 103) was extensively repaired. The only elements sampled in this room which possessed historic finishes were the door frames (Sample 103-005) and window sashes (Sample 103-006). Similar to wood trim elements in other areas of the house, these pieces were finished with a wood graining. The graining used a grayish reddish orange base color (Munsell 2.5YR 6/6) followed by a moderate reddish brown varnish (Munsell 2.5YR 3/4). The base color had a semi-gloss sheen and was matched by Benjamin Moore 1194. The varnish color is the same used on the front door frame in the first floor hall. It is semi-translucent with a glossy sheen. This finish was most closely approximated by Benjamin Moore 2130-10.

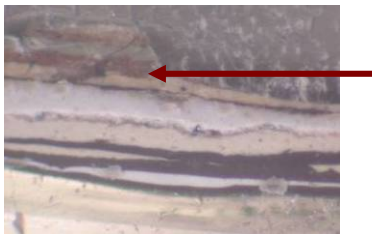


Figure 6-009: Sample MMB B01-001 (Basement Stair North Wall Baseboard) Cross-section under reflected light

The woodwork in the service areas of the house, including the basement (Sample B01-001: Figure 6-009 and Sample B01-003) and the back stair (Sample 105-003) were also not painted in the same manner. Reddish brown (Munsell 2.5YR 4/4-5YR 4/4) was used for these stair elements. This color was probably selected over the pale yellows used elsewhere because it would have been easier to maintain. The finish had a semi-gloss sheen and was matched by Benjamin Moore 1211.

The walls in the back stair (Sample 105-005: Figure 6-010) were painted a pale orange yellow (Munsell 10YR 9/2-9/4). This finish had a semi-gloss sheen and was matched by Benjamin Moore 115.

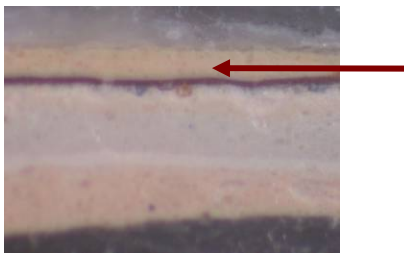


Figure 6-010: Sample MMB 105-005 (Back Stair First Floor: North Wall above Baseboard) Cross-section under reflected light

The woodwork in the second floor hallway (Sample 200-001: Figure 6-011 and Sample 200-005) was painted pale yellow (Munsell 2.5Y 8.5/2-8.5/4). This finish had a semi-gloss sheen and was matched by Benjamin Moore 295. This finish was used for the stairs and the baseboards. It is possible based on this evidence that the first floor stair woodwork was also painted this color during the period of significance.

The ornamental plaster in the hallway (Sample 200-002) was painted pale orange yellow (Munsell 10YR 9/2-9/4). This finish had a semi-gloss sheen and was matched by Benjamin Moore 115. It should be noted that the colors found in this space are closely matched by the colors used during the 1980s renovation (Munsell 2.5Y 9/2 and Munsell 10YR 8/4).

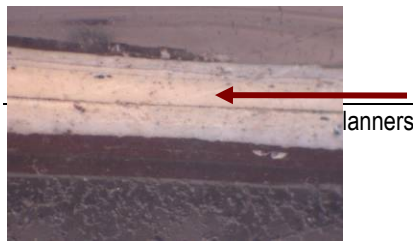


Figure 6-011: Sample MMB 200-001 (Second Floor Hall

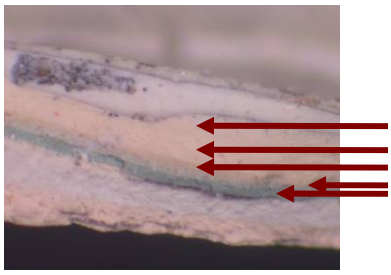


Figure 6-012: Sample MMB 201-005 (Room 201 Closet Door D201B Casing) Cross-section under reflected light

The rooms on the second floor show many of the same finish colors. During the period of significance, Rooms 201, 202, and 206 (Samples 201-001, 201-002, 201-005, 202-002, 202-005, 206-001, and 206-004) were initially painted pale yellow (Munsell 2.5Y 8.5/2-8.5/4). This finish had a semi-gloss sheen and was matched by Benjamin Moore 295.

The next finish layer was a grayish yellow (Munsell 2.5Y 8/4). This finish had a semi-gloss sheen and was matched by Benjamin Moore 186. In Room 201, this finish was found on the walls and the closet door casing, but not the window casing. In Room 202, this finish was found on the walls, but not the woodwork. This finish was also used for the woodwork in Room 204 and Room 206.

In Room 201, this finish was followed by a yellowish gray (Munsell 2.5GY 8/1) on the woodwork which was matched by Benjamin Moore 1494. In Room 202, this finish was used for the walls and the woodwork, but was preceded by a light olive gray (Munsell 10Y 6/1) on the walls. This finish was matched by Benjamin Moore 1559.

The next two color schemes for these rooms shifted to a green palette. A pale yellow green (Munsell 5GY 8/2) was found on the woodwork and the walls in Rooms 201, 202, and 204. It was also found on the door casing in Room 206. This finish was matched by Benjamin Moore 493. In Rooms 201, 202, and 204, this finish was followed by a moderate yellowish green (Munsell 2.5G 6/2-6/4). This finish was matched by Benjamin Moore HC-128.

The woodwork in the third floor hallway (Sample 300-002, 300-007, 304-003) was painted in the same manner as the second floor hall. The stairs and the closet woodwork in both the hall and the vestibule were initially painted pale yellow (Munsell 2.5Y 8.5/2-8.5/4). This finish was matched by Benjamin Moore 295.

A second pale yellow finish followed this layer (Munsell 2.5Y 8/4). This finish was matched by Benjamin Moore 186.

The stairs retained this finish while the closet woodwork (Samples 300-007 and 304-003) was painted a yellowish gray (Munsell 2.5GY 8/1). This finish was matched by Benjamin Moore 1494.

The third floor bedrooms were used as temporary sleeping quarters for visiting NCNW members. Unlike the second floor rooms, each was painted with a different scheme.

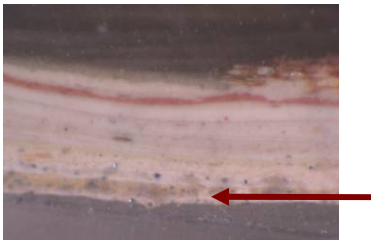


Figure 6-013: Sample MMB 303-001 (Room 303 Door D303B Casing to Room 302) Cross-section under reflected light

In Room 302, the woodwork (Sample 302-001) was painted very pale blue (Munsell 10BG 9/2). This finish was matched by Benjamin Moore 764.

In Room 303, the woodwork (Sample 303-001: Figure 6-013) was initially painted with the pale yellows used in the hall (BM 295 and BM 186). This finish was followed by a pale greenish yellow (Munsell 2.5GY 8/4). This finish was matched by Benjamin Moore 395. This finish was also found on a window casing in Room 206 (Sample 206-001), but based on the chromochronology, it appears that this element was moved to the second floor during the first renovation following the fire.

The woodwork on the back stair (Sample 307-002) was finished with the same moderate brown (Munsell 7.5YR 4/4) used on the first floor of the back stair. This finish was matched by Benjamin Moore 1134.

Recommendations for Future Study

Based upon the sample analysis, future study and interpretation should include exposure windows on decorative surfaces in the house, primarily upon elements finished with wood graining. Exposure windows involve the systematic removal of layers of paint from a small, clearly delineated area to reach a specific finish layer. Exposure windows are especially useful for decorative finishes because they make it possible to understand the scope of a decorative finish. Frequently it is not possible to determine the full extent of a finish from small samples but the larger scale of exposure windows means that more of the original finish surface is visible. In the case of wood graining finishes, it may be possible to determine the species of wood that was intended for imitation or to identify the complexity of the finish.

Had evidence of decorative finishes been found in Room 102, exposure windows would also have been useful for locating and identifying the type of finish.

Exposure windows are also frequently used as interpretative tools in museum environments. Following the restoration process, the windows can be left in place to illustrate the process of returning a room to its period of significance.

Summary of Finishes from ca. 1943-1966

Exterior

Element	**Color**	**Munsell Match**	**Commercial Match**
Stair Rail	Dark Grayish Reddish Brown	10R 2/2	SW 2838
Door Casing	1. Grayish Yellowish Brown	10YR 5/2	BM 1021
	2. Light Yellow	10YR 8/4-8/6	BM 151
	3. Pale Yellow	2.5Y 8.5/2-8.5/4	BM 295
Bay Window Woodwork	1. Grayish Yellowish Brown	10YR 5/2	BM 1021
	2. Light Yellow	10YR 8/4-8/6	BM 151
	3. Pale Yellow	2.5Y 8.5/2-8.5/4	BM 295
Window Frame	1. Grayish Yellowish Brown	10YR 5/2	BM 1021
	2. Light Yellow	10YR 8/4-8/6	BM 151
Window Sash	Moderate Reddish Brown	10R 3/4	BM 1302
Exterior Brick	Moderate Reddish Brown	10R 3/4	BM 1302

Basement

Element	**Color**	**Munsell Match**	**Commercial Match**
Stair Woodwork	Moderate Brown	2.5YR 4/4-5YR 4/4	BM 1211

Room 100 – Vestibule

Element	**Color**	**Munsell Match**	**Commercial Match**
Wall above Chair Rail	1. Dark Grayish Yellow	2.5Y 6/4	SW 6130
	2. Grayish Yellow	10YR 8/4-2.5Y 8/4	BM 1102
Wall below Chair Rail	1. Dark Purplish Gray	10YR 5/1	BM 1469
	2. Dark Grayish Blue	2.5PB 3/2-4/2	SW 0048

Room 101 – Hall

Element	**Color**	**Munsell Match**	**Commercial Match**
Door Frame	Base: Grayish Yellow	10YR 8/4-2.5Y 8/4	BM 1102
	Varnish: Brown	2.5YR 3/4	BM 2103-10
Walls	None Found		
Stair Elements*	None Found		

*Note: These elements were stripped and grained during the 1980s renovation.

Room 102 – Front Parlor

Element	Color	Munsell Match	Commercial Match
Walls*	None Found		
Cornice	None Found		

*Note: Historic photographs from the primary period of significance show the north and south walls with a decorative effect, most likely stencils. No evidence of this finish was found on the samples from the south wall. Exposure windows may be able to uncover evidence of this finish.

Room 103 – Reception Room

Element	Color	Munsell Match	Commercial Match
Woodwork	Base: Grayish Reddish Orange	2.5YR 6/6	BM 1194
	Varnish: Moderate Reddish Brown	2.5YR 3/4	BM 2103-10
Walls	None Found		

Room 105 – Back Stair

Element	Color	Munsell Match	Commercial Match
Walls	Pale Orange Yellow	10YR 9/2-9/4	BM 115
Woodwork	Moderate Brown	7.5YR 4/4	BM 1134

Room 200 – Hall

Element	Color	Munsell Match	Commercial Match
Woodwork	1. Pale Yellow	2.5Y 8.5/2-8.5/4	BM 295
	2. Yellowish Gray	5Y 8/1	BM OC-32
Plaster Moldings	1. Pale Orange Yellow	10YR 9/2-9/4	BM 115
	2. Pale Orange Yellow	10YR 8/4-8/6	BM 151
	3. Glaze: Strong Yellowish Brown	10YR 5/6	BM 2160-10

Room 201 – Front Room

Element	Color	Munsell Match	Commercial Match
Walls	1. Pale Yellow	2.5Y 8.5/2-8.5/4	BM 295
	2. Pale Yellow	2.5Y 8/4	BM 186
	3. Pale Yellow Green	5GY 8/2	BM 493
	4. Moderate Yellowish Green	2.5G 6/2-6/4	BM HC-128
Woodwork	1. Pale Yellow	2.5Y 8.5/2-8.5/4	BM 295
	2. Pale Yellow	2.5Y 8/4	BM 186
	3. Yellowish Gray	2.5GY 8/1	BM 1494
	4. Pale Yellow Green	5GY 8/2	BM 493
	5. Moderate Yellowish Green	2.5G 6/2-6/4	BM HC-128

Room 202 – Second Room

Element	Color	Munsell Match	Commercial Match
Walls	1. Pale Yellow	2.5Y 8.5/2-8.5/4	BM 295
	2. Pale Yellow	2.5Y 8/4	BM 186
	3. Light Olive Gray	10Y 6/1	BM 1559
	4. Yellowish Gray	2.5GY 8/1	BM 1494
Woodwork	1. Pale Yellow	2.5Y 8.5/2-8.5/4	BM 295
	2. Grayish Yellow	2.5Y 8/4	BM 186
	None found		
	4. Yellowish Gray	2.5GY 8/1	BM 1494

Room 204 – Rear Bedroom

Element	Color	Munsell Match	Commercial Match
Walls	1. Light Yellow	2.5Y 8/4	BM 186
	2. Pale Yellow Green	5GY 8/2	BM 493
Woodwork	1. Light Yellow	2.5Y 8/4	BM 186
	2. Pale Yellow Green	5GY 8/2	BM 493
	3. Moderate Yellowish Green	2.5G 6/2-6/4	BM HC-128

Room 206 – Back Room

Element	Color	Munsell Match	Commercial Match
Walls	None Found		
Woodwork	1. Yellowish White	2.5Y 8.5/2-8.5/4	BM 295
	2. Pale Yellow Green	5GY 8/2	BM 493

Room 300 – Hall and Room 304 – Vestibule

Element	Color	Munsell Match	Commercial Match
Walls	None Found		
Closet Woodwork	1. Pale Yellow	2.5Y 8.5/2-8.5/4	BM 295
	2. Pale Yellow	2.5Y 8/4	BM 186
	3. Yellowish Gray	2.5GY 8/1	BM 1494
Stairs	1. Pale Yellow	2.5Y 8.5/2-8.5/4	BM 295
	2. Pale Yellow	2.5Y 8/4	BM 186

Room 302 – Front Bedroom

Element	Color	Munsell Match	Commercial Match
Walls	None Found		
Woodwork	Very Pale Blue	10BG 9/2	BM 764

Room 303 – Second Bedroom

Element	Color	Munsell Match	Commercial Match
Walls	None Found		
Woodwork	1. Pale Yellow	2.5Y 8.5/2-8.5/4	BM 295
	2. Pale Yellow	2.5Y 8/4	BM 186
	3. Pale Greenish Yellow	2.5GY 8/4	BM 395

Room 306 – Back Office

Element	Color	Munsell Match	Commercial Match
Walls	None Found		
Woodwork	None Found		

Room 307 – Back Stair

Element	Color	Munsell Match	Commercial Match
Walls	None Found		
Woodwork	Moderate Brown	7.5YR 4/4	BM 1134

Commercial Color Schemes for Period of Significance

Exterior Finishes



Stair Rail

SW 2838



Woodwork (1st Finish)

BM 1021



Window Sashes
Exterior Brick
BM 1302

Woodwork (2nd Finish)
BM 151

Woodwork (3rd Finish)
BM 295

Basement Finishes



Woodwork
BM 1211

Room 100 Finishes



Wall above Chair Rail
1st Finish
SW 6130



Wall below Chair Rail
1st Finish
BM 1469



Wall above Chair Rail
2nd Finish
BM 1102



Wall below Chair Rail
2nd Finish
SW 0048

Room 101 Finishes
(Grained Finish)



Woodwork Base Color
BM 1102



Woodwork Varnish Color
BM 2103-10

Room 103 Finishes
(Grained Finish)



Woodwork Base Color
BM 1194



Woodwork Varnish Color
BM 2103-10

Room 105 Finishes

Walls
BM 115



Woodwork
BM 1134

Room 200 Finishes

Woodwork (1st Finish)
BM 295

Plaster Moldings (1st Finish)
BM 115

Woodwork (2nd Finish)
BM OC-32

Plaster Moldings (2nd Finish)
BM 151



Plaster Moldings (Glazed 3rd Finish)
BM 2160-10

Room 201 Finishes

Walls (1st Finish)
BM 295

Woodwork (1st Finish)
BM 295

Walls (2nd Finish)
BM 186

Woodwork (2nd Finish)
BM 186



Woodwork (3rd Finish)
BM 1494



Walls (3rd Finish)
BM 493



Woodwork (4th Finish)
BM 493



Walls (4th Finish)



Woodwork (5th Finish)

BM HC-128 BM HC-128

Room 202

Walls (1st Finish)
BM 295

Woodwork (1st Finish)
BM 295

Walls (2nd Finish)
BM 186

Woodwork (2nd Finish)
BM 186



Walls (3rd Finish)
BM 1559

Walls (4th Finish)
BM 1494

Woodwork (3rd Finish)
BM 1494

Room 204

Walls (1st Finish)
BM 186

Woodwork (1st Finish)
BM 186

Walls (2nd Finish)
BM 493

Woodwork (2nd Finish)
BM 493



Woodwork (3rd Finish)
BM HC 128

Room 206

Woodwork (1st Finish)
BM 295

Woodwork (2nd Finish)

BM 493

Room 300 and Room 304

Woodwork (1st Finish)
BM 295

Woodwork (2nd Finish)
BM 186



Woodwork (3rd Finish – not on stairs)
BM 1494

Room 302

Woodwork
BM 764

Room 303

Woodwork (1st Finish)
BM 295

Woodwork (2nd Finish)
BM 186

Woodwork (3rd Finish)
BM 395

Room 307



Woodwork
BM 1134

Chromochronologies

Key

P – Primer
B – Base
F – Finish
G – Glaze
S – Stain
V - Varnish

Sample #	**MMB 001-001**	**MMB 001-002** **MMB 001-010**	**MMB 001-007**
Location	Exterior Cast Iron Stair Case	Door Surround Door Surround Panel Molding	Canton Molding
Substrate	Metal	Wood	
1875-ca. 1890 McElhone	P: Red P: Gray F: Yellowish white sanded finish	F: Pale Green F: Yellowish White F: Grayish White	
Ca. 1891-1911 Carpenter	F: White	F: Orange	
Ca. 1912-1943 Gravalles	F: Dark Gray	F: Light Gray	
1943-1955 **Bethune / NCNW**	**F: Dark Grayish Reddish Brown**	**F: Grayish Yellowish Brown**	
Ca. 1955-1966 **NCNW until Fire**	F: Dark Gray F: Black	F: Dark Green* F: Pale Yellow* P: White P: Dark Brownish Gray F: Dark Brownish Gray F: Pinkish White	F: Pale Yellow P: White F: Dark Brownish Gray P: White F: Dark Brownish Gray F: Pinkish White
Ca. 1966-present	F: Light Gray F: Dark Gray F: Light Gray	P: White F: Pale Yellow P: bonding agent* F: Pale Yellow F: Grayish Yellow F: Pale Yellow	P: White F: Pale Yellow F: Pale Yellow F: Grayish Yellow F: Pale Yellow
Munsell Match	**F: 10R 2/2**	**F: 10YR 5/2**	
Commercial Match	**F: SW 2838**	**F: BM 1021**	
Comments		*Dark green is first layer on MMB 001-010.Starred layers do not appear on MMB 001-002.	Substrate is heavily weathered and blackened in areas.

Key

P – Primer
B – Base
F – Finish
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V - Varnish

Sample #	**MMB 001-003**	**MMB 001-004** **MMB 001-005** **MMB 001-006**
Location	Door Surround Panel	Coved Molding below Bay Window Inset Panel Below Bay Window Molding around Inset Panel
Substrate	Wood	Wood
1875-ca. 1890 McElhone	V: Reddish Brown F: Pale Green F: Light Green Soiling	F: Pale Green F: Grayish White F: Light Gray
Ca. 1891-1911 Carpenter	B: Orange V: Brown	B: Orange V: Brown
Ca. 1912-1943 Gravalles	F: Light Gray F: Light Gray F: Light Gray Soiling	F: Light Gray F: Light Gray Soiling
1943-1955 **Bethune / NCNW**	**F1: Grayish Yellowish Brown** **F2: Pale Orange Yellow** **F3: Pale Yellow** F: Pale Yellow F: Pale Yellow F: Pale Yellow	**F1: Grayish Yellowish Brown** **P: Pale Orange Yellow** **F2: Pale Orange Yellow** **F3: Pale Yellow** P: White F: Pinkish Yellow F: Light Yellow P: Grayish Yellow
Ca. 1955-1966 **NCNW until Fire** Ca. 1966-present	F: Dark Green* P: White F: Pale Yellow F: Dark Brownish Gray F: Pinkish White P: White F: Pale Yellow F: Pale Yellow F: Grayish Yellow F: Pale Yellow F: Pale Yellow	F: Dark Green P: White F: Dark Brownish Gray F: Pinkish White P: White F: Light Yellow F: Grayish Yellow F: Pale Yellow
Munsell Match **Commercial Match** Comments	**F1: 10YR 5/2** **F2: 10YR 8/4-8/6** **F3: 2.5Y 8.5/2-8.5/4** **F1: BM 1021** **F2: BM 151** **F3: BM 295** *inconsistent layer across sample	**F1: 10YR 5/2** **F2: 10YR 8/4-8/6** **F3: 2.5Y 8.5/2-8.5/4** **F1: BM 1021** **F2: BM 151** **F3: BM 295**

Sample #	**MMB 001-011**	**MMB 001-012**
Location	Water Table	Front Façade
Substrate	Masonry	Brick
1875-ca. 1890 McElhone		
Ca. 1891-1911 Carpenter	F: White sanded finish	
Ca. 1912-1943 Gravalles	F: Bright Red F: Yellowish White F: Bright Red	F: Dark Red F: Bright Red F: Dark Red F: Bright Red
1943-1955 **Bethune / NCNW**		**F1: Moderate Reddish Brown**
Ca. 1955-1966 **NCNW until Fire**	**F: Dark Reddish Brown**	**F2: Moderate Reddish Brown**
Ca. 1966-present	F: Light Gray F: Dark Gray	F: Dark Red F: Brownish Pink F: Bright Red F: Reddish Orange F: Pale Pink F: Reddish Orange
Munsell Match **Commercial Match** Comments		**F1: 10R 3/4** **F2: 10R 3/4** **F1: BM 1302** **F2: BM 1302**

Key

P – Primer
B – Base
F – Finish
G – Glaze
S – Stain
V - Varnish

Sample #	**MMB 001-008**	**MMB 001-009**	**MMB001-013**	**MMB 001-014**
Location	Bay Window Frame	Bay Window Sash*	2nd Floor Window Frame	2nd Floor Window Sash
Substrate	Wood	Wood	Wood	Wood
1875-ca. 1890 McElhone	V: Reddish Brown F: Pale Green F: Light Gray	F: Pale Green (residue only)	F: Light Gray	F: Pale Green (residue)
Ca. 1891-1911 Carpenter	B: Orange V: Brown		B: Orange V: Brown	
Ca. 1912-1943 Gravalles	F: Light Gray	F: Light Gray F: Bright Red	F: Light Gray F: Pale Yellow F: Gray F: Gray F: Gray	F: Light Gray F: Bright Red
1943-1955 **Bethune / NCNW**	**F1: Grayish Yellowish Brown** **F2: Pale Orange Yellow**	**F: Moderate Reddish Brown**	**F: Yellowish White** **F: Yellowish White** **F: Yellowish White** **F: Grayish White** **F: Yellowish White**	**F: Moderate Reddish Brown**
Ca. 1955-1966 **NCNW until Fire**		F: Yellowish White	**F: Yellowish White** **F: Yellowish White** **F: Pale Yellow**	**F: Yellowish White**
Ca. 1966-present	P: Oil F: Grayish Yellow F: Pale Yellow	P: White F: Pale Yellow F: Dark Green F: Grayish Yellow F: Pale Yellow	P: White F: Pale Yellow F: Dark Green F: Dark Gray F: Yellowish White P: White F: Grayish Yellow F: Grayish Yellow F: Grayish White F: Grayish Yellow F: Pale Yellow	P: White F: Pale Yellow F: Dark Green F: Grayish Yellow F: Pale Yellow
Munsell Match **Commercial Match** Comments	**F1: 10YR 5/2** **F2: 10YR 8/4-8/6** **F1: BM 1021** **F2: BM 151**	**F: 10R 3/4** **F: BM 1302** *Element has been stripped. Isolated areas show dark grayish brown and orange layers.		**F: 10R 3/4** **F: BM 1302**

Key

P – Primer
B – Base
F – Finish
G – Glaze
S – Stain
V - Varnish

Sample #	**MMB B01-001**	**MMB B01-002** **MMB B01-004** **MMB B01-005**	**MMB B01-003**
Location	North Wall Baseboard Molding	Baluster Stair Riser Newel Post	Stair Tread
Substrate	Wood	Wood	Wood
1875-ca. 1890 McElhone	P: Yellowish White F: Pink		P: Yellowish White F: Pink
Ca. 1891-1911 Carpenter	F: Light Gray		F: Light Gray
Ca. 1912-1943 Gravalles	B: Dark Pink V: Dark Brown		B: Dark Pink V: Dark Reddish Brown
1943-1955 **Bethune/NCNW**	**F: Moderate Olive Brown**		**F: Moderate Olive Brown**
Ca. 1955-1966 **NCNW until Fire**	B: Yellowish White V: Dark Brown F: Dark Red Soiling	V: Dark Brown	B: Grayish White V: Dark Brown
Ca. 1966-present	P: White F: Yellowish White F: Dark Brown P: Yellowish White F: Dark Brown P: White F: Dark Brown	F: Orange Brown P: White* F: Dark Reddish Brown F: Dark Brown F: Dark Brown	F: Dark Reddish Brown P: White F: Dark Brown F: Dark Brown
Munsell Match **Commercial Match**	**F: 2.5YR 4/4-5YR 4/4** **F: BM 1211**		**F: 2.5YR 4/4-5YR 4/4** **F: BM 1211**
Comments		* Layer does not appear on MMB B01-002	

Key

P – Primer
B – Base
F – Finish
G – Glaze
S – Stain
V - Varnish

Sample #	**MMB 100-001**	**MMB 100-002**	**MMB 100-003**
Location	Vestibule Chair Rail	N. Wall Above Chair Rail	N. Wall Below Chair Rail
Substrate	Wood	Plaster (Gray Plaster)	Plaster
1875-ca. 1890 McElhone			P: Yellow Size B: Dark Pink V: Dark Reddish Brown F: Brown
Ca. 1891-1911 Carpenter Ca. 1912-1943 Gravalles		P: Pink Bonding Agent Residue F: Pinkish White F: Light Yellow Soiling F: Pinkish White F: Grayish Yellow G: Yellowish Brown	P: Canvas and Pink Bonding Agent F: Grayish Yellow Soiling F: Yellowish White F: Grayish Pink F: Pale Yellow
1943-1955 **Bethune / NCNW**		**P: Dark Grayish Yellow** **F1: Dark Grayish Yellow** **F2: Grayish Yellow**	**P: Brownish Gray** **F1: Brownish Gray** **F2: Dark Grayish Blue**
Ca. 1955-1966 **NCNW until Fire** Ca. 1966-present	S: Reddish Brown V: Yellow	F: Moderate Yellow F: Dark Grayish Yellow F: Dark Brownish Pink F: Bright Blue F: Grayish White P: White F: White P: Pink Bonding Agent Skim Coat F: Pale Yellow F: Yellowish White Skim Coat F: Yellowish White Skim Coat F: Light Yellow F: Pinkish White Skim Coat F: Pale Yellow	F: Moderate Yellow F: Brown F: Dark Grayish Pink F: White P: Grayish White F: Grayish White Plaster Skim Coat F: Pale Yellow F: Grayish Yellow F: Pale Yellow F: Pale Yellow F: White F: Pinkish White F: Pale Yellow Skim Coat F: Pale Yellow
Munsell Match **Commercial Match** Comments		**F1: 2.5Y 6/4** **F2: 10YR 8/4-2.5Y 8/4** **F1: SW 6130** **F2: BM 1102**	**F1: 10YR 6/1** **F2: 2.5PB 3/2-4/2** **F1: BM 1469** **F2: SW 0048**

Key

P – Primer
B – Base
F – Finish
G – Glaze
S – Stain
V - Varnish

Sample #	**MMB 101-001**	**MMB 101-002**	**MMB 101-003**
Location	Door frame to Vestibule	Hall North Wall	Hall South Wall
Substrate	Wood	Plaster	Plaster
1875-ca. 1890 McElhone	P: Oil B: Dark Grayish Pink G: Brown V: Yellow (grained finish)		
Ca. 1891-1911 Carpenter Ca. 1912-1943 Gravalles	F: Light Gray F: Brown B: Pink G: Brown (grained finish)		
1943-1955 **Bethune / NCNW**	**B: Grayish Yellow** **V: Moderate Reddish Brown** **(grained finish)**		
Ca. 1955-1966 **NCNW until Fire** Ca. 1966-present	F: Brown F: Pale Pink Skim Coat F: Pink F: Dark Pink B: Pinkish White V: Brown (grained finish)	F: Yellowish White 2.5Y 9/2	Skim Coat P: Unfinished paper F: Yellowish White 2.5Y 9/2
Munsell Match **Commercial Match** Comments	**B: 10YR 8/4 – 2.5Y 8/4** **V: 2.5YR 3/4** **(Grained Finish)** **B: BM 1102** **V: BM 2103-10**		

Key

P – Primer
B – Base
F – Finish
G – Glaze
S – Stain
V - Varnish

Sample #	**MMB 102-001**	**MMB 102-002**	**MMB 102-005** **MMB 102-006**	**MMB 102-007**
Location	Coved Cornice Molding	Upper Cornice Molding	South Wall	South Wall
Substrate	Plaster	Plaster	Plaster	Plaster
1875-ca. 1890 McElhone	P: size F: Pale Yellow F: Pale Yellow			
Ca. 1891-1911 Carpenter		F: Pale Blue		
Ca. 1912-1943 Gravalles	F: Grayish Yellow F: Grayish White	F: Grayish Yellow F: Pinkish Yellow F: Grayish Yellow		
1943-1955 **Bethune / NCNW**				
Ca. 1955-1966 **NCNW until Fire**	F: Bright Orange Yellow Soiling	F: Bright Orange Yellow F: Pink		
Ca. 1966-present	Skim Coat F: Pale Yellow Skim Coat F: Yellowish Orange	P: White Skim Coat F: Pale Yellow Skim Coat F: Yellowish Orange	F: Yellowish White 2.5Y 9/2 P: Grayish White F: Pale Yellow P: Pinkish Yellow F: Pinkish Yellow	F: Pale Yellow Skim Coat F: Yellowish White P: White F: Grayish Yellow F: Pinkish Yellow Skim Coat F: Pale Yellow
Munsell Match **Commercial Match** Comments				

Key

P – Primer
B – Base
F – Finish
G – Glaze
S – Stain
V - Varnish

Sample #	**MMB 102-010**	**MMB 103-002**	**MMB 103-005** **MMB 103-006**	**MMB 105-003**	**MMB 105-005**
Location	South Wall	North Wall	Door Frame Window sash	Stair Riser	North Wall
Substrate	Plaster	Gray Plaster	Wood	Wood	Plaster
1875-ca. 1890 McElhone	P: Yellow Size F: Pinkish Yellow (heavily alligatored)		P: Oil B: Brownish Pink G: Brown V: Yellow	P: Oil B: Brownish Pink G: Brown V: Yellow	P: Size F: Light Yellow F: Light Yellow
Ca. 1891-1911 Carpenter Ca. 1912-1943 Gravalles					
1943-1955 **Bethune / NCNW**			**B: Grayish Reddish Orange** **V: Moderate Reddish Brown**	**F: Moderate Brown**	**F1: Pale Orange Yellow** **F2: Moderate Reddish Brown**
Ca. 1955-1966 **NCNW until Fire**					
Ca. 1966-present	Skim Coat F: Pale Yellow F: Grayish Yellow F: White F: Grayish Yellow P: Pale Yellow F: Pale Yellow : Yellowish White	P: Unpainted Paper F: Yellowish White F: Light Yellow F: Pink	P: White B: Pale Pink G: Brown	F: Brown P: Dark Brown F: Dark Brown	Skim Coat F: Pale Yellow F: Grayish White F: Grayish White F: Grayish White P: White F: Pinkish Yellow
Munsell Match			**B: 2.5YR 6/6** **V: 2.5YR 3/4**	**F: 7.5YR 4/4**	**F1: 10YR 9/4-9/2** **F2: 2.5YR 3/4**
Commercial Match			**B: BM 1194** **V: BM 2103-10**	**F: BM 1134**	**F1: BM 115** **F2: BM 2103-10**
Comments					

Key

P – Primer
B – Base
F – Finish
G – Glaze
S – Stain
V - Varnish

Sample #	**MMB 200-001**	**MMB 200-002**	**MMB 200-005**
Location	Baseboard Molding North Wall	Ceiling Medallion	Stair Fascia Molding
Substrate	Wood	Plaster	Wood
1875-ca. 1890 McElhone	P: Oil B: Brownish Pink G: Brown V: Yellow		P: Oil B: Brownish Pink G: Dark Brown V: Yellow
Ca. 1891-1911 Carpenter	F: Yellowish White F: Dark Bluish Gray	F: Pale Pink F: Bluish White	F: Pale Greenish Gray F: Light Yellow
Ca. 1912-1943 Gravalles	F: Yellowish Pink P: White F: Dark Brown F: Grayish White Soiling	F: Light Yellow	F: Grayish White
1943-1955 **Bethune / NCNW**	**F1: Pale Yellow** **F2: Yellowish Gray** **Soiling**	**F1: Pale Orange Yellow** **F2: Pale Orange Yellow** **G: Strong Yellowish Brown**	**F1: Pale Yellow** **F2: Yellowish Gray** **Soiling**
Ca. 1955-1966 **NCNW until Fire**	F: Yellowish White F: Pale Yellow F: Pale Yellow F: Pale Yellow	F: White F: Yellowish White	P: White F: White
Ca. 1966-present	Skim Coat F: Pale Yellow F: Pale Yellow Skim Coat F: Dark Reddish Brown F: Dark Brown F: Dark Gray F: Dark Reddish Brown F: Dark Brown	P: Pink Bonding Agent (Not Consistent) P: Grayish White F: Pale orange yellow	P: Yellowish White F: Yellowish White F: Yellowish White F: Grayish White F: Reddish Brown V: Yellow
Munsell Match	**F1: 2.5Y 8.5/2-8.5/4** **F2: 5Y 8/1**	**F1: 10YR 9/4-9/2** **F2: 10YR 8/4-8/6** **G: 10YR 5/6**	**F1: 2.5Y 8.5/2-8.5/4** **F2: 5Y 8/1**
Commercial Match	**F1: BM 295** **F2: BM OC-32**	**F1: BM 115** **F2: BM 151** **G: BM 2160-10**	**F1: BM 295** **F2: BM OC-32**
Comments		Strong yellowish brown glaze is not consistent across sample. Appears to have been applied after the second pale orange yellow finish was exposed over time.	

Key

P – Primer
B – Base
F – Finish
G – Glaze
S – Stain
V - Varnish

Sample #	**MMB 201-001**	**MMB 201-002**	**MMB 201-005**
Location	Window Casing	East Wall	Closet Door Casing
Substrate	Wood	Plaster	Wood
1875-ca. 1890 McElhone	P: Oil B: Brownish Pink G: Dark Brown V: Yellow		P: Oil B: Brownish Pink G: Dark Brown V: Yellow
Ca. 1891-1911 Carpenter Ca. 1912-1943 Gravalles	P: Pinkish Yellow F: Pinkish Yellow F: White		F: Pale Yellow F: Yellowish White F: Pale Yellow F: White F: Grayish White P: White F: Grayish White F: Grayish White P: White F: White
1943-1955 **Bethune / NCNW**	**F1: Pale Yellow** **F2: Pale Yellow**	P: Size **F1: Pale Yellow** **F2: Grayish Yellow (thick)**	**F1: Pale Yellow** **F2: Pale Yellow** **F3: Pale Yellow** **F4: Pale Yellow** **F5: Pale Yellow** **F6: Grayish Yellow**
Ca. 1955-1966 **NCNW until Fire** Ca. 1966-present	**F3: Yellowish Gray** **F4: Pale Yellow Green** **F5: Moderate Yellowish Green** F: Bright Yellow F: Yellowish White F: White F: Grayish White F: Pale Yellow F: Pale Yellow	**Skim Coat** **F3: Pale Yellow Green** **F4: Moderate Yellowish Green** F: Yellowish White F: White F: Pale Yellow F: Yellowish White F: Pale Yellow Skim Coat F: Light Yellow Skim Coat F: Light Yellow	**F7: Yellowish Gray** **F8: Pale Yellow Green** **F9: Moderate Yellowish Green** F: Yellowish White F: White Skim Coat P: Grayish Yellow F: Grayish White F: Pale yellow F: Pale Yellow
Munsell Match **Commercial Match** Comments	**F1-F2: 2.5Y 8.5/2-8.5/4** **F3: 2.5GY 8/1** **F4: 5GY 8/2** **F5: 2.5G 6/2-6/4** **F1-F2: BM 295** **F3: BM 1494** **F4: BM 493** **F5: BM HC-128**	**F1: 2.5Y 8.5/2-8.5/4** **F2: 2.5Y 8/4** **F3: 5GY 8/2** **F4: 2.5G 6/2-6/4** **F1: BM 295** **F2: BM 186** **F3: BM 493** **F4: BM HC-128**	**F1-F5: 2.5Y 8.5/2-8.5/4** **F6: 2.5Y 8/4** **F7: 2.5GY 8/1** **F8: 5GY 8/2** **F9: 2.5G 6/2-6/4** **F1-F5: BM 295** **F6: BM 186** **F7: BM 1494** **F8: BM 493** **F9: BM HC-128**

Sample #	**MMB 202-002**	**MMB 202-005**
Location	Closet Door Casing	East Wall
Substrate	Wood	Plaster
1875-ca. 1890 McElhone	P: Oil B: Brownish Pink G: Dark Brown V: Yellow	
Ca. 1891-1911 Carpenter	F: Pale Yellow	
Ca. 1912-1943 Gravalles	F: Yellowish White F: Yellowish White F: Yellowish White F: Yellowish White F: Yellowish White F: Yellowish White	
1943-1955 **Bethune / NCNW**	**F1: Pale Yellow** **F2: Pale Yellow** **F3: Yellowish Gray**	P: Size **F1: Pale Yellow** **F2: Pale Yellow** **F3: Light Olive Gray** **F4: Yellowish Gray**
Ca. 1955-1966 **NCNW until Fire**	**F4: Pale Yellow Green** **F5: Moderate Yellowish Green** F: Yellowish White	**F5: Pale Yellow Green** **F6: Moderate Yellowish Green** P: White F: Pale Yellow
Ca. 1966-present	F: Bluish White F: Bright Red P: Yellowish White F: Yellowish White	F: Yellowish White F: Yellowish White P: White F: Bright Red P: White F: Pale Yellow Skim Coat P: Pale Yellow F: Pale Yellow
Munsell Match	**F1: 2.5Y 8.5/2-8.5/4** **F2: 2.5Y 8/4** **F3: 2.5GY 8/1** **F4: 5GY 8/2** **F5: 2.5G 6/2-6/4**	**F1: 2.5Y 8.5/2-8.5/4** **F2: 2.5Y 8/4** **F3: 10Y 6/1** **F4: 2.5GY 8/1** **F5: 5GY 8/2** **F6: 2.5G 6/2-6/4**
Commercial Match	**F1: BM 295** **F2: BM 186** **F3: BM 1494** **F4: BM 493** **F5: BM HC-128**	**F1: BM 295** **F2: BM 186** **F3: BM 1559** **F4: BM 1494** **F5: BM 493** **F6: BM HC-128**
Comments		

Sampl #	**MMB 204-001**	**MMB 204-002**	**MMB 206-001**	**MMB 206-004**
Location	Window Casing	North Wall	Window Casing	Door Casing
Substrate	Wood	Plaster	Wood	Wood
1875-ca. 1890 McElhone	P: Oil B: Brownish Pink G: Dark Brown V: Yellow		P: Oil F: Yellowish White F: Yellowish White P: Yellowish White F: Yellowish White	P: Oil B: Brownish Pink G: Dark Brown V: Yellow
Ca. 1891-1911 Carpenter	F: Dark Grayish Green F: Bluish Green F: Grayish White Soiling		F: Pinkish Orange F: White F: White	P: Grayish White F: Bluish White
Ca. 1912-1943 Gravalles	F: White F: Yellowish White	P: Size F: Pale Yellow Skim Coat F: Grayish White	F: Yellowish White F: Yellowish White	P: Oil F: Pale Yellow F: Yellowish White F: Grayish White F: Yellowish White F: Grayish White
1943-1955 **Bethune / NCNW**	**P1: White** **F1: Light Yellow** **F2: Light Yellow**	**P: White** **F: Light Yellow**	**P: White** **F1: Yellowish White** **P: White** **F2: Pale Yellow**	**F1: Yellowish White** **F2: Yellowish White**
Ca. 1955-1966 **NCNW until Fire**	**F3: Pale Yellow Green** **F4: Moderate Yellowish Green**	Skim Coat **F: Pale Yellow Green**	**F: Greenish Yellow**	**F3: Pale Yellow Green**
Ca. 1966-present	P: White F: White P: White P: Yellowish White 2.5Y 9/2 F: Yellowish White 2.5Y 9/2	P: White F: White P: White F: Yellowish White 2.5Y 9/2 Skim Coat F: Yellowish White 2.5Y 9/2 Skim Coat F: Yellowish White 2.5Y 9/2	F: Grayish Yellow P: White F: Grayish White F: Yellowish White F: Yellowish Pink P: Clear Bonding Agent P: White F: Pale Orange Yellow 10YR 8/4 F: Moderate Orange Yellow	P: Yellowish White F: Yellowish White Skim Coat P: White P: White F: Pale Orange Yellow F: Pale Orange Yellow F: Moderate Orange Yellow
Munsell Match **Commercial Match** Comments	**F1-F2: 2.5Y 8/4** **F3: 5GY 8/2** **F4: 2.5G 6/2-6/4** **F1-F2: BM 186** **F3: BM 493** **F4: BM HC-128**		**F1: 2.5Y 8.5/2-8.5/4** **F2: 2.5Y 8/4** **F3: 2.5GY 8/4** **F1: BM 295** **F2: BM 186** **F3: BM 395** This chromochronology is nearly identical to sample MMB 303-001.	**F1-F2: 2.5Y 8.5/2-8.5/4** **F3: 5GY 8/2** **F1-F2: BM 295** **F3: BM 493**

Key

P – Primer
B – Base
F – Finish
G – Glaze
S – Stain
V - Varnish

Sample #	**MMB 300-001**	**MMB 300-002**	**MMB 304-003** **MMB 300-007**	**MMB 300-004**
Location	South Wall	Baseboard	Vestibule Closet Door Frame East Closet Door Casing	North Wall
Substrate	Plaster	Wood	Wood	Plaster
1875-ca. 1890 McElhone		P: Oil F: Yellowish White F: Yellowish White F: Yellowish White	P: Oil F: Yellowish White F: Yellowish White	
Ca. 1891-1911 Carpenter Ca. 1912-1943 Gravalles		F: Light Greenish Gray Soiling P: Grayish White F: Grayish White Soiling	F: Light Greenish Gray V: Yellow P: Grayish White F: Grayish White	
1943-1955 **Bethune / NCNW**		**P1: Yellowish White** **F1: Yellowish White Soiling** **P2: Pale Yellow** **F2: Pale Yellow**	**P1: Yellowish White** **F1: Yellowish White** **F2: Pale Yellow** **F3: Yellowish Gray**	
Ca. 1955-1966 **NCNW until Fire** Ca. 1966-present	P: Unfinished Paper F: Yellowish White F: Yellowish White P: White F: Pinkish Yellow	F: Yellowish White Skim Coat P: Dark Brown F: Dark Brown F: Dark Grayish Brown F: Dark Brown	Skim Coat P: White F: White F: Pale Yellowish Pink	Skim Coat F: Light Yellow Canvas Skim Coat P: Grayish White F: Grayish White
Munsell Match **Commercial Match** Comments		**F1: 2.5Y 9/2** **F2: 2.5Y 8.5/2-8.5/4** **F1: BM 914** **F2: BM 295**	**F1: 2.5Y 9/2** **F2: 2.5Y 8.5/2-8.5/4** **F3: 2.5GY 8/1** **F1: BM 914** **F2: BM 295** **F3: BM 1494**	

Key

P – Primer
B – Base
F – Finish
G – Glaze
S – Stain
V - Varnish

Sample #	**MMB 300-006**	**MMB 304-005**
Location	Stair Tread	Interior of Closet Door
Substrate	Wood	Wood
1875-ca. 1890 McElhone	P: Oil B: Brownish Pink G: Dark Brown V: Yellow	P: Oil B: Brownish Pink G: Dark Brown V: Yellow
Ca. 1891-1911 Carpenter Ca. 1912-1943 Gravalles	F: Light Green F: Light Yellow F: White F: Yellowish White	F: Light Grayish Green F: Bluish Green F: White F: Pale Yellow
1943-1955 **Bethune / NCNW**	**F1: Yellowish White** **F2: Pale Yellow**	**F1: Yellowish White** **F2: Pale Yellow**
Ca. 1966-present	F: Grayish White P: White F: Dark Brown F: Dark Brown	P: White F: Yellowish White
Munsell Match **Commercial Match** Comments	**F1: 2.5Y 8.5/2-8.5/4** **F2: 2.5Y 8/4** **F1: BM 295** **F2: BM 186**	**F1: 2.5Y 8.5/2-8.5/4** **F2: 2.5Y 8/4** **F1: BM 295** **F2: BM 186**

Key

P – Primer
B – Base
F – Finish
G – Glaze
S – Stain
V - Varnish

Sample #	**MMB 302-001**	**MMB 302-002**	**MMB 303-001**	**MMB 303-002**
Location	Door Casing	West Wall	Door Casing	South Wall
Substrate	Wood	Plaster	Wood	Plaster
1875-ca. 1890 McElhone	P: Oil F: Yellowish White F: Yellowish White		P: Oil F: Yellowish White F: Yellowish White	
Ca. 1891-1911 Carpenter	F: White		F: Pinkish Orange P: White F: White	
Ca. 1912-1943 Gravalles	F: Yellowish White F: Pale Yellow F: White		P: Yellowish White F: Yellowish White P: Yellowish White F: Yellowish White F: Yellowish White	
1943-1955 **Bethune / NCNW**	**F1: Pale Blue**		**F1: Pale Yellow** **F2: Pale Yellow**	
Ca. 1955-1966 **NCNW until Fire**	**F2: Yellowish White**		P: White **F3: Pale Yellow** **F4: Pale Greenish Yellow** F: Pale Yellow	
Ca. 1966-present	P: White F: Bright Yellow P: White F: Pale Yellowish Pink	Skim Coat P: Yellowish White F: Bright Yellow F: Pale Yellowish Pink	P: White F: Bright Yellow P: White F: Yellowish White	Skim Coat F: Yellowish White Skim Coat P: Grayish Yellow F: Bright Yellow Skim Coat F: Pale Yellowish Pink
Munsell Match **Commercial Match** Comments	**F1: 10BG 9/2** **F2: 2.5Y 8.5/2-8.5/4** **F1: BM 764** **F2: BM 295**		**F1-F2: 2.5Y 8.5/2-8.5/4** **F3: 2.5Y 8/4** **F4: 2.5GY 8/4** **F1-F2: BM 295** **F3: BM 186** **F4: BM 395** This chromochronology is nearly identical to sample MMB 206-001.	

Key

P – Primer
B – Base
F – Finish
G – Glaze
S – Stain
V - Varnish

Sample #	**MMB 306-001**	**MMB 307-002**
Location	Window Casing	Baseboard
Substrate	Wood (new)	Wood
1875-ca. 1890 McElhone		P: Oil B: Brownish Pink G: Dark Brown V: Yellow
Ca. 1891-1911 Carpenter Ca. 1912-1943 Gravalles		
1943-1955 **Bethune / NCNW**		
Ca. 1955-1966 **NCNW until Fire** Ca. 1966-present	P: White F: Yellowish White P: White F: Yellow P: Yellowish White F: Yellowish Pink	**F: Moderate Brown** F: Reddish Brown F: Reddish Brown F: Reddish Brown P: White F: Dark Brown
Munsell Match **Commercial Match** Comments		**F: 7.5YR 4/4** **F: BM 1134**

Key

P – Primer
B – Base
F – Finish
G – Glaze
S – Stain
V - Varnish

INTRODUCTION

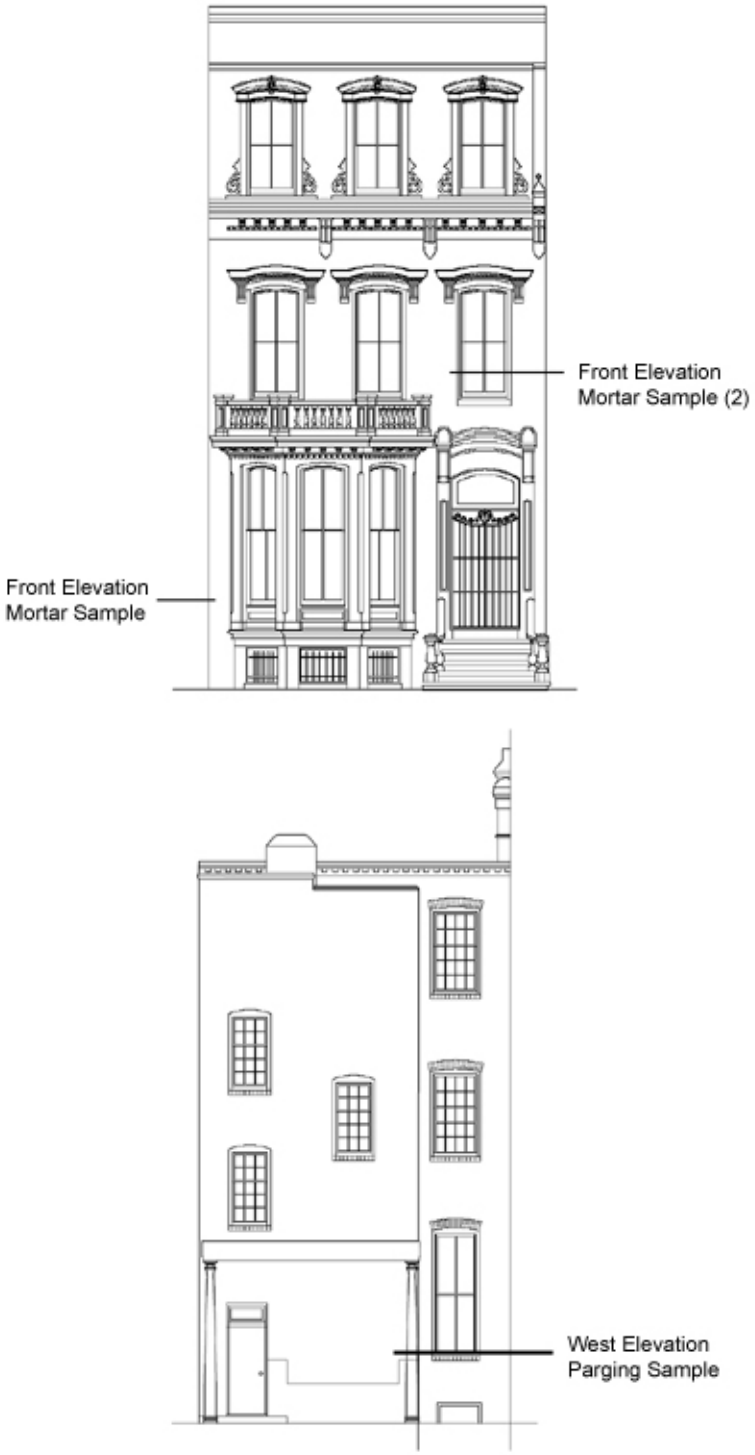
Nine samples of mortar from the exterior of the Mary McLeod Bethune House at 1318 Vermont Avenue NW located in Washington, D.C. were removed and analyzed by Jennifer Kearney of Jablonski Berkowitz Conservation, Inc. One sample was taken from the east façade brick pointing mortar, two samples were taken from the rear parging on the south and west elevations. The remaining six mortars were taken from the south façade. One of these samples was taken from the brownstone sill mortar, one was taken from the shortened window mortar, one was taken from the brick lintel mortar, one was taken of the brick mortar behind the parging, one was taken from the brick mortar at grade, and one was taken from the brick mortar at the third floor. The east façade mortar and the west façade parging samples have been painted. Efforts were made to remove most of the paint layers from the samples prior to testing.

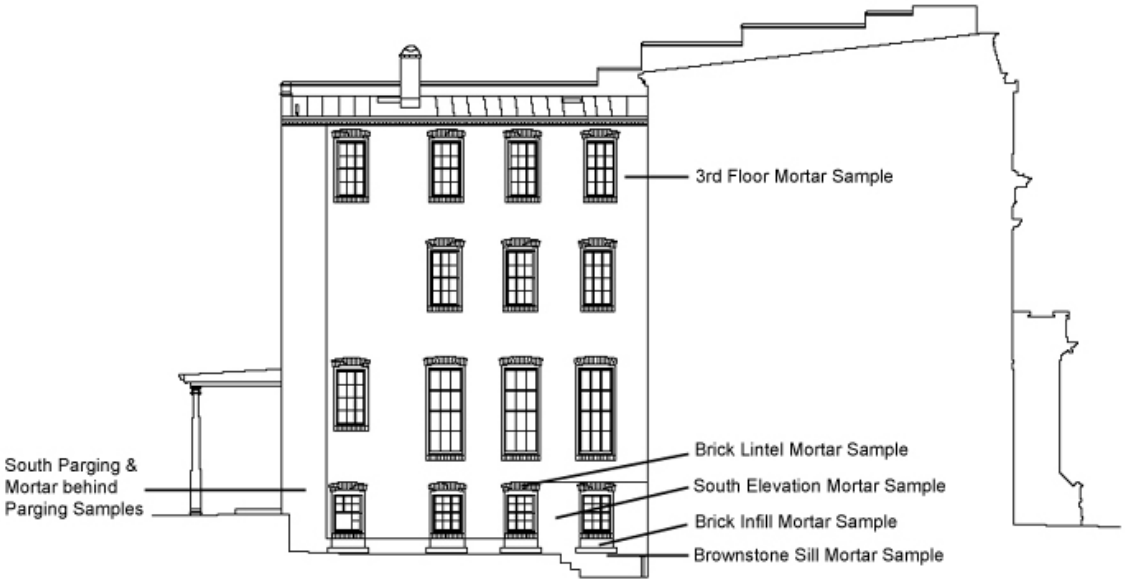
The analysis, which conformed to standard wet-chemical techniques, was requested to provide the primary characteristics of the original mortar used on the exterior of the structure. This analysis is critical in the formulation of an appropriate replication mix.

METHOD OF ANALYSIS

Portions of the samples were examined under magnification. Using natural daylight, the binder in the sample was matched to a color standard of the Munsell Color Chart (as per ASTM 1535, “Specifying Color by the Munsell System”). The examination also included separating the sample into three components: the acid-soluble fraction, the "fines" (i.e. pigment, clay or cement residue), and the aggregate or sand fraction. Separation was accomplished via wet-chemical techniques. The acid-soluble fraction was removed by digestion with 3M hydrochloric acid. Levigation and filtration were then used to separate the fines from the aggregate (sand). Percent weights were calculated for further assessment. The color of the fines was matched to the Munsell Soil Color Chart. Predominating colors and shapes of sand grains were noted during examination of the aggregate fractions.

SAMPLE LOCATIONS





RESULTS OF ANALYSIS

Sample 1: East Façade Brick Pointing Mortar
The freshly broken sample was pale yellow (Munsell 2.5Y 8/2) in color and was easily crushed. The majority of this sample was powdered. The mortar joints were narrow (1/8") and heavily painted.

Components of Brick Pointing Mortar:
Acid soluble fraction – 10.34% of the total sample weight. A 3M solution of hydrochloric acid was added to the crushed portion of the sample, which produced almost no reaction.

"Fines" – 6.90% of the total sample weight. The "fines" were heavily discolored by the residual paint present on the sample.

Aggregate – 82.76% of the total sample weight. Colors of individual grains are white, clear, pink, black, and yellow with some red aggregate. The aggregate is uniformly fine-grained sand, primarily quartz. The presence of some paint chips has slightly distorted the percentage of aggregate.

Sample 2: West Façade Painted Parging
The freshly broken sample was gray (Munsell 5Y 6/1) in color and was moderately difficult to crush.

Components of Parging:
Acid soluble fraction – 2.70% of the total sample weight. A 3M solution of hydrochloric acid was added to the crushed portion of the sample which produced a vigorous reaction.

"Fines" – 32.43% of the total sample weight. The "fines" were heavily discolored by the residual paint present on the sample.

Aggregate – 64.86% of the total sample weight. Colors of the individual grains are yellow, white, clear, black, gray, and red. The aggregate is well-sorted, fine grained sand with sub-angular to sub-rounded particles, primarily quartz. The presence of some paint chips has slightly distorted the percentage of aggregate.

Sample 3: South Façade Parging
The freshly broken sample was pale yellow (Munsell 5Y 7/3) in color and moderately difficult to crush.

Components of Parging:
Acid soluble fraction – 31.06% of the total sample weight. A 3M solution of hydrochloric acid was added to the crushed portion of the sample which produced a vigorous reaction.

"Fines" – 11.36% of the total sample weight. The "fines" were pale yellow (Munsell 5Y 7/3) in color.

Aggregate – 57.58% of the total sample weight. The aggregate consists of fine, rounded particles. Colors of the individual grains are yellow, white, clear, and black.

Sample 4: South Façade Mortar
The freshly broken sample was pale yellow (Munsell 2.5Y 7/3) in color and was easily crushed.

Components of Mortar:
Acid soluble fraction – 21.76% of the total sample weight. A 3M solution of hydrochloric acid was added to the crushed portion of the sample which produced a vigorous reaction.

"Fines" – 8.24% of the total sample weight. The "fines" were very pale brown (Munsell 10YR 7/3)

Aggregate – 70.00% of the total sample weight. The aggregate consists of well-sorted, fine to coarse grained particles. Colors of the individual grains were clear, white, yellow, pink, brown, black, gray, and red.

Sample 5: South Façade Mortar beneath Parging
The freshly broken sample was pale yellow (Munsell 2.5Y 8/2) in color and was easily crushed.

Components of Mortar:
Acid soluble fraction – 14.88% of the total sample weight. A 3M solution of hydrochloric acid was added to the crushed portion of the sample which produced a vigorous reaction.

"Fines" – 7.31% of the total sample weight. The "fines" were pale yellow (Munsell 2.5Y 7/3) in color.

Aggregate – 77.81% of the total sample weight. The aggregate consists of well-sorted, fine to coarse grained particles. Colors of the individual grains were clear, white, yellow, pink, brown, black, gray, and red.

Sample 6: South Façade Mortar at Third Floor
The freshly broken sample was pale yellow (Munsell 2.5Y 8/2) in color and was easily crushed.

Components of Mortar:
Acid soluble fraction – 13.75% of the total sample weight. A 3M solution of hydrochloric acid was added to the crushed portion of the sample which produced a vigorous reaction.

"Fines" – 6.88% of the total sample weight. The "fines" were pale yellow (Munsell 5Y 7/3) in color.

Aggregate – 79.37% of the total sample weight. The aggregate consists of well-sorted, fine to coarse grained particles. Colors of the individual grains were clear, white, yellow, brown, pink, black, gray, and red.

Sample 7: South Façade Brick Lintel Mortar
The freshly broken sample was light gray (Munsell 2.5Y 7/2) in color and was easily crushed.

Components of Mortar:
Acid soluble fraction – 5.06% of the total sample weight. A 3M solution of hydrochloric acid was added to the crushed portion of the sample which produced a vigorous reaction.

"Fines" – 6.33% of the total sample weight. The "fines" were pale yellow (Munsell 5Y 7/4) in color.

Aggregate – 88.61% of the total sample weight. The aggregate consists of well-sorted, fine to coarse grained particles. Colors of the individual grains were clear, white, yellow, pink, brown, black, gray, and red.

Sample 8: South Façade Brownstone Sill Mortar

The freshly broken sample was pale yellow (Munsell 2.5Y 8/2) in color and was easily crushed.

Components of Mortar:
Acid soluble fraction – 19.11% of the total sample weight. A 3M solution of hydrochloric acid was added to the crushed portion of the sample which produced a vigorous reaction.

"Fines" – 7.97% of the total sample weight. The "fines" were discolored by the heavy soiling on the sample.

Aggregate – 72.91% of the total sample weight. The aggregate consists of well-sorted, fine to coarse grained particles. Colors of the individual grains were clear, white, yellow, pink, brown, black, gray, and red.

Sample 9: South Façade Shortened Window (Brick Infill) Mortar

The freshly broken sample was pale yellow (Munsell 5Y 8/2) in color and was easily crushed.

Components of Mortar:
Acid soluble fraction – 25.64% of the total sample weight. A 3M solution of hydrochloric acid was added to the crushed portion of the sample which produced a vigorous reaction.

"Fines" – 10.17% of the total sample weight. The "fines" were light gray (Munsell 2.5Y 7/2).

Aggregate – 64.19% of the total sample weight. The aggregate was well-sorted with fine to pebble-sized particles. Colors of the individual grains were white, gray, and yellow.

CONCLUSIONS

East Facade
The east façade has pressed brick with very narrow joints. Both the bricks and the mortar joints have multiple paint campaigns. Although efforts were made to remove the paint from the samples prior to testing, the residual presence of the paint may have slightly altered the results and discolored the fines. Due to this discoloration, Munsell matches for the fines are not given for each painted sample.

The sample from the east façade was extremely small in quantity, making it difficult to achieve reliable results. The majority of the sample was powdered due to the extensive period the façade has been painted. The lack of noticeable reaction further indicates that much of the binder has dissolved over time. The analysis was primarily used to determine the size and color of

the aggregate. The aggregate is extremely fine grained and a slightly coarser aggregate was selected for the replication to give greater strength. Care should be taken when repointing due to the narrow joints on the east façade.

The paint investigation determined that the east façade was painted before and after the 1966 fire. After the fire the mortar joints were raked and repointed and the entire façade was repainted. The mortar that is currently present on the façade therefore dates to this post-1966 period.

West and South Parging
Based on the high percentage of fines, the parging material is composed largely of cement. The aggregate is larger than was found on the east façade mortar and is slightly more yellow. Two samples of the parging were tested and have similar compositions. The earlier parging material is darker in color.

South Façade Mortars
There are numerous pointing campaigns on the south façade within the lightwell. Samples were not taken of the most recent gray mortars, instead samples deep in the joints were selected.

The sampled south façade mortars, with the exception of the infill below the shortened windows, are all largely the same and are extremely similar in color. The aggregate in terms of size and color is nearly identical, although the brownstone sill mortar has a larger percentage of bluish-gray particles. This mortar also appears more heavily soiled than the other mortars, which may indicate that it is older than the other mortars. It is also most similar to the mortar behind the oldest parging material, making it likely that these mortars date from the same period. Another possibility is that the south façade was repointed using a mix based on the early pointing mortar. These mortars are also extremely close matches to the mortar on the East elevation. It is likely that the same mortar was used for the brick pointing on all facades, but the east elevation used a finer aggregate than was used elsewhere on the building.

The replication mortar mixes include sand available in the New York metropolitan region sensitive to the texture and color of the original mortars. Local sands approximating the aggregates used in the mix should be used if the replication sand specified is not available in the Washington, D.C. area.

REPLICATION RECOMMENDATIONS

The recommendations below represent an effort to approximate the properties of the historic mortar using modern materials. Consideration was given to matching the color, texture, and strength of the sample. The recommended mortar mixes conform to ASTM/BIA Standards. The

replication mortars were matched to freshly broken surfaces of the weathered sample.

As with the pointing of masonry in any historic structure, the original joint profiles for the masonry and joint widths should be documented before joints are raked and replicated during pointing.

It is our recommendation that the mortar mixes for replication of the façade pointing mortar and the parging be:

ASTM Standard Type N (ASTM C-270 95a).

ASTM describes Type N as a medium mortar suitable for general use in exposed masonry above grade and specifically recommended for parapets, chimneys and exterior walls subjected to severe weathering conditions. All mortar joints should be fully raked to a depth of ¾ inches to 1 inch, and the units should be pointed to the same depth.

East and South Façades Brick Pointing Mortar Mix:

1 part Cement (ASTM C150) to be composed of:
1 part White Portland Cement, Type I

1 parts Hydrated Lime, Type S (ASTM C207)

6 parts aggregate to be composed of:
5 parts NJP White Banding Sand
1 parts NJP 100

This mix is pointing mortar only and should not be used as bedding mortar.

West Façade Parging Mix:

1 part Cement (ASTM C150) to be composed of:
1 part Gray Portland Cement, Type I

1 part Hydrated Lime, Type S (ASTM C207)

5 parts aggregate to be composed of:
5 parts Imperia Brothers Mason's Sand

NOTE: All parts should be measured by volume (not by weight). Dry ingredients should be well blended before the addition of water. The enclosed samples are made from the above-recommended mixes. Note that one side of the enclosed samples has been etched to simulate the effect that natural weathering (erosion of binder, exposure of aggregate) will have on the appearance of the pointing over the next few years.

RECOMMENDED MATERIALS AND SUPPLIERS

As accurate replication mixes are difficult to formulate, the type and quantity of materials used are essential to ensure on-site reproduction. Materials recommended in this report or their equal may be used. If materials are substituted, resulting appearance of mortar may vary.

Sands Used by JBCI to Replicate Original Aggregate:

As the selection of an appropriate aggregate is critical to the formulation of any replication mortar, the sand fraction isolated during analysis was compared to a library of sands commercially available in the greater New York area. Locally available replication sands should be matched to the supplied samples to produce an accurate replicated mortar.

"Mason's Sand" – described as a tan mason's sand with particle sizes ranging from fine to coarse.

Available from Imperia Bros., Inc., 57 Canal Road, Pelham Manor, NY 10803 (914) 738-0900

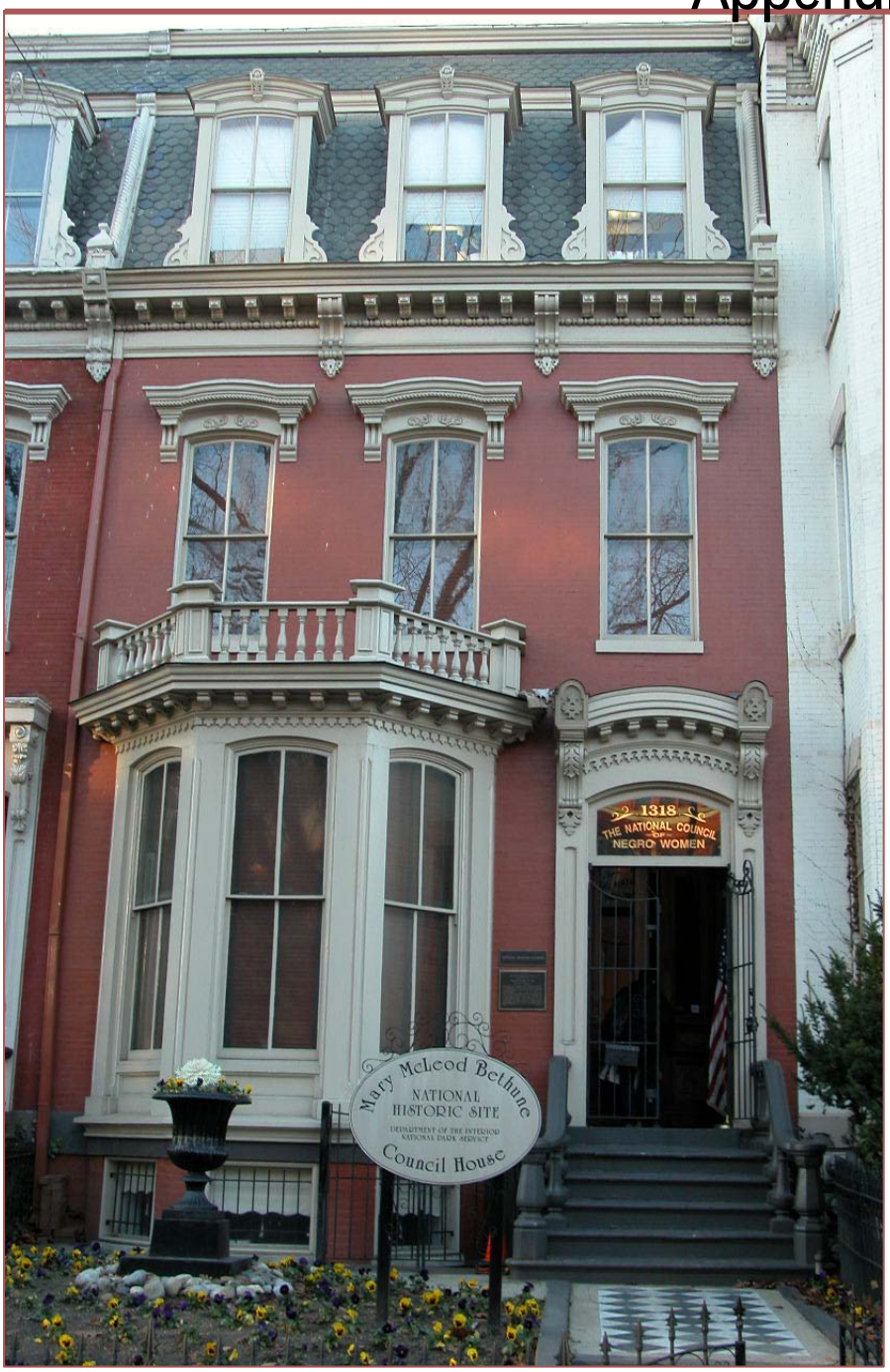
"Banding Sand" – described as a uniformly sized, fine grained white sand.
"100" – described as a tan mason's sand with fairly uniform sized sub-rounded particles.

Available from New Jersey Pulverizing Co., 1140 Close Avenue, Bronx, NY (718) 378-0200

Recommended Lime:
Hydrated Lime, Type S
Available from GenLime Group, call for local supplier (419) 855-8336, or substitute equal

Recommended Cement:
White Portland Cement, Type I
Gray Portland Cement, Type I
Available from Lehigh Cement 1-800-638-1716, or substitute equal

Appendix B: Drawings



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LIST OF DRAWINGS

CAD Generated Base Drawing Set (2006)

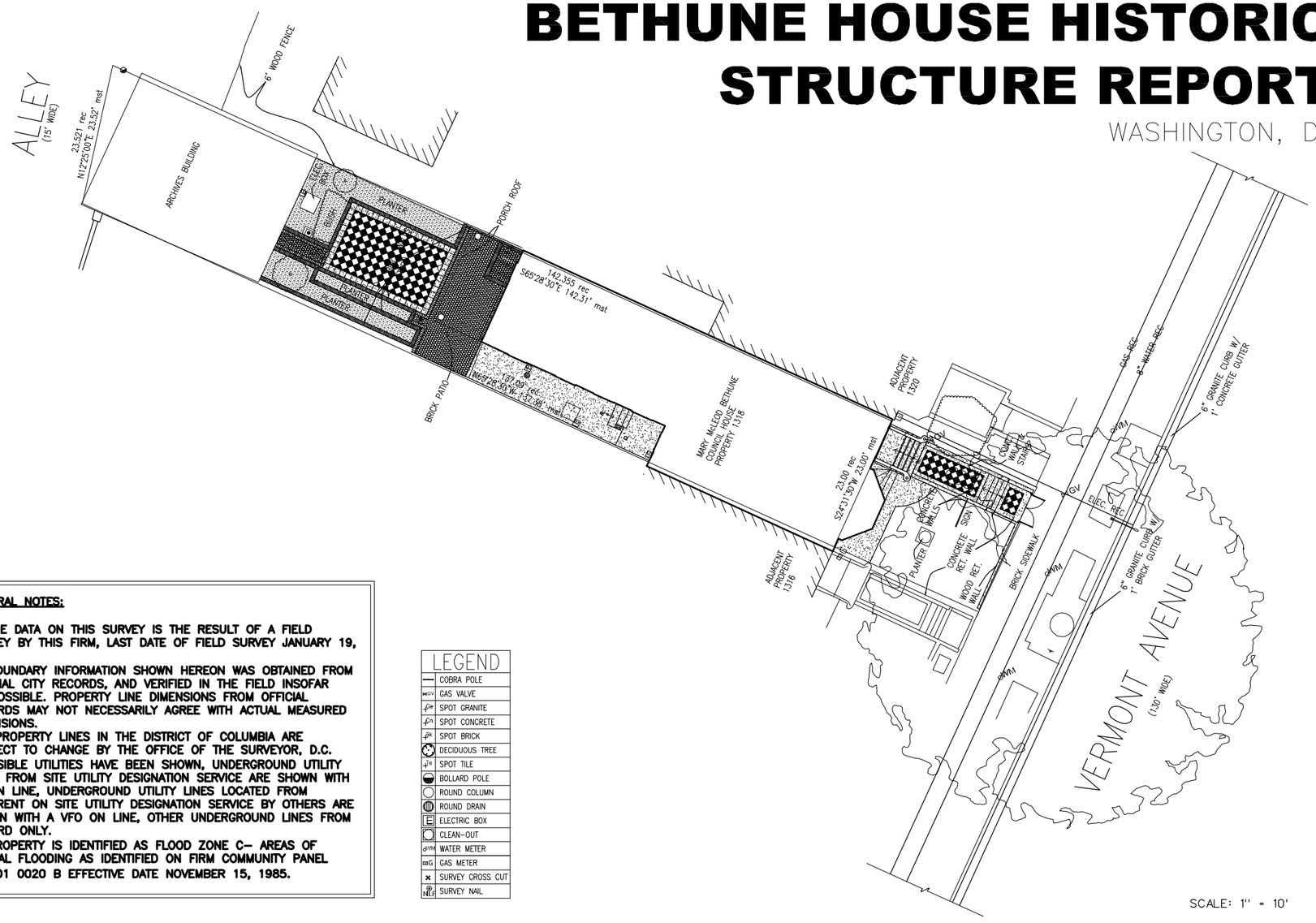
Included within this submission:

Sub Sheet No.	Title	Sheet/Total
A0.00	Cover Sheet	1
A1.01	Basement Floor Plan	2
A1.02	1st Floor Plan	3
A1.03	2nd Floor Plan	4
A1.04	3rd Floor Plan	5
A1.05	Roof Plan	6
A1.06	Structural/Mechanical Drawings	7
A1.07	Structural/Mechanical Drawings	8
A1.08	Structural/Mechanical Drawings	9
A1.09	Structural/Mechanical Drawings	10
A1.10	Structural/Mechanical Drawings	11
A1.11	Basement Reflected Ceiling Plan	12
A1.12	1st Floor Reflected Ceiling Plan	13
A1.13	2nd Floor Reflected Ceiling Plan	14
A1.14	3rd Floor Reflected Ceiling Plan	15
A1.20	Basement Condition Plan	16
A1.21	1st Floor Condition Plan	17
A1.22	2nd Floor Condition Plan	18
A1.23	3rd Floor Condition Plan	19
A1.24	Roof Condition Plan	20
A1.30	East & West Elevations	21
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A1.61	Door Details	26
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A1.63	Door Details	28
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A1.70	Stair Details	35
A1.90	Medallion Details	36
A2.00	Fireplace Details	37

UNITED STATES DEPARTMENT OF INTERIOR
NATIONAL PARK SERVICE

BETHUNE HOUSE HISTORIC STRUCTURE REPORT

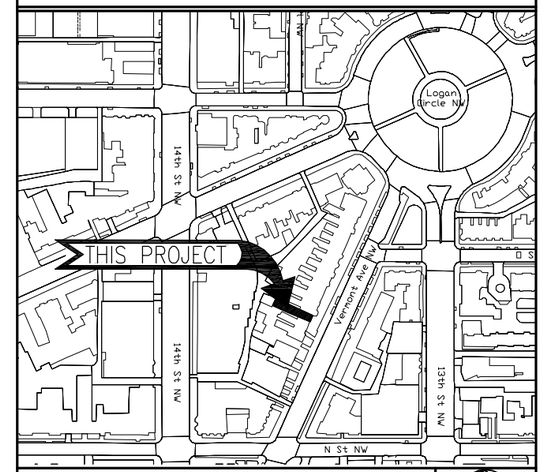
WASHINGTON, DC



SCALE: 1" = 10'

10 0 10 20
SCALE OF FEET

VICINITY MAP



INDEX OF DRAWINGS

SHEET # OF #	SUB-SHEET	SHEET TITLE
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3 OF 37	A1.02	1ST FLOOR PLAN
4 OF 37	A1.03	2ND FLOOR PLAN
5 OF 37	A1.04	3RD FLOOR PLAN
6 OF 37	A1.05	ROOF PLAN
7 OF 37	A1.06	STRUCTURAL/MECH DWGS
8 OF 37	A1.07	STRUCTURAL/MECH DWGS
9 OF 37	A1.08	STRUCTURAL/MECH DWGS
10 OF 37	A1.09	STRUCTURAL/MECH DWGS
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36 OF 37	A1.90	MEDALLION DETAILS
37 OF 37	A2.00	FIREPLACE DETAILS

GENERAL NOTES:

1) THE DATA ON THIS SURVEY IS THE RESULT OF A FIELD SURVEY BY THIS FIRM, LAST DATE OF FIELD SURVEY JANUARY 19, 2007.
2) BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS.
ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.
3) VISIBLE UTILITIES HAVE BEEN SHOWN, UNDERGROUND UTILITY LINES FROM SITE UTILITY DESIGNATION SERVICE ARE SHOWN WITH VF ON LINE, UNDERGROUND UTILITY LINES LOCATED FROM APPARENT ON SITE UTILITY DESIGNATION SERVICE BY OTHERS ARE SHOWN WITH A VFO ON LINE, OTHER UNDERGROUND LINES FROM RECORD ONLY.
4) PROPERTY IS IDENTIFIED AS FLOOD ZONE C– AREAS OF MINIMAL FLOODING AS IDENTIFIED ON FIRM COMMUNITY PANEL 110001 0020 B EFFECTIVE DATE NOVEMBER 15, 1985.

LEGEND	
—	COBRA POLE
GV	GAS VALVE
SP	SPOT GRANITE
SC	SPOT CONCRETE
SBK	SPOT BRICK
	DECIDUOUS TREE
ST	SPOT TILE
	BOLLARD POLE
	ROUND COLUMN
	ROUND DRAIN
E	ELECTRIC BOX
	CLEAN-OUT
WM	WATER METER
G	GAS METER
×	SURVEY CROSS CUT
NAIL	SURVEY NAIL

NATIONAL PARK SERVICE

RECOMMENDED _____ DATE

CHIEF, BRANCH DESIGN AND CONSTRUCTION

SUPERINTENDENT, PARK

APPROVED

REGIONAL DIRECTOR, NATIONAL CAPITAL REGION

DISTRICT OF COLUMBIA — HARRY A. HANSEN — No. ARC100128 — REGISTERED ARCHITECT

A/E FIRM

PRIME/ARCH:

BEYER BLINDER BELLE ARCHITECTS AND PLANNERS, LLP WASHINGTON, DC

Mark	Sheet	REVISION	Date	Initial

100% SUBMISSION

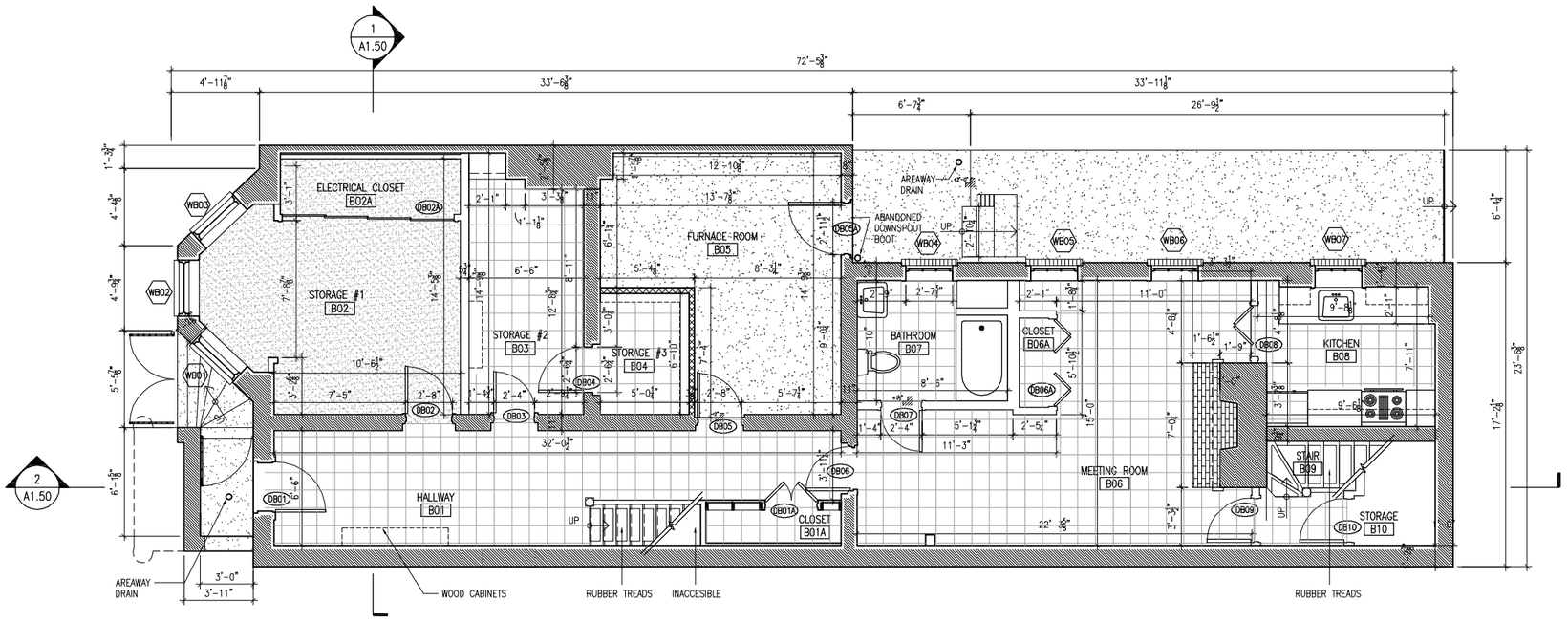
APPENDIX B – DRAWINGS
TITLE OF DRAWING

A0.00
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
BRANCH OF DESIGN AND CONSTRUCTION

BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

PK
DESIGNED ALM
DRAWN JS
CHECKED
DWG. NO. 021
80007
DATE 04/29/08
SHEET 1 OF 37



LEGEND	
	BRICK
	BRICK WALL
	CARPET
	CMU
	CONCRETE
	STONE
	VINYL COMPOSITION TILE
	WOOD

4 0 4 8
SCALE OF FEET

BLDG LT 25'

1
A1.01
BASEMENT PLAN
1/4"=1'-0"

NATIONAL PARK SERVICE

A/E FIRM
PRIME/ARCH:
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WASHINGTON, DC

Mark	Sheet	REVISION	Date	Initial

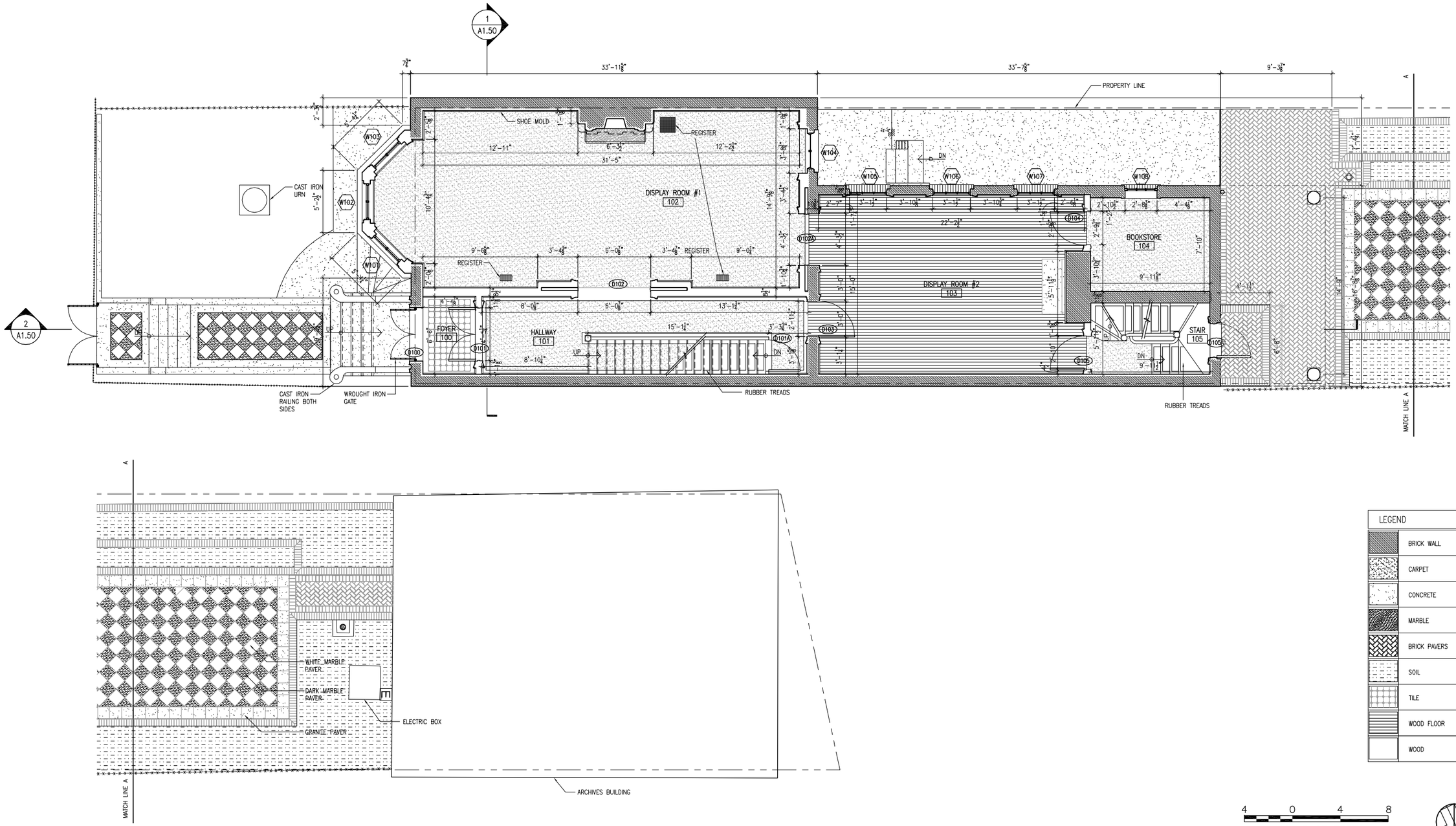
BASEMENT FLOOR PLAN
TITLE OF DRAWING

A1.01
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
BRANCH OF DESIGN AND CONSTRUCTION

BETHUNE HOUSE HISTORIC STRUCTURE REPORT
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1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

PK
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DRG. NO. 021
80007
DATE 04/29/08
SHEET 2 OF 37



1 A1.02 FIRST FLOOR PLAN
1/4"=1'-0"

A/E FIRM	Mark	Sheet	REVISION	Date	Initial
PRIME/ARCH: BEYER BLINDER BELLE ARCHITECTS AND PLANNERS, LLP WASHINGTON, DC					

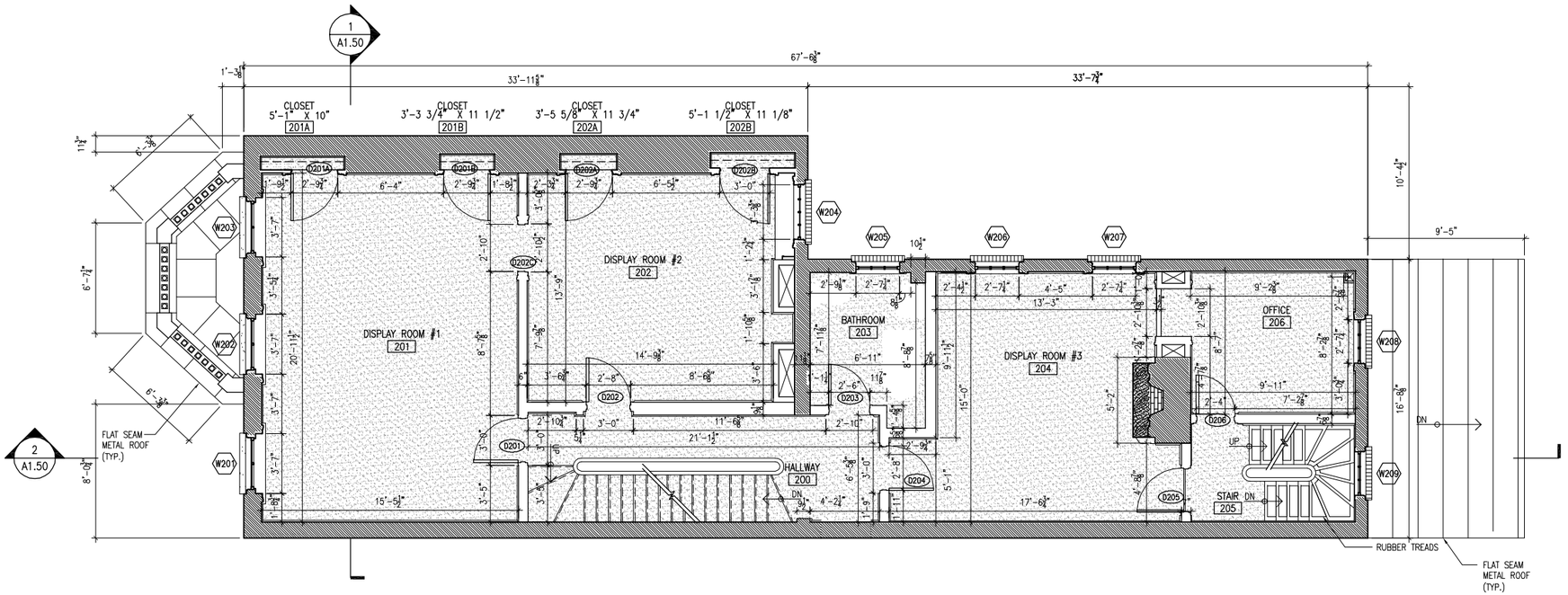
1st FLOOR PLAN
TITLE OF DRAWING

A1.02
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
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BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

PK	
DESIGNED	ALM
DRAWN	JS
CHECKED	
PROJ. NO.	021
	80007
DATE	04/29/08
SHEET	3 OF 37



LEGEND	
	BRICK
	BRICK WALL
	CARPET
	MARBLE
	MECHANICAL CHAISE
	WOOD

4 0 4 8
SCALE OF FEET

BLDG 25

1 A1.03 SECOND FLOOR PLAN
1/4"=1'-0"

NATIONAL PARK SERVICE

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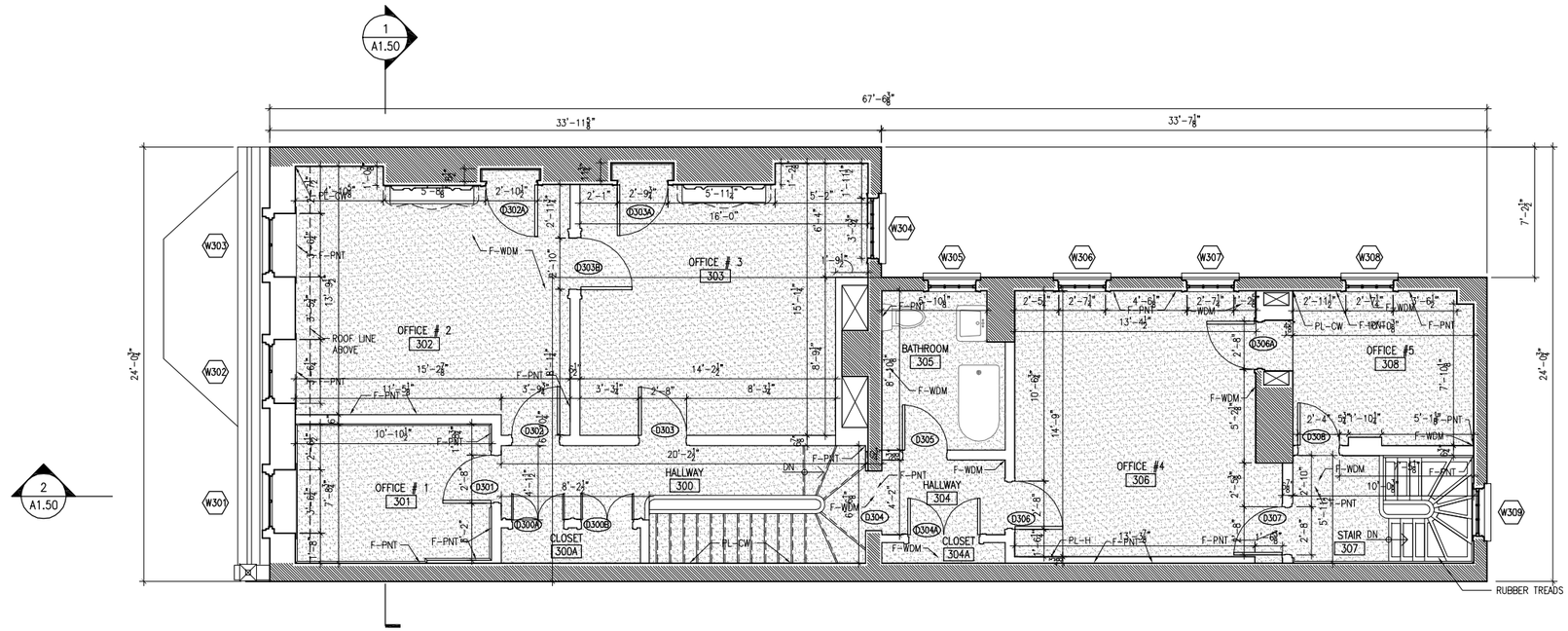
2nd FLOOR PLAN
TITLE OF DRAWING

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SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
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BETHUNE HOUSE HISTORIC STRUCTURE REPORT
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1318 VERMONT AVE, NW WASHINGTON, DC
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NATIONAL CAPITAL PARKS
NAME OF PARK

PK
DESIGNED ALM
DRAWN JS
CHECKED
DWG. NO. 021
80007
DATE 04/29/08
SHEET 4 of 37



LEGEND	
	BRICK
	BRICK WALL
	CARPET
	MARBLE
	MECHANICAL CHAISE
	WOOD

4 0 4 8
SCALE OF FEET

BLDG 25'

1
A1.04
THIRD FLOOR PLAN
1/4"=1'-0"

NATIONAL PARK SERVICE

A/E FIRM
PRIME/ARCH:
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WASHINGTON, DC

Mark	Sheet	REVISION	Date	Initial

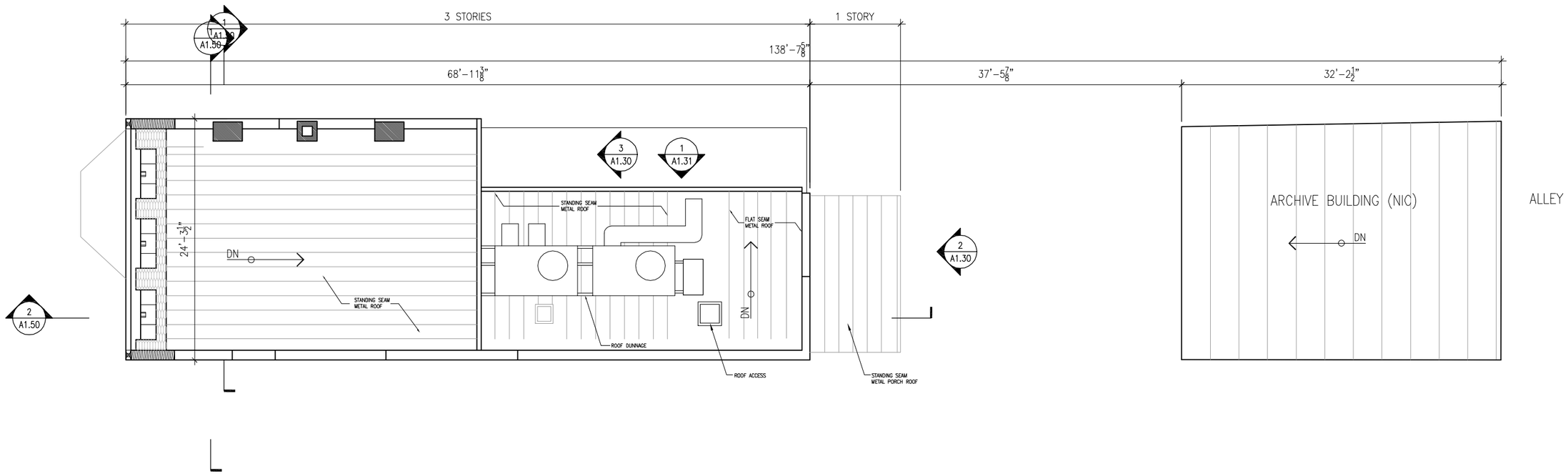
3rd FLOOR PLAN
TITLE OF DRAWING

A1.04
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
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BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

DESIGNED	PK
DRAWN	ALM
CHECKED	JS
DRG. NO.	021
	80007
DATE	04/29/08
SHEET	5 OF 37



8 0 8 16

SCALE OF FEET

BLDG 25

1 A1.05 SITE/ROOF PLAN
1/8"=1'-0"

NATIONAL PARK SERVICE

A/E FIRM

PRIME/ARCH:

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ARCHITECTS AND PLANNERS, LLP
WASHINGTON, DC

Mark	Sheet	REVISION	Date	Initial

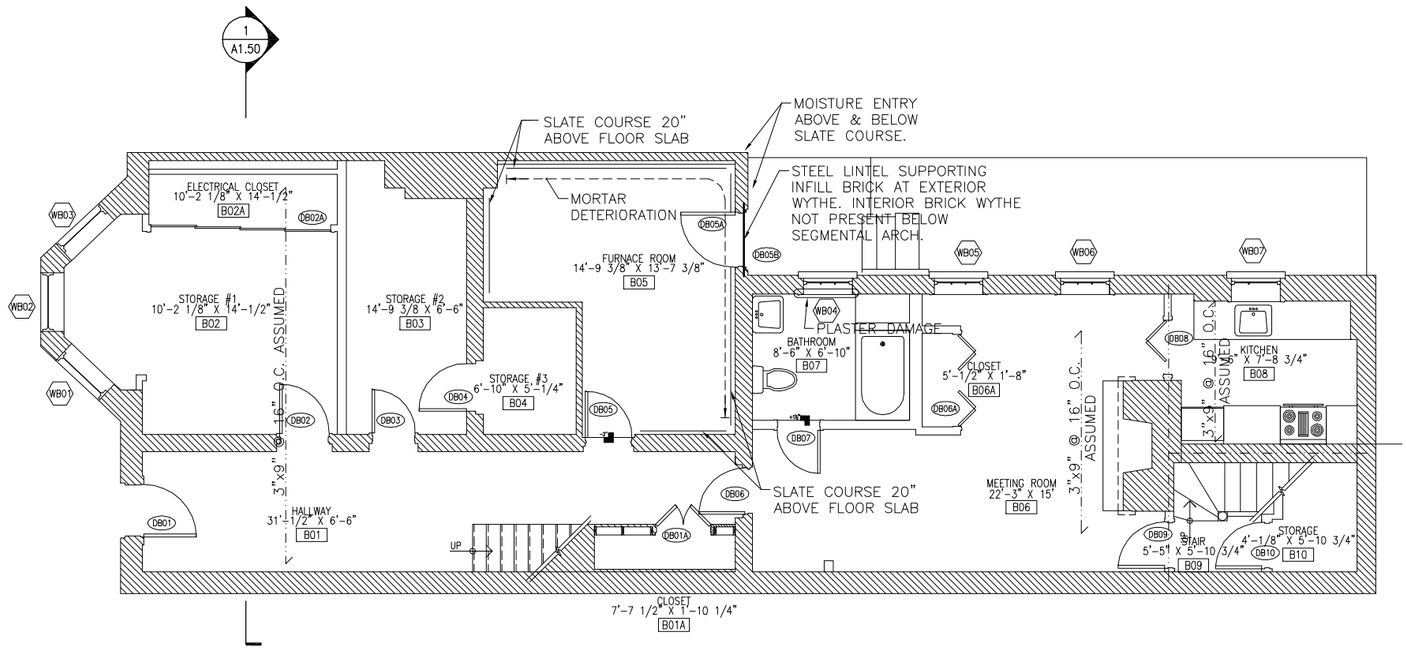
ROOF PLAN
TITLE OF DRAWING

A1.05
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
BRANCH OF DESIGN AND CONSTRUCTION

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TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

DESIGNED	PK
DRAWN	ALM
CHECKED	JS
DWG. NO.	021
	80007
DATE	04/29/08
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4 0 4 8

SCALE OF FEET

BLDG 25°

1 / A1.06 FIRST FLOOR FRAMING ON BASEMENT PLAN

1/4"=1'-0"

NATIONAL PARK SERVICE

A/E FIRM

PRIME/ARCH:

BEYER BLINDER BELLE
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WASHINGTON, DC

ROBERT SILMAN ASSOCIATES
STRUCTURAL ENGINEERS
WASHINGTON, DC

Mark	Sheet	REVISION	Date	Initial

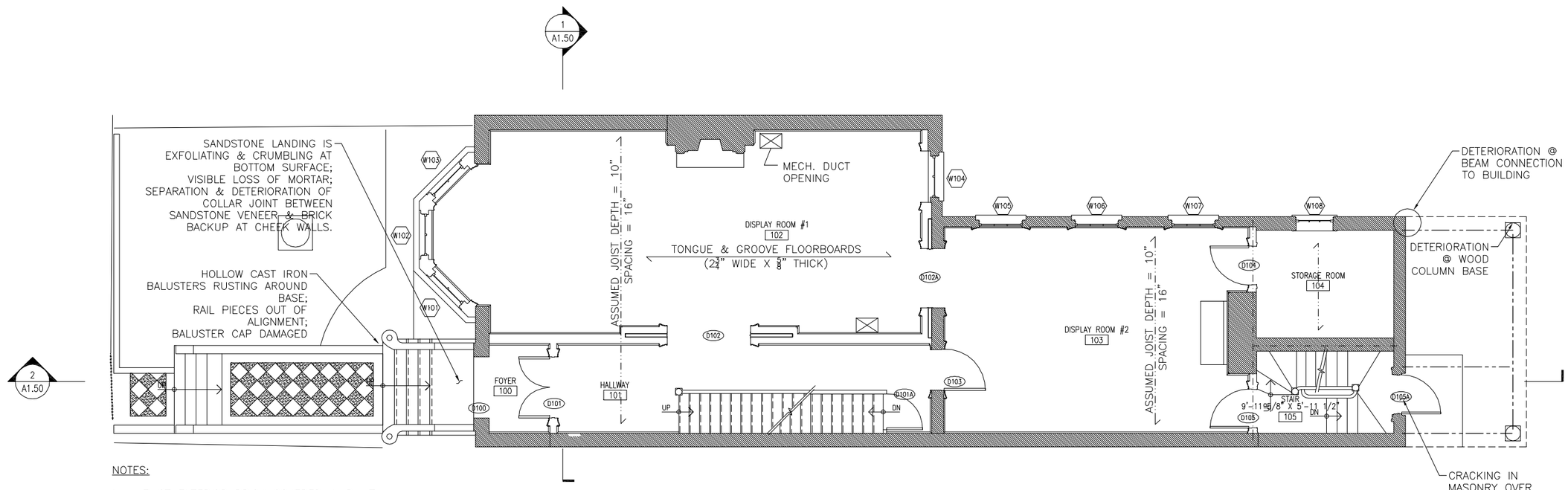
FLOOR FRAMING ON PLAN
TITLE OF DRAWING

A1.06
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
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TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

DESIGNED JAM
DRAWN SM
CHECKED JAM
DSC. NO. 021
80007
DATE 04/29/08
SHEET 7 OF 37



NOTES:

1. EXIST EXTERIOR BRICK COVERED IN PAINT.
2. MINOR SETTLEMENT @ SIDEWALK STEPS.

4 0 4 8
SCALE OF FEET

BLDG 25°

1 / A1.07 SECOND FLOOR FRAMING ON FIRST FLOOR PLAN
1/4"=1'-0"

NATIONAL PARK SERVICE

A/E FIRM

PRIME/ARCH:

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WASHINGTON, DC

ROBERT SILMAN ASSOCIATES
STRUCTURAL ENGINEERS
WASHINGTON, DC

Mark	Sheet	REVISION	Date	Initial

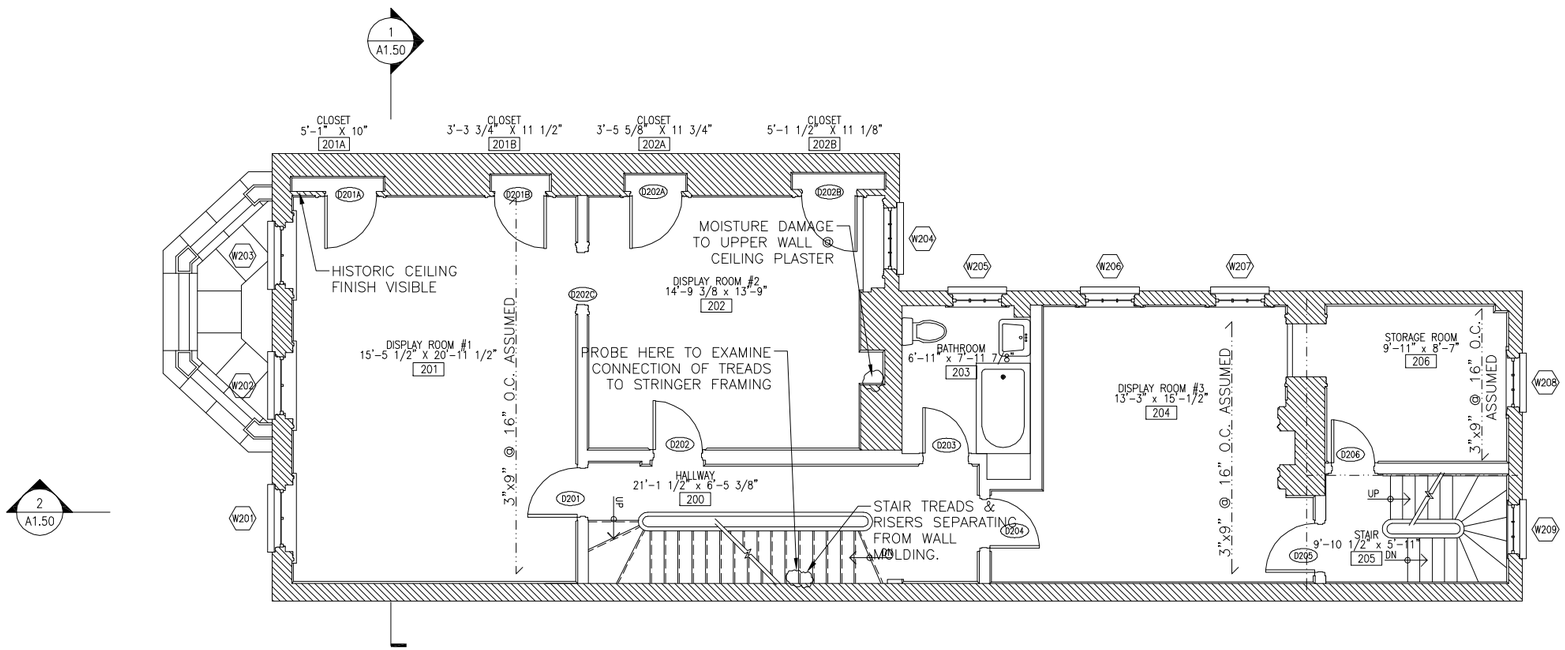
FLOOR FRAMING ON PLAN
TITLE OF DRAWING

A1.07
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
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BETHUNE HOUSE HISTORIC STRUCTURE REPORT
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NATIONAL CAPITAL PARKS
NAME OF PARK

DESIGNED JAM
DRAWN SM
CHECKED JAM
DSC NO. 021
80007
DATE 04/29/08
SHEET 8 OF 37



4 0 4 8

SCALE OF FEET

BLDG 25°

1 A1.08 THIRD FLOOR FRAMING ON SECOND FLOOR PLAN

1/4"=1'-0"

NATIONAL PARK SERVICE

A/E FIRM

PRIME/ARCH:

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ARCHITECTS AND PLANNERS, LLP
WASHINGTON, DC

ROBERT SILMAN ASSOCIATES
STRUCTURAL ENGINEERS
WASHINGTON, DC

Mark	Sheet	REVISION	Date	Initial

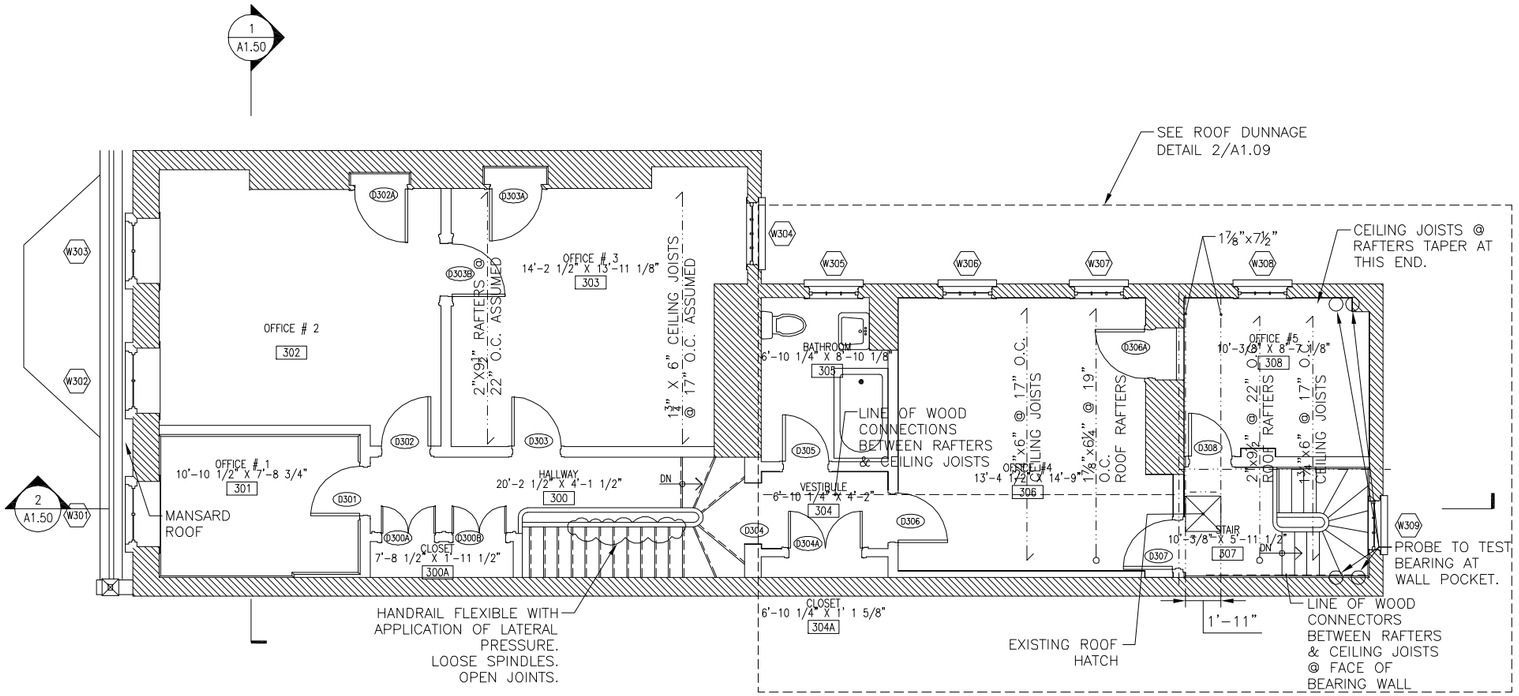
FLOOR FRAMING ON PLAN
TITLE OF DRAWING

A1.08
SUB SHEET NUMBER

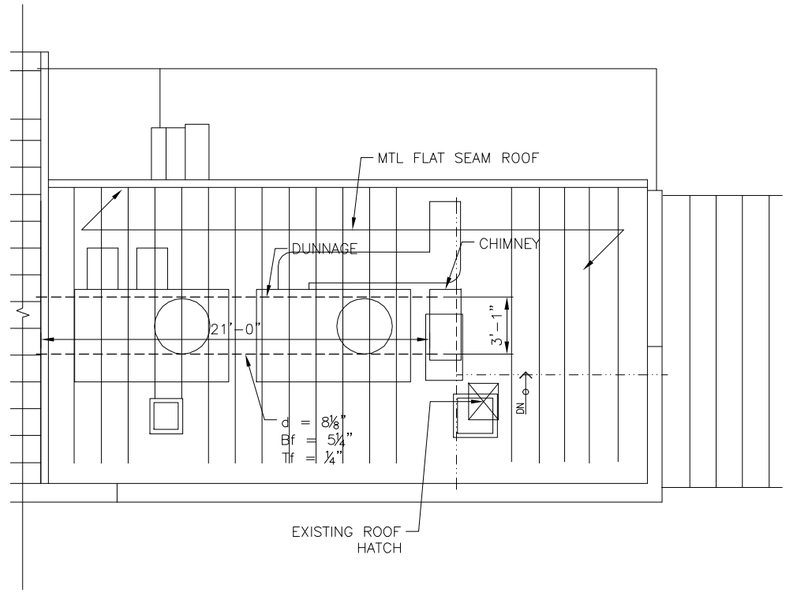
UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
BRANCH OF DESIGN AND CONSTRUCTION

BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

DESIGNED JAM
DRAWN SM
CHECKED JAM
DWG NO. 021
80007
DATE 01/28/08
SHEET 9 OF 37



1 A1.09 ROOF FRAMING ON THIRD FLOOR PLAN
1/4"=1'-0"



2 A1.09 ROOF DUNNAGE
1/4"=1'-0"

4 0 4 8
SCALE OF FEET

BLDG 25°

NATIONAL PARK SERVICE

A/E FIRM

PRIME/ARCH:

BEYER BLINDER BELLE
ARCHITECTS AND PLANNERS, LLP
WASHINGTON, DC

ROBERT SILMAN ASSOCIATES
STRUCTURAL ENGINEERS
WASHINGTON, DC

Mark	Sheet	REVISION	Date	Initial

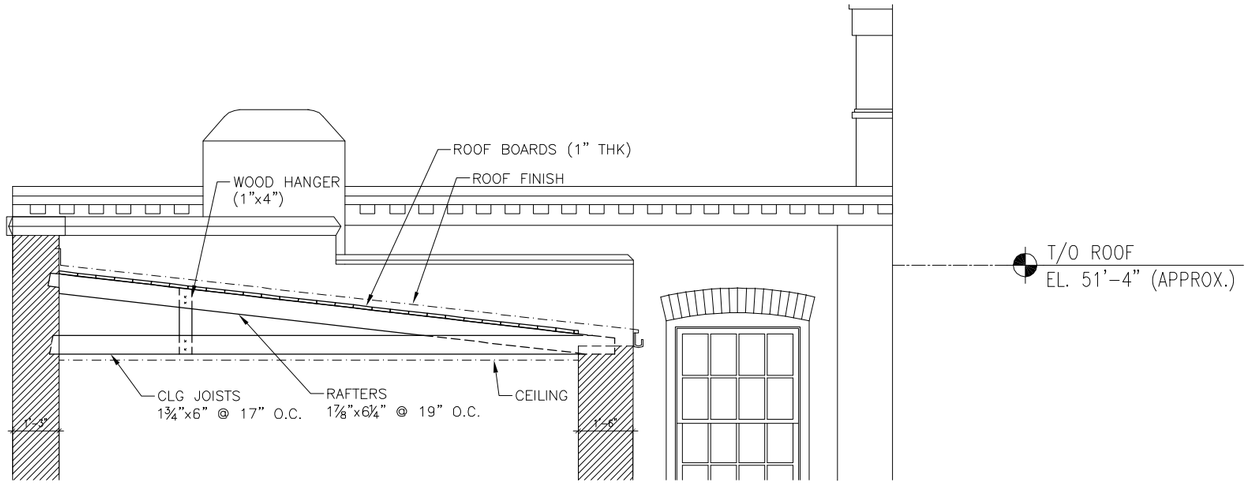
ROOF FRAMING ON PLAN
TITLE OF DRAWING

A1.09
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
BRANCH OF DESIGN AND CONSTRUCTION

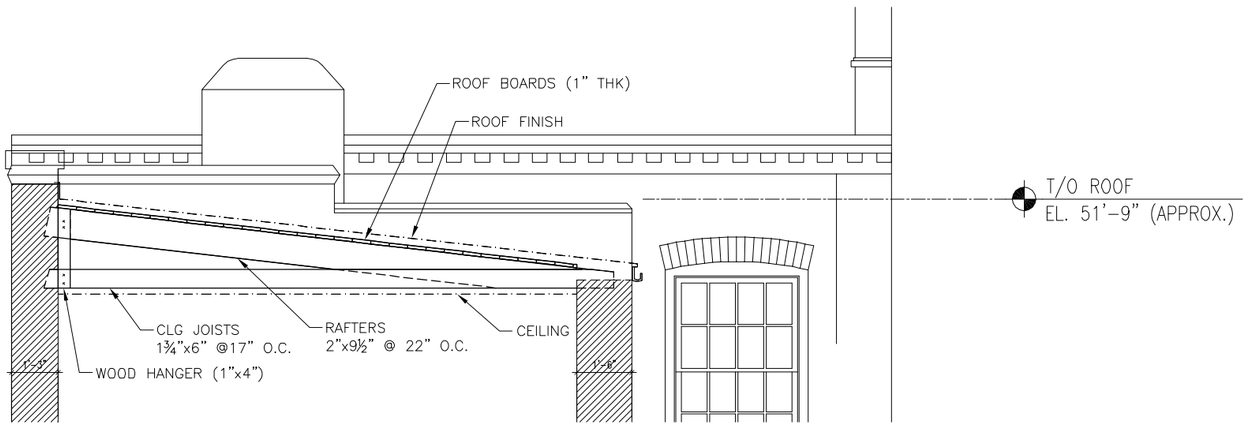
BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

DESIGNED	JAM
DRAWN	SM
CHECKED	JAM
DWG NO.	021
	80007
DATE	04/29/08
SHEET	10 OF 37



NOTE: VERIFY DIMENSIONS IN FIELD.

1 / A1.10 ROOF FRAMING, EAST OF ATTIC HATCH
1/4"=1'-0"



NOTE: VERIFY DIMENSIONS IN FIELD.

2 / A1.10 ROOF FRAMING, WEST OF ATTIC HATCH
1/4"=1'-0"

4 0 4 8
SCALE OF FEET

NATIONAL PARK SERVICE

A/E FIRM
PRIME/ARCH:
BEYER BLINDER BELLE
ARCHITECTS AND PLANNERS, LLP
WASHINGTON, DC
ROBERT SILMAN ASSOCIATES
STRUCTURAL ENGINEERS
WASHINGTON, DC

Mark	Sheet	REVISION	Date	Initial

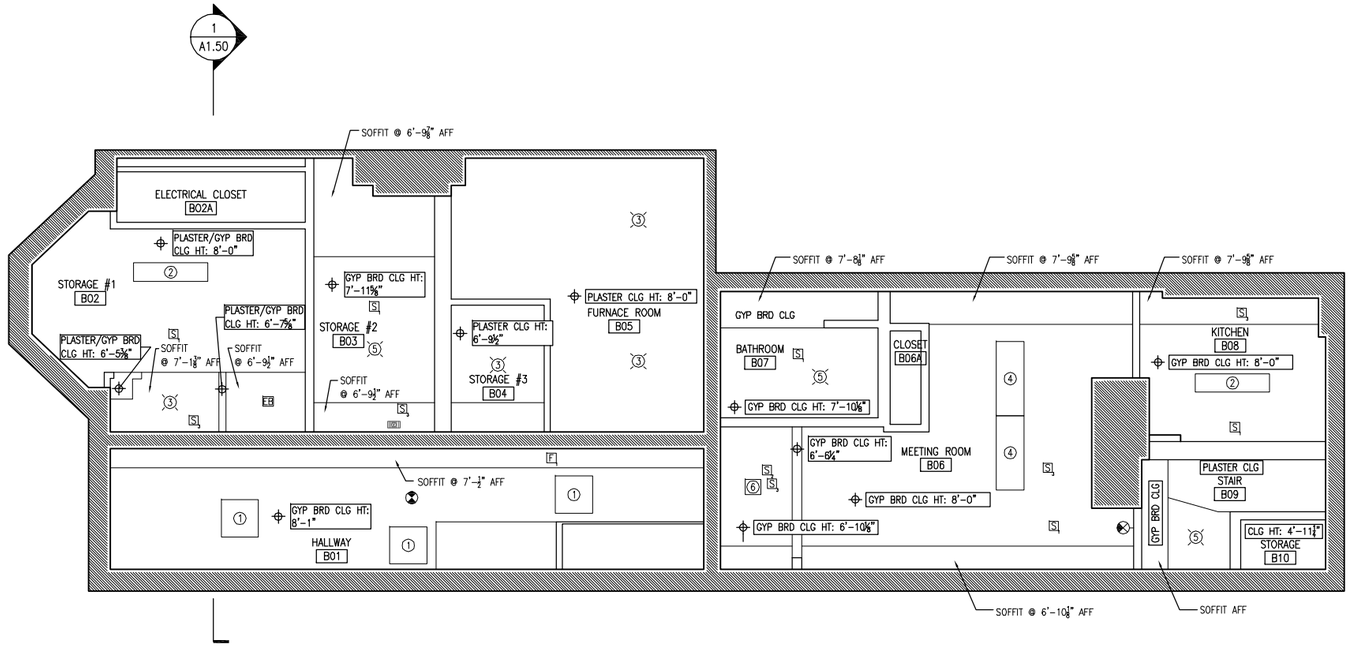
ROOF FRAMING SECTION
TITLE OF DRAWING

A1.10
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
BRANCH OF DESIGN AND CONSTRUCTION

BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

DESIGNED SM
DRAWN JAM
CHECKED
DWG NO. 021
80007
DATE 04/29/08
SHEET 11 of 37



LEGEND	
⊕	CEILING HEIGHT
○H	WALL MOUNTED LIGHT FIXTURE
S	SMOKE ALARM; # INDICATES TYPE
F	FIRE ALARM; # INDICATES TYPE
MS	MOTION SENSOR
⊗	EXIT SIGN
⊗H	WALL MOUNTED EXIT SIGN
KX	AIR VENT
AFF	ABOVE FINISHED FLOOR
①	CEILING MOUNTED 2'-0" X 2'-0" FLUORESCENT LIGHT FIXTURE
②	CEILING MOUNTED 1'-0" X 4'-0" FLUORESCENT LIGHT FIXTURE
③	CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
④	CEILING MOUNTED 2'-0" X 4'-0" FLUORESCENT LIGHT FIXTURE
⑤	CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
⑥	CEILING MOUNTED 2'-0" X 2'-0" INCANDESCENT LIGHT FIXTURE
⑦	GLOBE FLUSH CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⑧	CYLINDRICAL TWO-TIER INCANDESCENT CRYSTAL CHANDELIER
⑨	MULTIPLE TIER 8 GLOBE INCANDESCENT CRYSTAL CHANDELIER
⑩	MULTIPLE TIER 6 GLOBE INCANDESCENT CRYSTAL CHANDELIER
⑪	MULTIPLE TIER 6 GLOBE INCANDESCENT CHROME CHANDELIER
⑫	WALL MOUNTED EMERGENCY INCANDESCENT LIGHT FIXTURE
⑬	CEILING MOUNTED WASHING INCANDESCENT LIGHT FIXTURE
⑭	RECESSED CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⑮	CEILING MOUNTED GLASS SHADE INCANDESCENT LIGHT FIXTURE
⑯	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⑱	MULTIPLE TIER ORNAMENTAL 6 GLOBE INCANDESCENT CRYSTAL CHANDELIER
⑲	SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
⑳	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
㉑	LAY IN CEILING MOUNTED 2'-0" X 4'-0" FLUORESCENT LIGHT FIXTURE
㉒	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
㉓	WALL MOUNTED EMERGENCY INCANDESCENT LIGHT FIXTURE

4 0 4 8
SCALE OF FEET

BLDG 25'

1 A1.11 BASEMENT RCP
1/4"=1'-0"

NATIONAL PARK SERVICE

A/E FIRM
PRIME/ARCH:
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ARCHITECTS AND PLANNERS, LLP
WASHINGTON, DC

Mark	Sheet	REVISION	Date	Initial

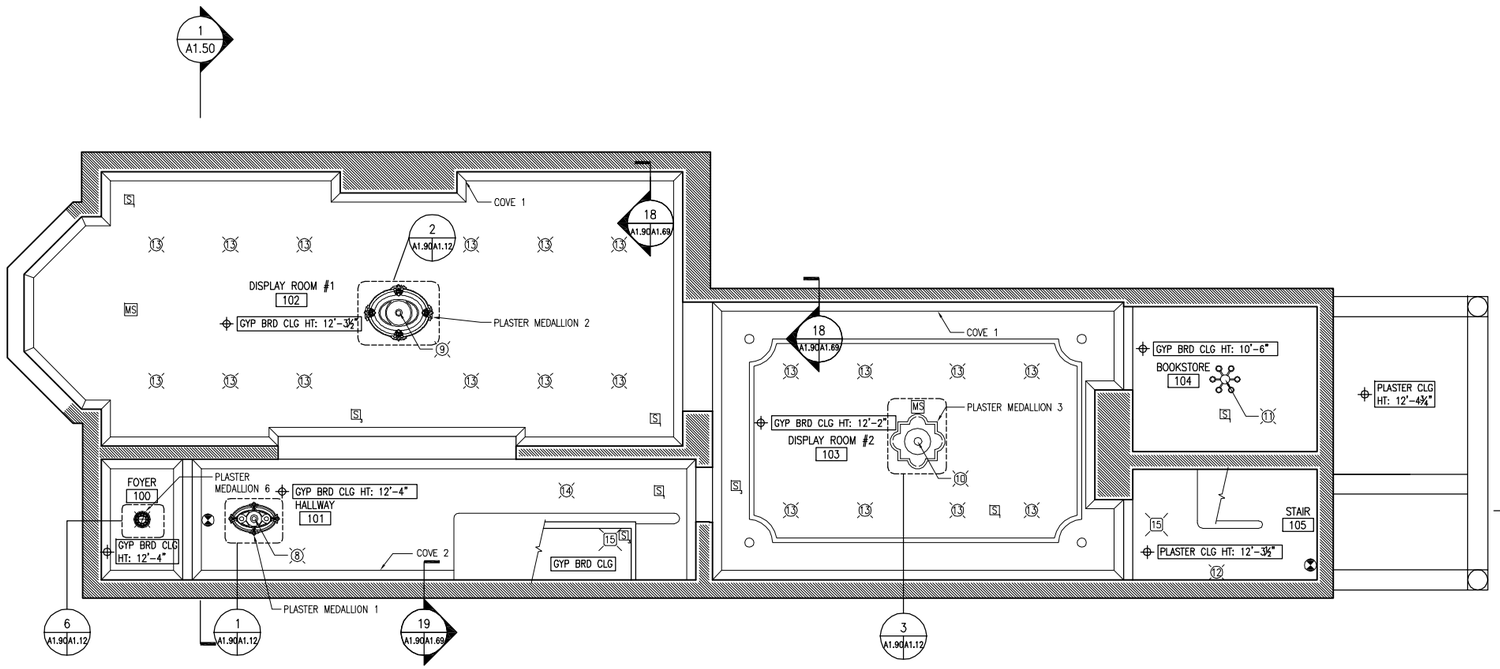
BASEMENT REFL CLG PLAN
TITLE OF DRAWING

A1.11
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
BRANCH OF DESIGN AND CONSTRUCTION

BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

PK
DESIGNED ALM
DRAWN JS
CHECKED
DWG NO. 021
80007
DATE 04/29/08
SHEET 12 OF 37



LEGEND	
⊕	CEILING HEIGHT
○H	WALL MOUNTED LIGHT FIXTURE
S,	SMOKE ALARM; # INDICATES TYPE
F,	FIRE ALARM; # INDICATES TYPE
MS	MOTION SENSOR
⊗	EXIT SIGN
⊗H	WALL MOUNTED EXIT SIGN
KV	AIR VENT
AFF	ABOVE FINISHED FLOOR
①	CEILING MOUNTED 2'-0" X 2'-0" FLUORESCENT LIGHT FIXTURE
②	CEILING MOUNTED 1'-0" X 4'-0" FLUORESCENT LIGHT FIXTURE
③	CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
④	CEILING MOUNTED 2'-0" X 4'-0" FLUORESCENT LIGHT FIXTURE
⑤	CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
⑥	CEILING MOUNTED 2'-0" X 2'-0" INCANDESCENT LIGHT FIXTURE
⑦	GLOBE FLUSH CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⑧	CYLINDRICAL TWO-TIER INCANDESCENT CRYSTAL CHANDELIER
⑨	MULTIPLE TIER 8 GLOBE INCANDESCENT CRYSTAL CHANDELIER
⑩	MULTIPLE TIER 6 GLOBE INCANDESCENT CRYSTAL CHANDELIER
⑪	MULTIPLE TIER 6 GLOBE INCANDESCENT CHROME CHANDELIER
⑫	WALL MOUNTED EMERGENCY INCANDESCENT LIGHT FIXTURE
⑬	CEILING MOUNTED WASHING INCANDESCENT LIGHT FIXTURE
⑭	RECESSED CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⑮	CEILING MOUNTED GLASS SHADE INCANDESCENT LIGHT FIXTURE
⑯	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⑱	MULTIPLE TIER ORNAMENTAL 6 GLOBE INCANDESCENT CRYSTAL CHANDELIER
⑲	SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
⑳	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
㉑	LAY IN CEILING MOUNTED 2'-0" X 4'-0" FLUORESCENT LIGHT FIXTURE
㉒	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
㉓	WALL MOUNTED EMERGENCY INCANDESCENT LIGHT FIXTURE

4 0 4 8
SCALE OF FEET

BLDG 25

1 A1.12 FIRST FLOOR RCP
1/4"=1'-0"

NATIONAL PARK SERVICE

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PRIME/ARCH:
BEYER BLINDER BELLE
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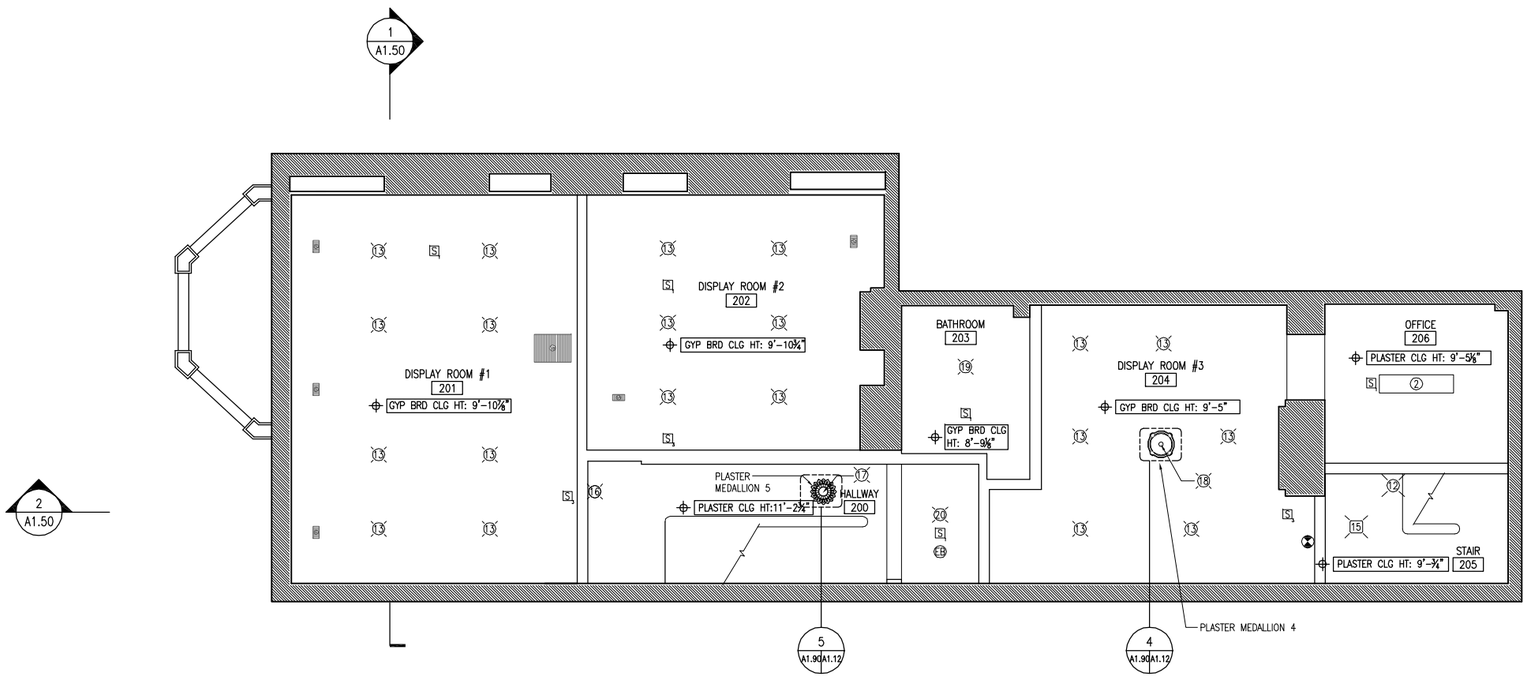
1st FLOOR REFL CLG PLAN
TITLE OF DRAWING

A1.12
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
BRANCH OF DESIGN AND CONSTRUCTION

BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

PK
DESIGNED ALM
DRAWN JS
CHECKED
DES. NO. 021
80007
DATE 04/29/08
SHEET 13 OF 37



LEGEND	
⊕	CEILING HEIGHT
○H	WALL MOUNTED LIGHT FIXTURE
S,	SMOKE ALARM; # INDICATES TYPE
F,	FIRE ALARM; # INDICATES TYPE
MS	MOTION SENSOR
	EXIT SIGN
H	WALL MOUNTED EXIT SIGN
KO	AIR VENT
AFF	ABOVE FINISHED FLOOR
①	CEILING MOUNTED 2'-0" X 2'-0" FLUORESCENT LIGHT FIXTURE
②	CEILING MOUNTED 1'-0" X 4'-0" FLUORESCENT LIGHT FIXTURE
③	CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
④	CEILING MOUNTED 2'-0" X 4'-0" FLUORESCENT LIGHT FIXTURE
⑤	CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
⑥	CEILING MOUNTED 2'-0" X 2'-0" INCANDESCENT LIGHT FIXTURE
⑦	GLOBE FLUSH CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⑧	CYLINDRICAL TWO-TIER INCANDESCENT CRYSTAL CHANDELIER
⑨	MULTIPLE TIER 8 GLOBE INCANDESCENT CRYSTAL CHANDELIER
⑩	MULTIPLE TIER 6 GLOBE INCANDESCENT CRYSTAL CHANDELIER
⑪	MULTIPLE TIER 6 GLOBE INCANDESCENT CHROME CHANDELIER
⑫	WALL MOUNTED EMERGENCY INCANDESCENT LIGHT FIXTURE
⑬	CEILING MOUNTED WASHING INCANDESCENT LIGHT FIXTURE
⑭	RECESSED CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⑮	CEILING MOUNTED GLASS SHADE INCANDESCENT LIGHT FIXTURE
⑯	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⑱	MULTIPLE TIER ORNAMENTAL 6 GLOBE INCANDESCENT CRYSTAL CHANDELIER
⑲	SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
⑳	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
㉑	LAY IN CEILING MOUNTED 2'-0" X 4'-0" FLUORESCENT LIGHT FIXTURE
㉒	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
㉓	WALL MOUNTED EMERGENCY INCANDESCENT LIGHT FIXTURE

4 0 4 8
SCALE OF FEET

BLDG 25'

1 / A1.13 SECOND FLOOR RCP
1/4"=1'-0"

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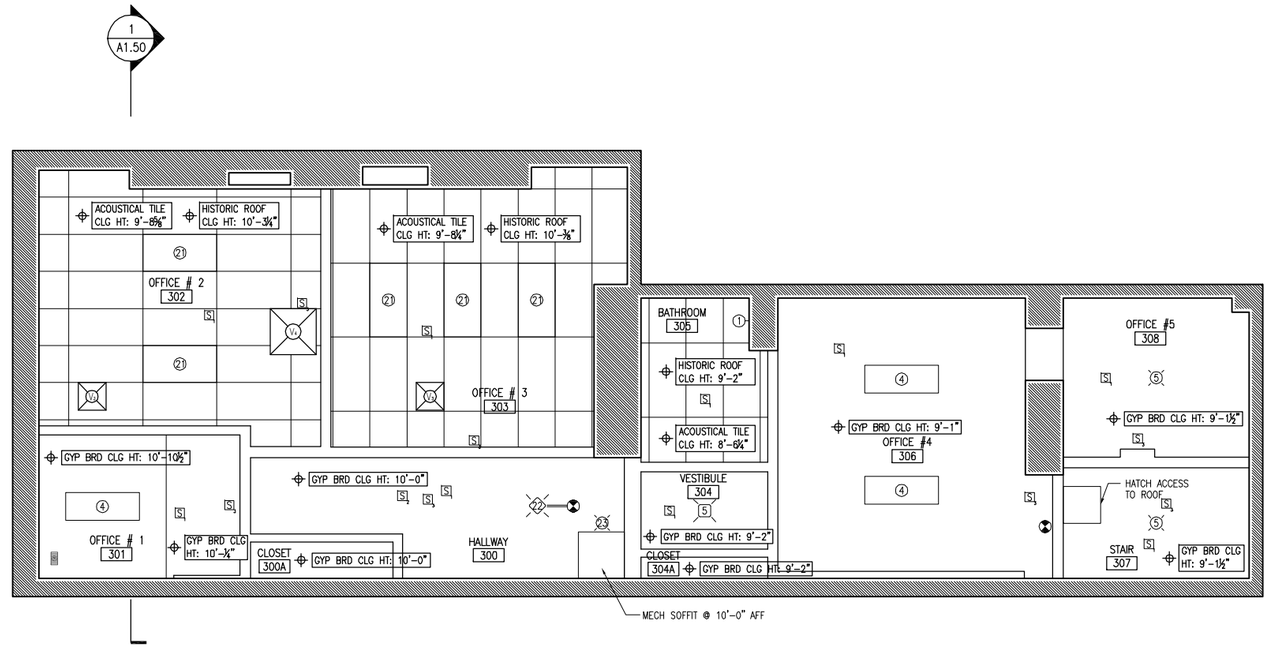
2nd FLOOR REFL CLG PLAN
TITLE OF DRAWING

A1.13
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
BRANCH OF DESIGN AND CONSTRUCTION

BETHUNE HOUSE HISTORIC STRUCTURE REPORT
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NATIONAL CAPITAL PARKS
NAME OF PARK

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DRAWN JS
CHECKED
DRG. NO. 021
80007
DATE 04/29/08
SHEET 14 OF 37



LEGEND	
⌖	CEILING HEIGHT
○H	WALL MOUNTED LIGHT FIXTURE
S,	SMOKE ALARM; # INDICATES TYPE
F,	FIRE ALARM; # INDICATES TYPE
MS	MOTION SENSOR
	EXIT SIGN
H	WALL MOUNTED EXIT SIGN
KO	AIR VENT
AFF	ABOVE FINISHED FLOOR
①	CEILING MOUNTED 2'-0" X 2'-0" FLUORESCENT LIGHT FIXTURE
②	CEILING MOUNTED 1'-0" X 4'-0" FLUORESCENT LIGHT FIXTURE
③	CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
④	CEILING MOUNTED 2'-0" X 4'-0" FLUORESCENT LIGHT FIXTURE
⑤	CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
⑥	CEILING MOUNTED 2'-0" X 2'-0" INCANDESCENT LIGHT FIXTURE
⑦	GLOBE FLUSH CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⑧	CYLINDRICAL TWO-TIER INCANDESCENT CRYSTAL CHANDELIER
⑨	MULTIPLE TIER 8 GLOBE INCANDESCENT CRYSTAL CHANDELIER
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⑬	CEILING MOUNTED WASHING INCANDESCENT LIGHT FIXTURE
⑭	RECESSED CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⑮	CEILING MOUNTED GLASS SHADE INCANDESCENT LIGHT FIXTURE
⑯	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⑱	MULTIPLE TIER ORNAMENTAL 6 GLOBE INCANDESCENT CRYSTAL CHANDELIER
⑲	SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
⑳	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
㉑	LAY IN CEILING MOUNTED 2'-0" X 4'-0" FLUORESCENT LIGHT FIXTURE
㉒	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
㉓	WALL MOUNTED EMERGENCY INCANDESCENT LIGHT FIXTURE

4 0 4 8
SCALE OF FEET

BLDG 25

1 A1.14 THIRD FLOOR RCP
1/4"=1'-0"

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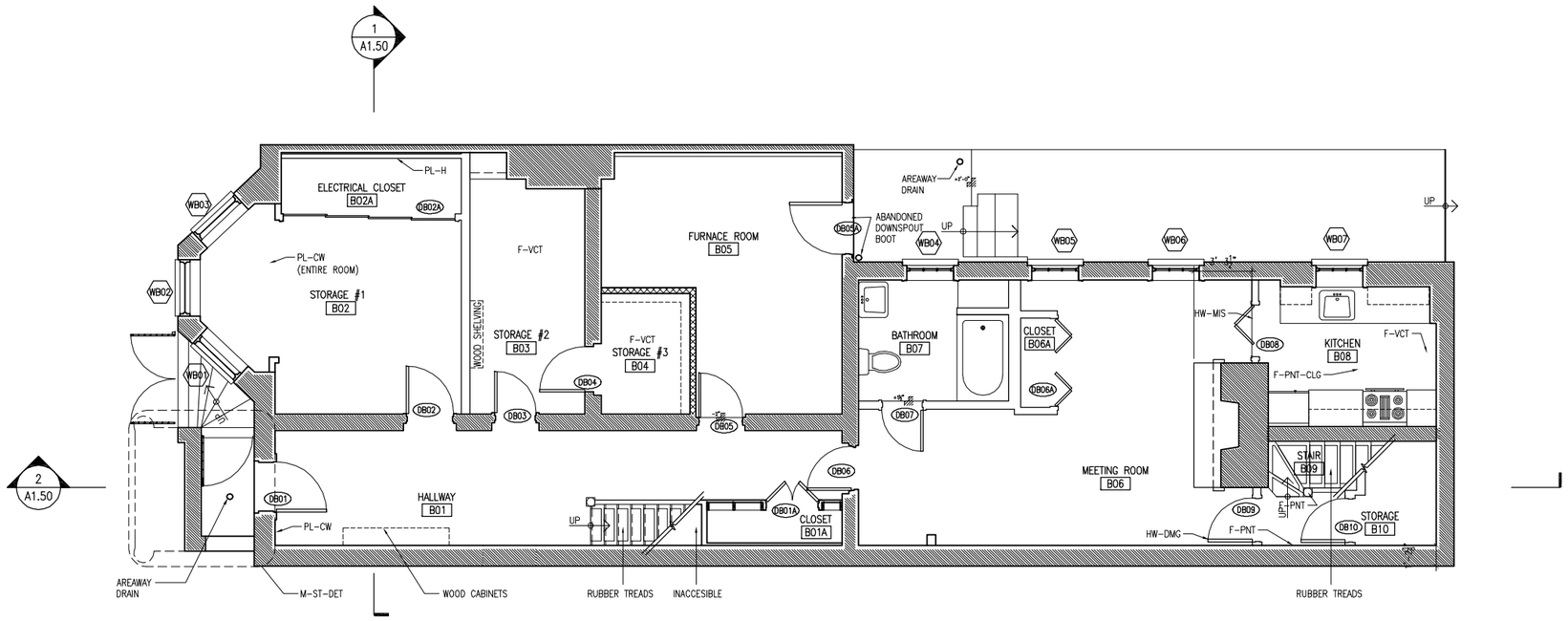
3rd FLOOR REFL CLG PLAN
TITLE OF DRAWING

A1.14
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
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BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
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NATIONAL CAPITAL PARKS
NAME OF PARK

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DRG. NO. 021
80007
DATE 04/29/08
SHEET 15 OF 37



LEGEND	SEE HSR FIG. 4-003 & FIG. 4-009 FOR DETAILS.
C-CRK	CONCRETE SLAB CRACKING
D-DET	DRAINAGE DETERIORATION
F-CT	CEILING TILE DAMAGE
F-DPNT	DECORATIVE PAINT FAILURE
F-JNT	JOINT SEPARATION
F-PGL	PAINT ON GLASS
F-PNT	PAINT FAILURE
F-PPCH	PREVIOUS PATCHING
F-PNTMK	MARKS ON WALL
W-TRM	WOOD TRIM DETERIORATION
F-WTL	TILE DAMAGE
F-VCT	VINYL COMPOSITE TILE FAILURE
F-WDM	WATER DAMAGE
HW-DMG	HARDWARE DAMAGE
M-CRK	MASONRY CRACKING
M-DET	MASONRY DETERIORATION
M-HOLE	HOLE IN MASONRY
M-IIP	MASONRY INCOMPATIBLE INFILL PANELS
M-IM	MASONRY INCOMPATIBLE MORTAR
M-PNT	MASONRY PAINT BUILD-UP
M-ST-DET	MASONRY STONE DETERIORATION
MTL-DET	METAL DETERIORATION
PL-CW	PLASTER CRACKING
PL-CW-M	CROWN MOLDING CRACKING
PL-H	HOLE IN PLASTER
R-FL	ROOF FLASHING FAILURE
R-PAR	ROOF PARGING FAILURE
R-PNT	ROOF PAINT FAILURE
W-DET	WOOD DETERIORATION

4 0 4 8
SCALE OF FEET

BLDG 25

1 A1.20 BASEMENT PLAN
1/4"=1'-0"

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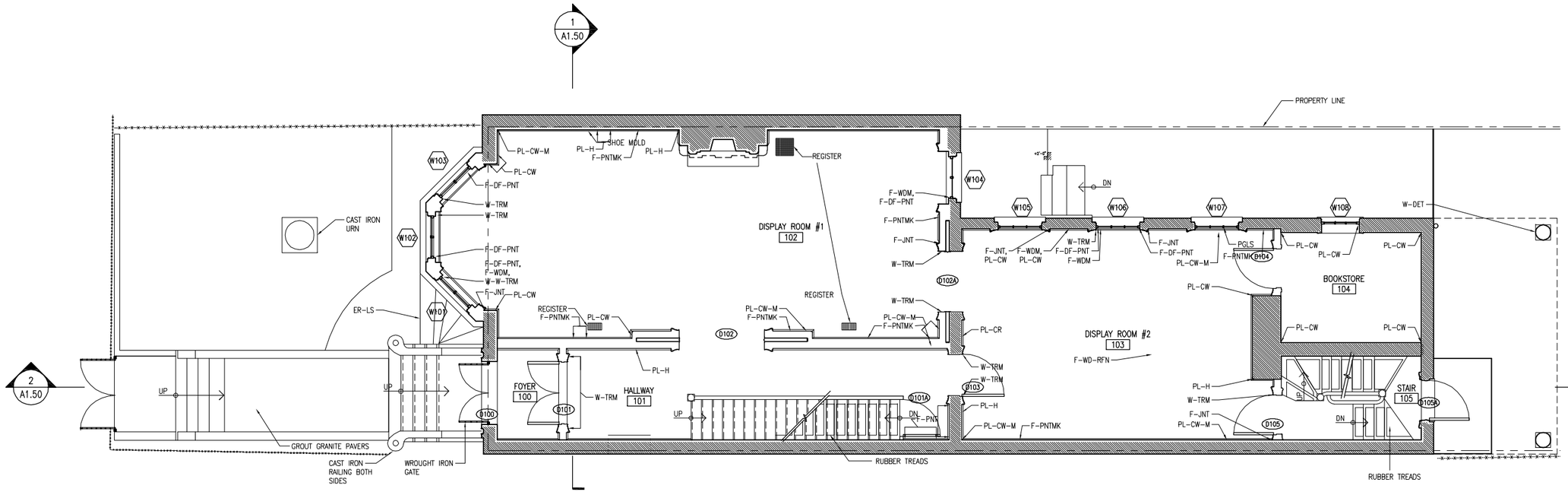
BASEMENT CONDITION PLAN
TITLE OF DRAWING

A1.20
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
BRANCH OF DESIGN AND CONSTRUCTION

BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

PK
DESIGNED ALM
DRAWN JS
CHECKED
ORG. NO. 021
80007
DATE 04/29/08
SHEET 16 OF 37



LEGEND	SEE HSR FIG. 4-003 & FIG. 4-009 FOR DETAILS.
C-CRK	CONCRETE SLAB CRACKING
D-DET	DRAINAGE DETERIORATION
F-CT	CEILING TILE DAMAGE
F-DPNT	DECORATIVE PAINT FAILURE
F-JNT	JOINT SEPARATION
F-PGL	PAINT ON GLASS
F-PNT	PAINT FAILURE
F-PPCH	PREVIOUS PATCHING
F-PNTMK	MARKS ON WALL
W-TRM	WOOD TRIM DETERIORATION
F-WTL	TILE DAMAGE
F-VCT	VINYL COMPOSITE TILE FAILURE
F-WDM	WATER DAMAGE
HW-DMG	HARDWARE DAMAGE
M-CRK	MASONRY CRACKING
M-DET	MASONRY DETERIORATION
M-HOLE	HOLE IN MASONRY
M-IIP	MASONRY INCOMPATIBLE INFILL PANELS
M-IM	MASONRY INCOMPATIBLE MORTAR
M-PNT	MASONRY PAINT BUILD-UP
M-ST-DET	MASONRY STONE DETERIORATION
MTL-DET	METAL DETERIORATION
PL-CW	PLASTER CRACKING
PL-CW-M	CROWN MOLDING CRACKING
PL-H	HOLE IN PLASTER
R-FL	ROOF FLASHING FAILURE
R-PAR	ROOF PARGING FAILURE
R-PNT	ROOF PAINT FAILURE
W-DET	WOOD DETERIORATION

4 0 4 8
SCALE OF FEET

BLDG 25

1
A1.21
FIRST FLOOR PLAN
1/4"=1'-0"

NATIONAL PARK SERVICE

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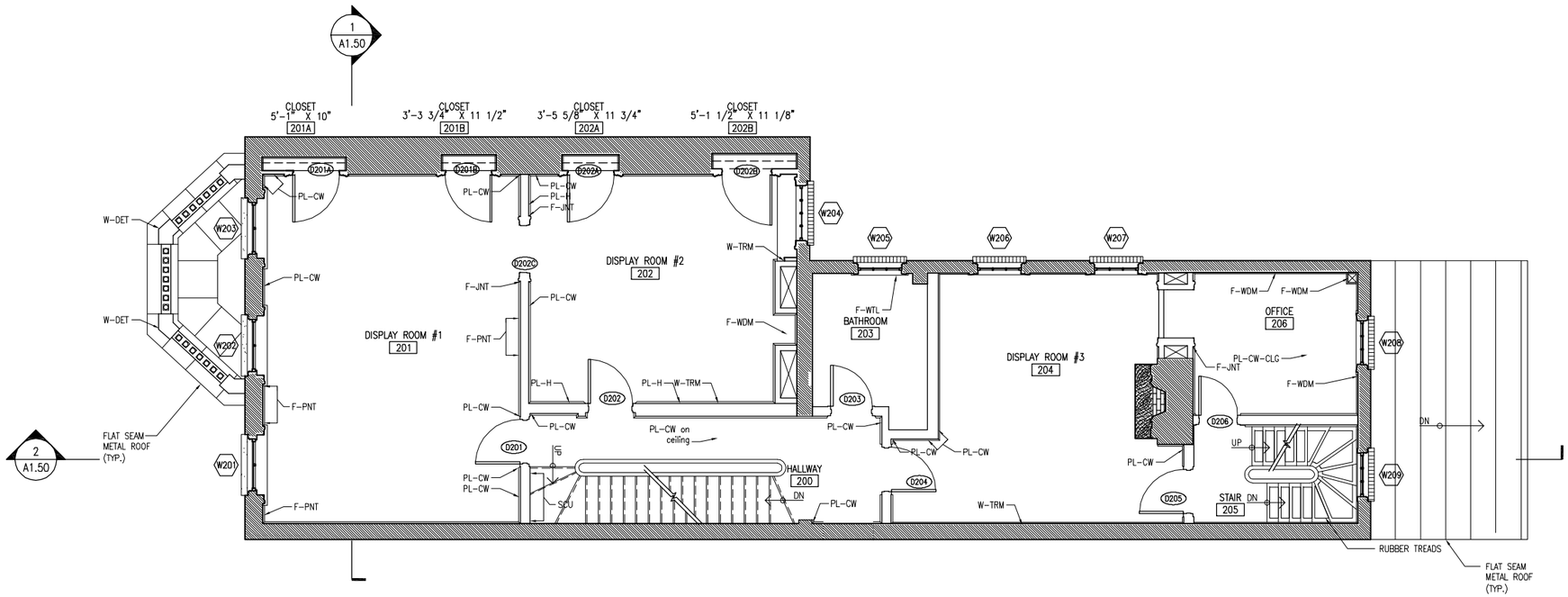
1st FLOOR CONDITION PLAN
TITLE OF DRAWING

A1.21
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
BRANCH OF DESIGN AND CONSTRUCTION

BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

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DRG. NO. 021
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DATE 04/29/08
SHEET 17 OF 37



LEGEND	SEE HSR FIG. 4-003 & FIG. 4-009 FOR DETAILS.
C-CRK	CONCRETE SLAB CRACKING
D-DET	DRAINAGE DETERIORATION
F-CT	CEILING TILE DAMAGE
F-DPNT	DECORATIVE PAINT FAILURE
F-JNT	JOINT SEPARATION
F-PGL	PAINT ON GLASS
F-PNT	PAINT FAILURE
F-PPCH	PREVIOUS PATCHING
F-PNTMK	MARKS ON WALL
W-TRM	WOOD TRIM DETERIORATION
F-WTL	TILE DAMAGE
F-VCT	VINYL COMPOSITE TILE FAILURE
F-WDM	WATER DAMAGE
HW-DMG	HARDWARE DAMAGE
M-CRK	MASONRY CRACKING
M-DET	MASONRY DETERIORATION
M-HOLE	HOLE IN MASONRY
M-IIP	MASONRY INCOMPATIBLE INFILL PANELS
M-IM	MASONRY INCOMPATIBLE MORTAR
M-PNT	MASONRY PAINT BUILD-UP
M-ST-DET	MASONRY STONE DETERIORATION
MTL-DET	METAL DETERIORATION
PL-CW	PLASTER CRACKING
PL-CW-M	CROWN MOLDING CRACKING
PL-H	HOLE IN PLASTER
R-FL	ROOF FLASHING FAILURE
R-PAR	ROOF PARGING FAILURE
R-PNT	ROOF PAINT FAILURE
W-DET	WOOD DETERIORATION

4 0 4 8
SCALE OF FEET

BLDG 25

1 / A1.22 SECOND FLOOR PLAN
1/4"=1'-0"

A/E FIRM
PRIME/ARCH:
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ARCHITECTS AND PLANNERS, LLP
WASHINGTON, DC

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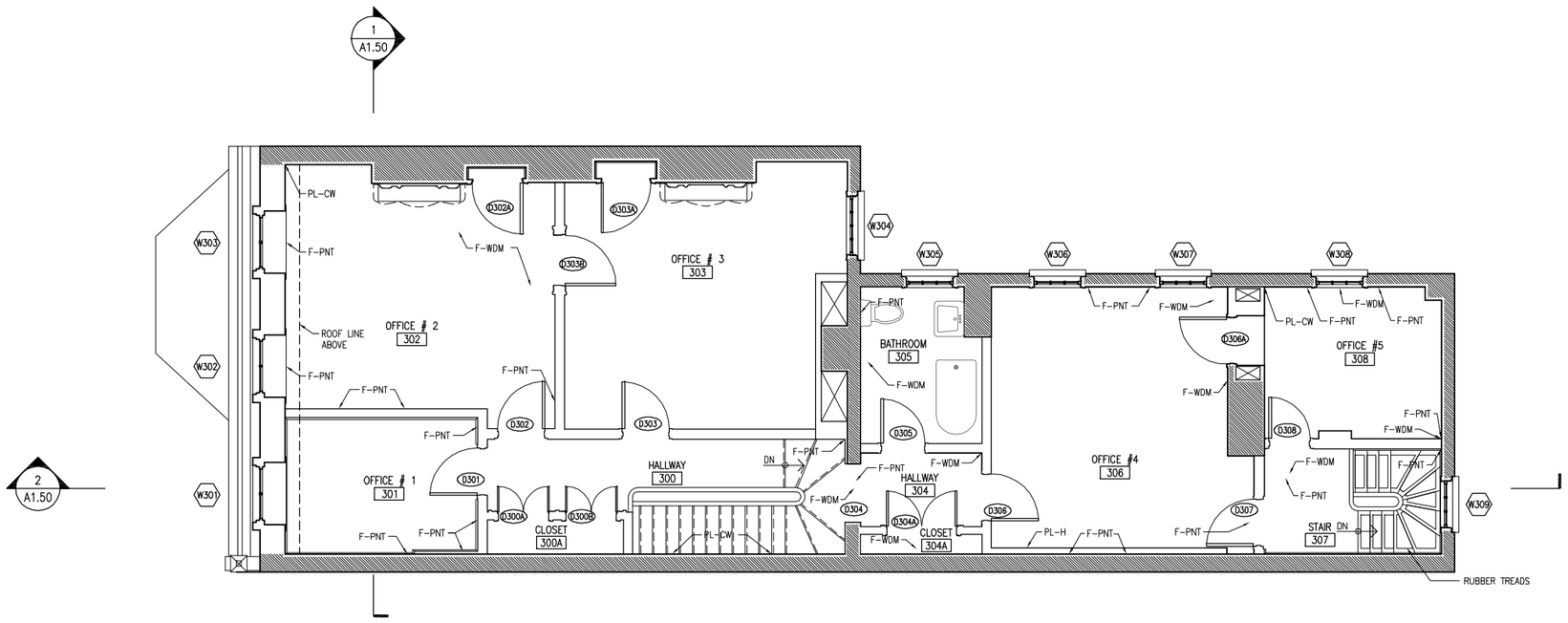
2nd FLOOR CONDITION PLAN
TITLE OF DRAWING

A1.22
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
BRANCH OF DESIGN AND CONSTRUCTION

BETHUNE HOUSE HISTORIC STRUCTURE REPORT
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ALM
DRAWN
JS
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DWG. NO. 021
80007
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SHEET
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LEGEND	SEE HSR FIG. 4-003 & FIG. 4-009 FOR DETAILS.
C-CRK	CONCRETE SLAB CRACKING
D-DET	DRAINAGE DETERIORATION
F-CT	CEILING TILE DAMAGE
F-DPNT	DECORATIVE PAINT FAILURE
F-JNT	JOINT SEPARATION
F-PGL	PAINT ON GLASS
F-PNT	PAINT FAILURE
F-PPCH	PREVIOUS PATCHING
F-PNTMK	MARKS ON WALL
W-TRM	WOOD TRIM DETERIORATION
F-WTL	TILE DAMAGE
F-VCT	VINYL COMPOSITE TILE FAILURE
F-WDM	WATER DAMAGE
HW-DMG	HARDWARE DAMAGE
M-CRK	MASONRY CRACKING
M-DET	MASONRY DETERIORATION
M-HOLE	HOLE IN MASONRY
M-IIP	MASONRY INCOMPATIBLE INFILL PANELS
M-IM	MASONRY INCOMPATIBLE MORTAR
M-PNT	MASONRY PAINT BUILD-UP
M-ST-DET	MASONRY STONE DETERIORATION
MTL-DET	METAL DETERIORATION
PL-CW	PLASTER CRACKING
PL-CW-M	CROWN MOLDING CRACKING
PL-H	HOLE IN PLASTER
R-FL	ROOF FLASHING FAILURE
R-PAR	ROOF PARGING FAILURE
R-PNT	ROOF PAINT FAILURE
W-DET	WOOD DETERIORATION

4 0 4 8
SCALE OF FEET

BLDG 25

1 / A1.23 THIRD FLOOR PLAN
1/4"=1'-0"

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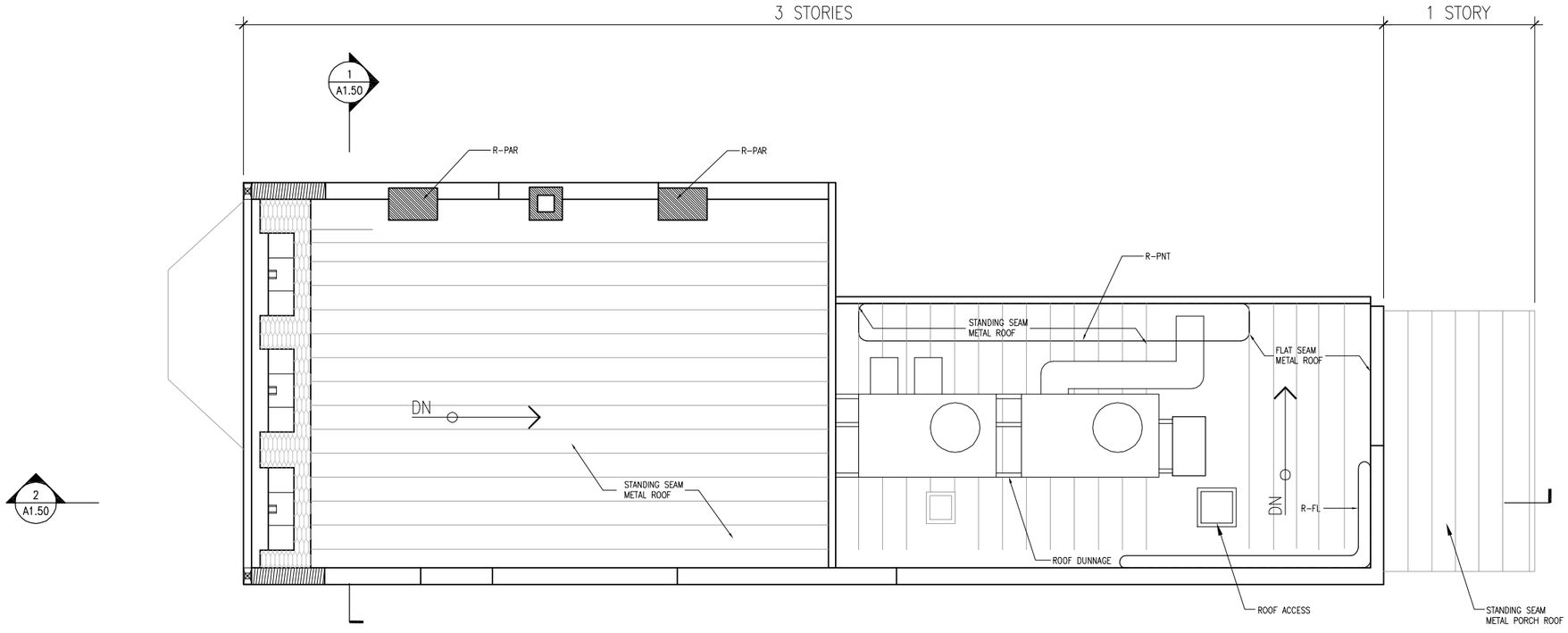
3rd FLOOR CONDITION PLAN
TITLE OF DRAWING

A1.23
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
BRANCH OF DESIGN AND CONSTRUCTION

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1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

DESIGNED	PK
DRAWN	ALM
CHECKED	JS
DRG. NO.	021
	80007
DATE	04/29/08
SHEET	19 OF 37



LEGEND	SEE HSR FIG. 4-003 & FIG. 4-009 FOR DETAILS.
C-CRK	CONCRETE SLAB CRACKING
D-DET	DRAINAGE DETERIORATION
F-CT	CEILING TILE DAMAGE
F-DPNT	DECORATIVE PAINT FAILURE
F-JNT	JOINT SEPARATION
F-PGL	PAINT ON GLASS
F-PNT	PAINT FAILURE
F-PPCH	PREVIOUS PATCHING
F-PNTMK	MARKS ON WALL
W-TRM	WOOD TRIM DETERIORATION
F-WTL	TILE DAMAGE
F-VCT	VINYL COMPOSITE TILE FAILURE
F-WDM	WATER DAMAGE
HW-DMG	HARDWARE DAMAGE
M-CRK	MASONRY CRACKING
M-DET	MASONRY DETERIORATION
M-HOLE	HOLE IN MASONRY
M-IIP	MASONRY INCOMPATIBLE INFILL PANELS
M-IM	MASONRY INCOMPATIBLE MORTAR
M-PNT	MASONRY PAINT BUILD-UP
M-ST-DET	MASONRY STONE DETERIORATION
MTL-DET	METAL DETERIORATION
PL-CW	PLASTER CRACKING
PL-CW-M	CROWN MOLDING CRACKING
PL-H	HOLE IN PLASTER
R-FL	ROOF FLASHING FAILURE
R-PAR	ROOF PARGING FAILURE
R-PNT	ROOF PAINT FAILURE
W-DET	WOOD DETERIORATION

4 0 4 8
SCALE OF FEET

BLDG 25

1 A1.24 ROOF PLAN
1/4"=1'-0"

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WASHINGTON, DC

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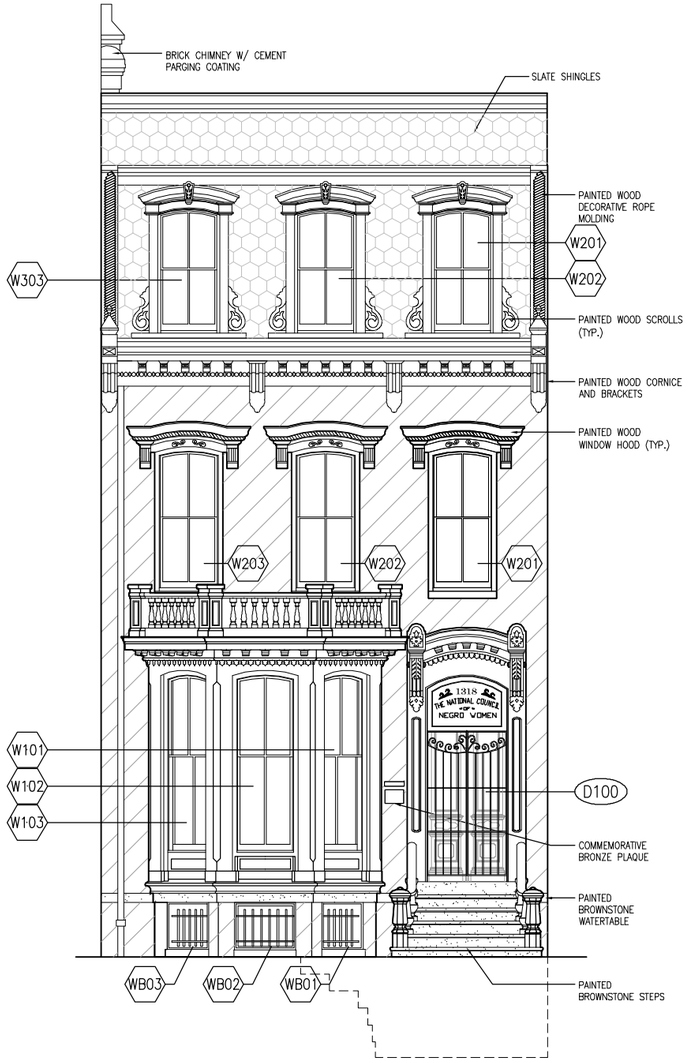
ROOF CONDITION PLAN
TITLE OF DRAWING

A1.24
SUB SHEET NUMBER

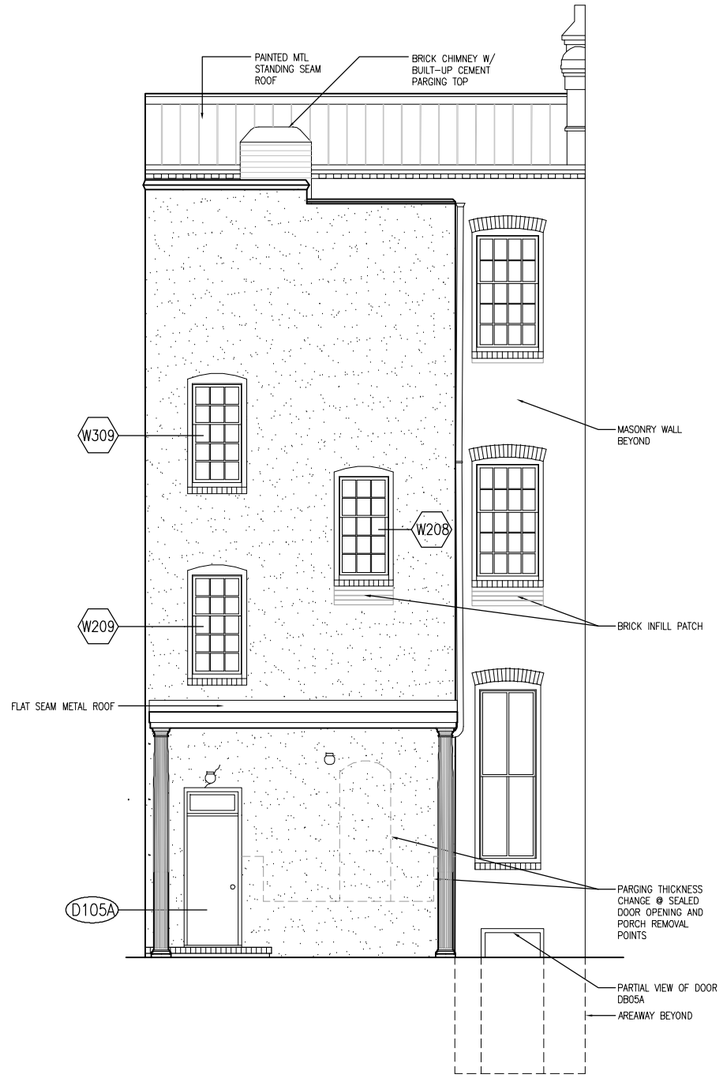
UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
BRANCH OF DESIGN AND CONSTRUCTION

BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

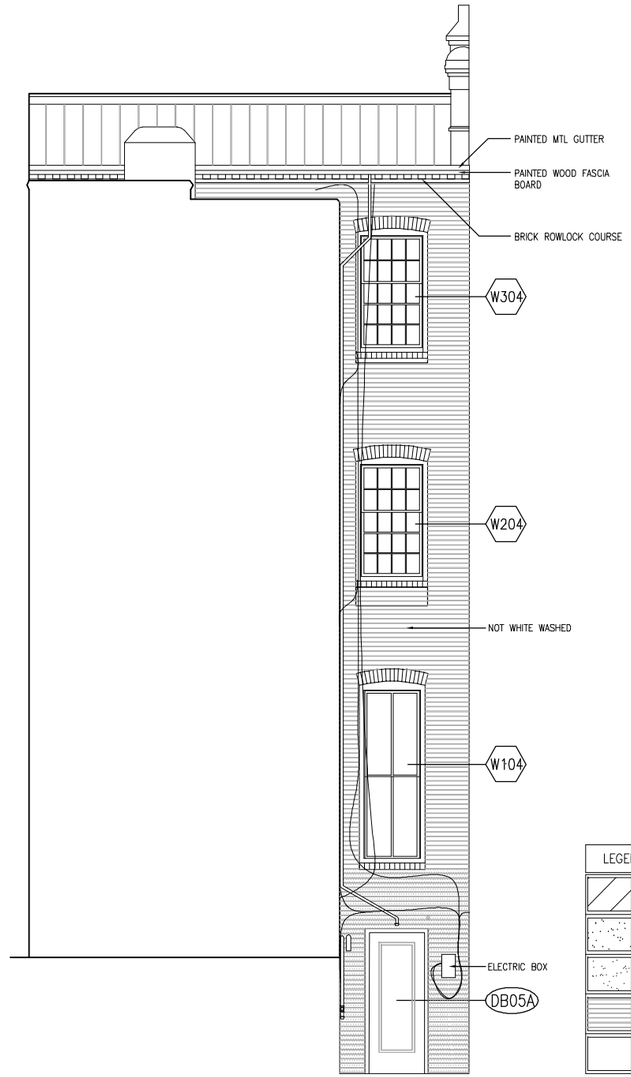
PK
DESIGNED ALM
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DSC NO. 021
80007
DATE 04/29/08
SHEET 20 OF 37



1 A1.30 EAST ELEVATION
1/4"=1'-0"



2 A1.30 WEST ELEVATION
1/4"=1'-0"



3 A1.30 WEST ELEVATION (COURTYARD)
1/4"=1'-0"

4 0 4 8
SCALE OF FEET

NATIONAL PARK SERVICE

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EAST & WEST ELEVATIONS
TITLE OF DRAWING

A1.30
SUB SHEET NUMBER

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BRANCH OF DESIGN AND CONSTRUCTION

BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

DESIGNED PK
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CHECKED JS
DWG. NO. 021
80007
DATE 04/29/08
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1 / A1.31 SOUTH ELEVATION
1/4"=1'-0"

LEGEND

- BRICK PAINTED
- PARGING PAINTED
- STONE PAINTED
- WHITE WASHED BRICK
- WOOD PAINTED

4 0 4 8
SCALE OF FEET

NATIONAL PARK SERVICE

A/E FIRM
PRIME/ARCH:
BEYER BLINDER BELLE
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WASHINGTON, DC

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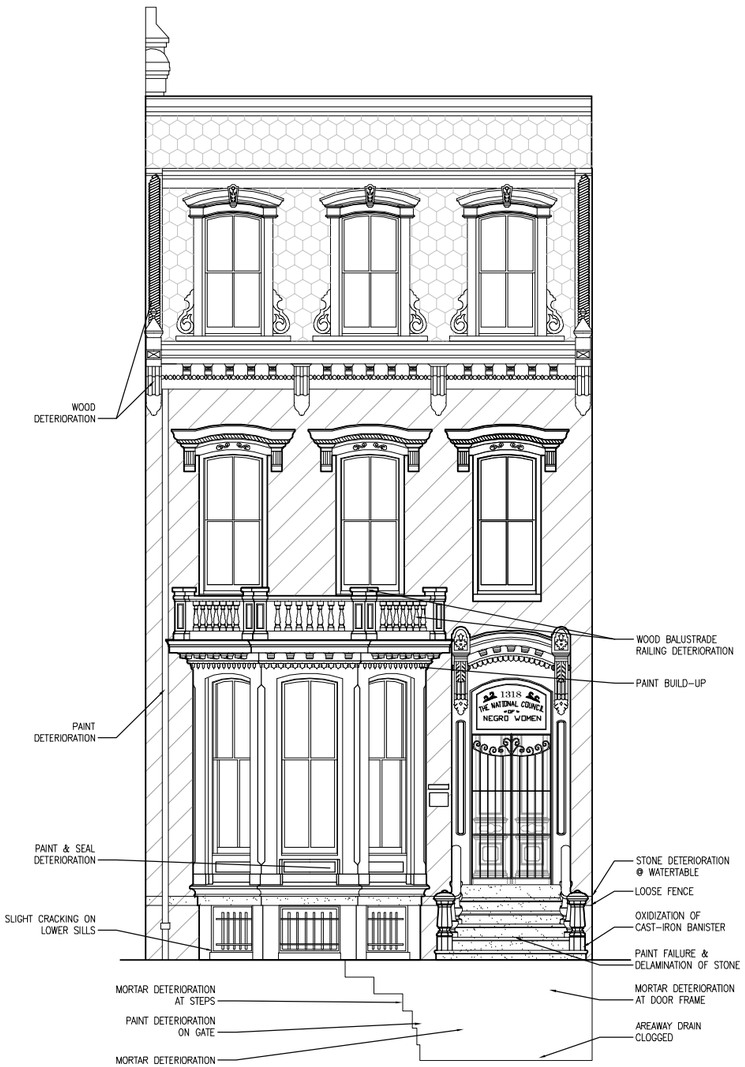
SOUTH ELEVATION
TITLE OF DRAWING

A1.31
SUB SHEET NUMBER

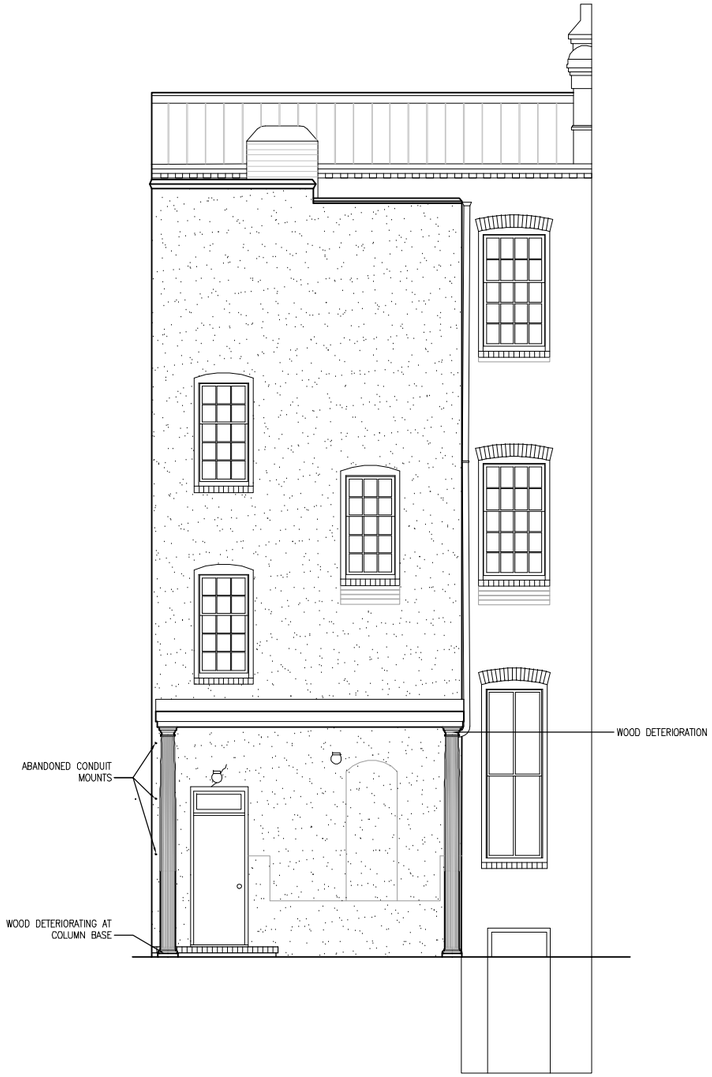
UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
BRANCH OF DESIGN AND CONSTRUCTION

BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

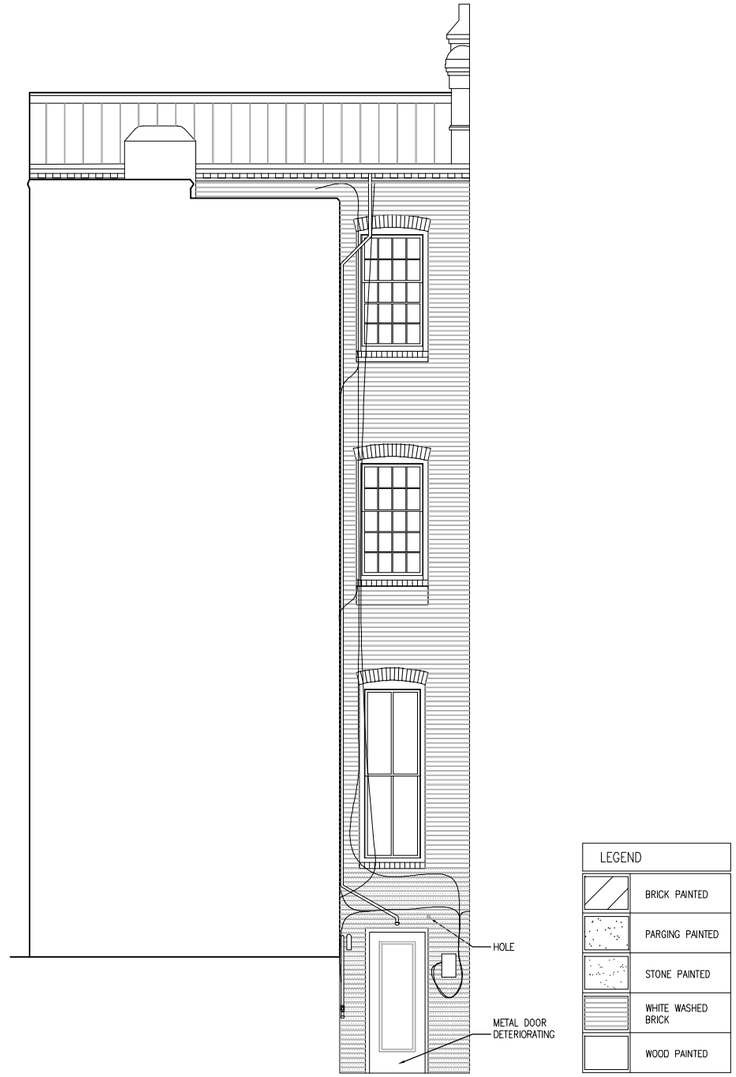
DESIGNED PK
DRAWN ALM
CHECKED JS
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80007
DATE 04/29/08
SHEET 22 OF 37



1 A1.40 EAST ELEVATION
1/4"=1'-0"



2 A1.40 WEST ELEVATION
1/4"=1'-0"



3 A1.40 WEST ELEVATION (COURTYARD)
1/4"=1'-0"

4 0 4 8
SCALE OF FEET

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EAST & WEST CONDITION ELEVATIONS
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A1.40
SUB SHEET NUMBER

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BETHUNE HOUSE HISTORIC STRUCTURE REPORT
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1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

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80007
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1 / A1.41 SOUTH ELEVATION
1/4"=1'-0"

LEGEND

- BRICK PAINTED
- PARGING PAINTED
- STONE PAINTED
- WHITE WASHED BRICK
- WOOD PAINTED

4 0 4 8
SCALE OF FEET

NATIONAL PARK SERVICE

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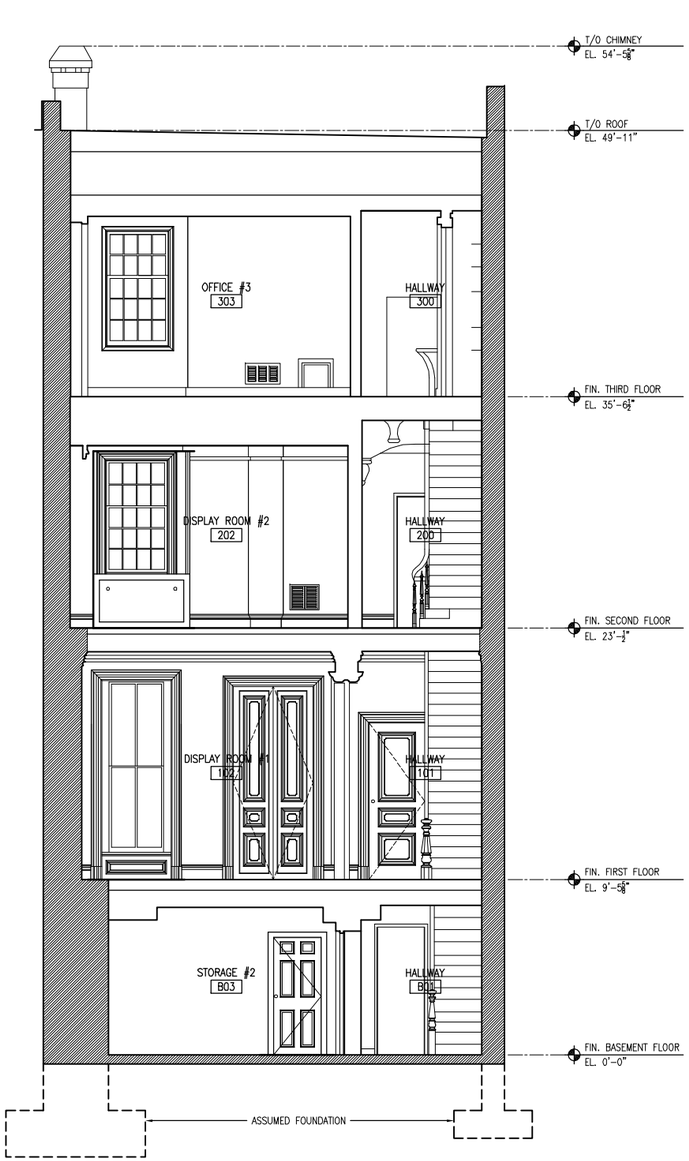
SOUTH CONDITION ELEVATION
TITLE OF DRAWING

A1.41
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
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BETHUNE HOUSE HISTORIC STRUCTURE REPORT
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NATIONAL CAPITAL PARKS
NAME OF PARK

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1 A1.50 SECTION LOOKING WEST
1/4"=1'-0"



2 A1.50 SECTION LOOKING SOUTH
1/4"=1'-0"

4 0 4 8
SCALE OF FEET

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BUILDING SECTIONS
TITLE OF DRAWING

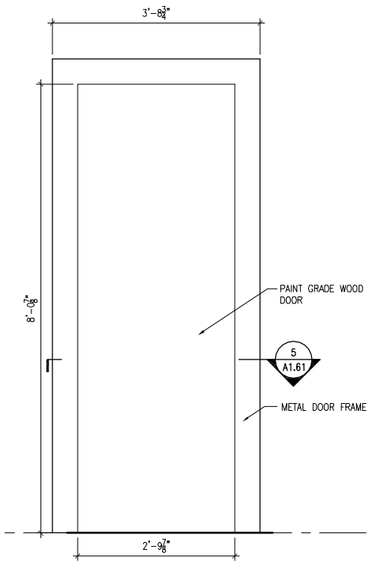
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SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
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BETHUNE HOUSE HISTORIC STRUCTURE REPORT
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1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

DESIGNED	PK
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CHECKED	JS
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DB01

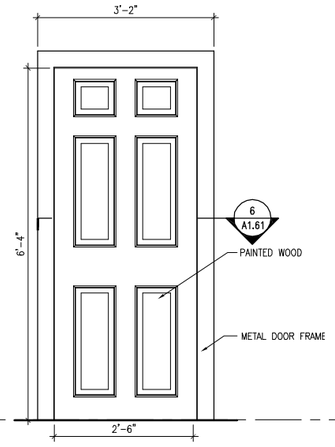


1 / A1.61 DB01 ELEVATION
3/4"=1'-0"



5 / A1.61 DB01 PLAN
3/4"=1'-0"

DB04

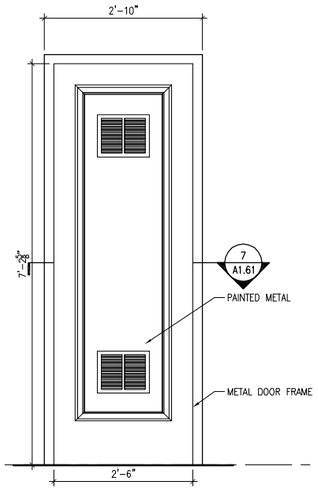


2 / A1.61 DB04 ELEVATION
3/4"=1'-0"



6 / A1.61 DB04 PLAN
3/4"=1'-0"

DB05 (DB05A SIM W/O LOUVERS)

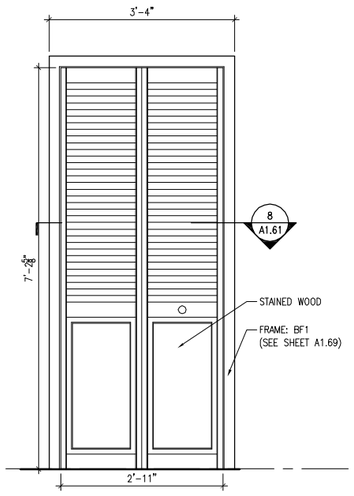


3 / A1.61 DB05 ELEVATION
3/4"=1'-0"



7 / A1.61 DB05 PLAN
3/4"=1'-0"

DB08



4 / A1.61 DB08 ELEVATION
3/4"=1'-0"



8 / A1.61 DB08 PLAN
3/4"=1'-0"

1 0 1 2 3
SCALE OF FEET

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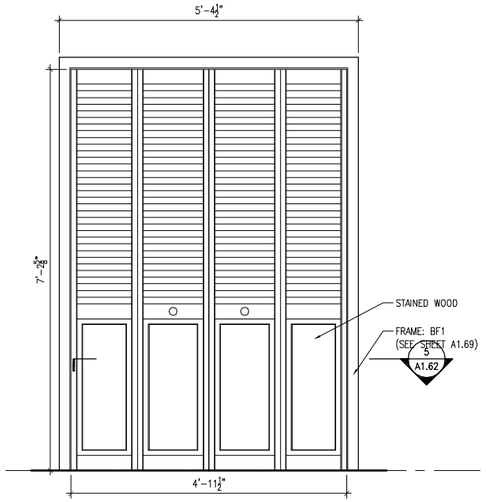
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SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
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BRANCH OF DESIGN AND CONSTRUCTION

BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

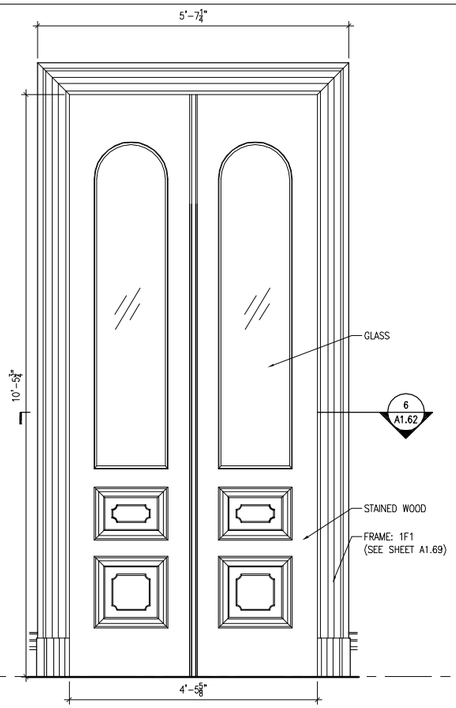
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DB06



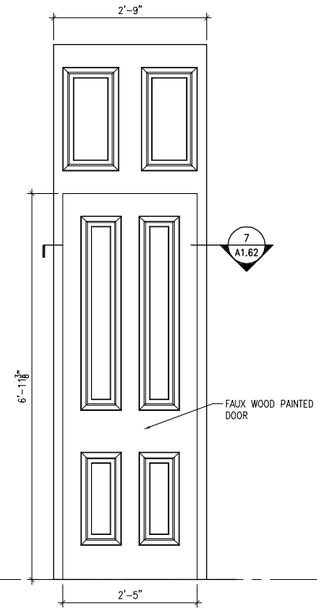
1 A1.62 DB06A ELEVATION
3/4"=1'-0"

D101



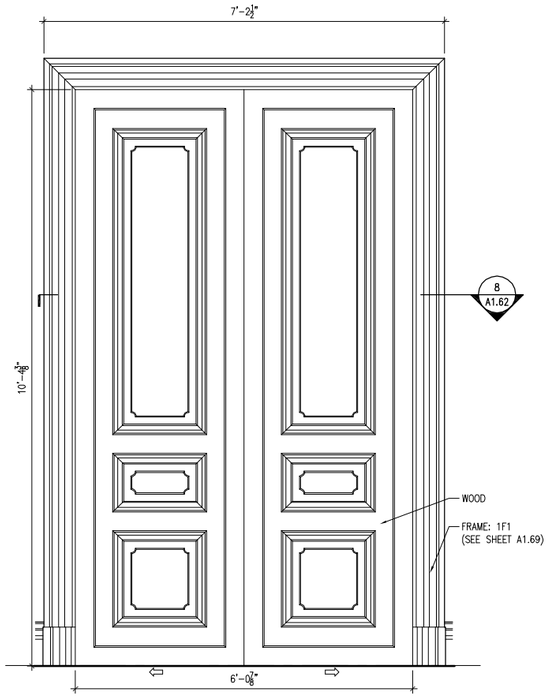
2 A1.62 D101 ELEVATION
3/4"=1'-0"

D101A



3 A1.62 D101A ELEVATION
3/4"=1'-0"

D102 (D102A SIM)



4 A1.62 D102 ELEVATION
3/4"=1'-0"



5 A1.62 DB06A PLAN
3/4"=1'-0"



6 A1.62 D101 PLAN
3/4"=1'-0"



7 A1.62 D101A PLAN
3/4"=1'-0"



8 A1.62 D102 PLAN
3/4"=1'-0"

1 0 1 2 3
SCALE OF FEET

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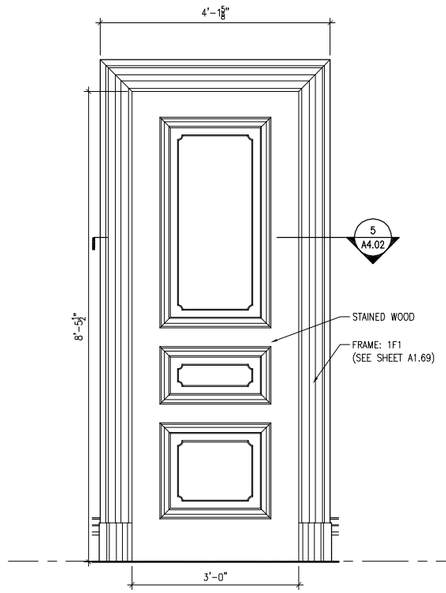
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SUB SHEET NUMBER

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DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
BRANCH OF DESIGN AND CONSTRUCTION

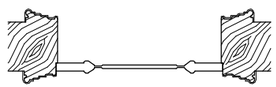
BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

PK
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DES. NO. 021
80007
DATE 04/29/08
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D103
D104, D105 SIM

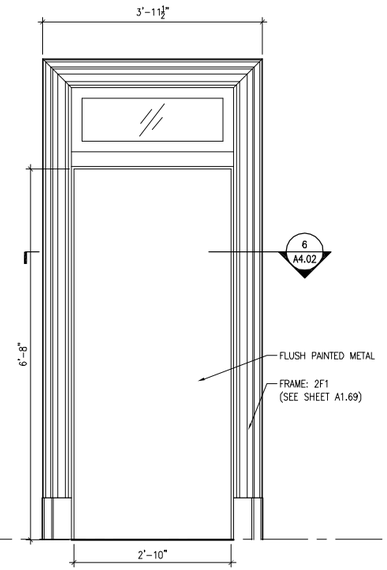


1 / A1.63 D103 ELEVATION
3/4"=1'-0"



5 / A1.63 D103 PLAN
3/4"=1'-0"

D105A

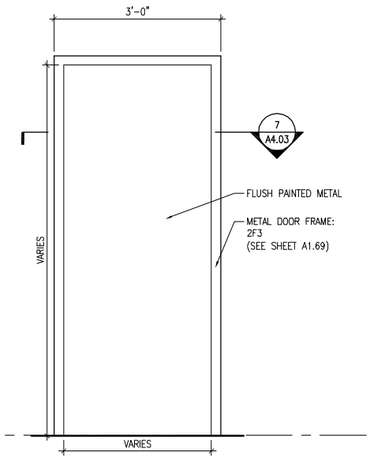


2 / A1.63 D105A ELEVATION
3/4"=1'-0"



6 / A1.63 D105A PLAN
3/4"=1'-0"

D201
DB01, DB01A, DB02, DB03, DB05A, DB07, DB09, DB10, D202, D203, D204, D205, D206, D301, D302, D303, D305, D306, D306A, D307, D308 SIM

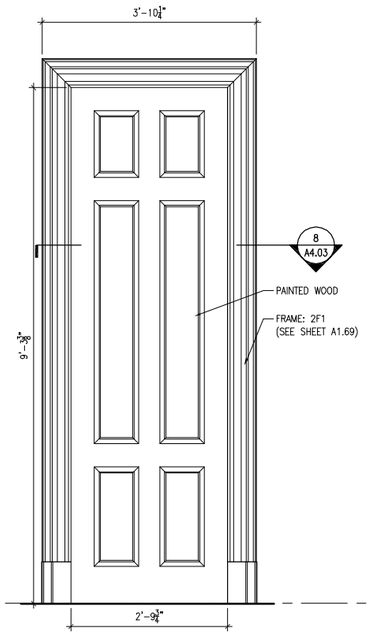


3 / A1.63 D201 ELEVATION
3/4"=1'-0"



7 / A1.63 D201 PLAN
3/4"=1'-0"

D201A
D201B, D302A, SIM. D303A, D303B SIM WITH FRAME 1F2



4 / A1.63 D201A ELEVATION
3/4"=1'-0"



8 / A1.63 D201A PLAN
3/4"=1'-0"

1 0 1 2 3
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WASHINGTON, DC

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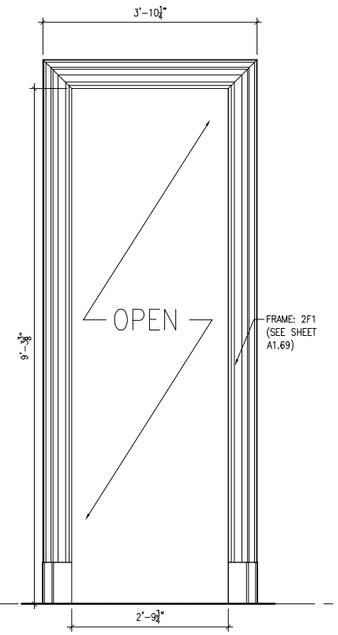
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SUB SHEET NUMBER

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BRANCH OF DESIGN AND CONSTRUCTION

BETHUNE HOUSE HISTORIC STRUCTURE REPORT
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LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

PK
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DRAWN JS
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DES. NO. 021
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D202C

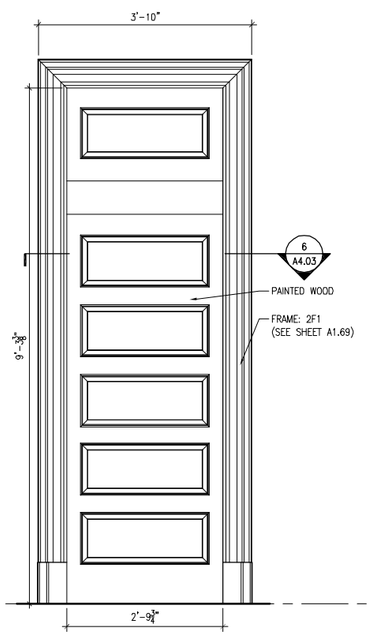


1 A1.64 D202C ELEVATION
3/4"=1'-0"



5 A1.64 D202C PLAN
3/4"=1'-0"

D202A
D202B SIM

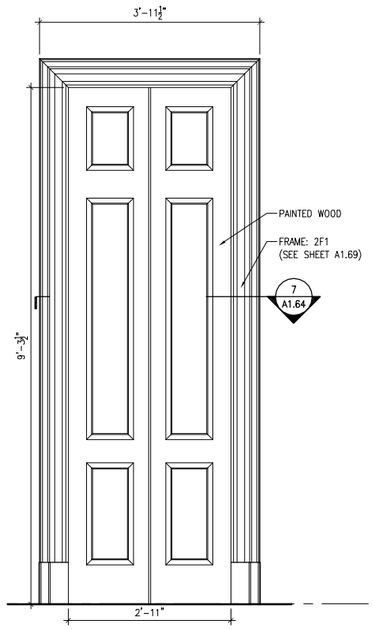


2 A1.64 D202A ELEVATION
3/4"=1'-0"



6 A1.64 D202A PLAN
3/4"=1'-0"

D300A
D300B SIM

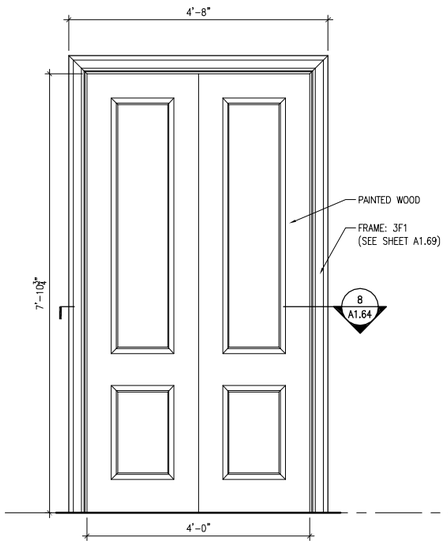


3 A1.64 D300A ELEVATION
3/4"=1'-0"



7 A1.64 D300A PLAN
3/4"=1'-0"

D304A



4 A1.64 D304A ELEVATION
3/4"=1'-0"



8 A1.64 D304A PLAN
3/4"=1'-0"

1 0 1 2 3
SCALE OF FEET

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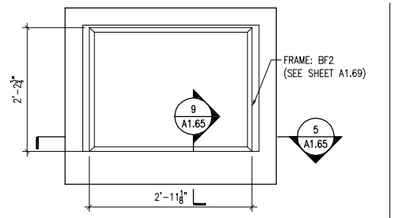
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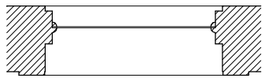
BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

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80007
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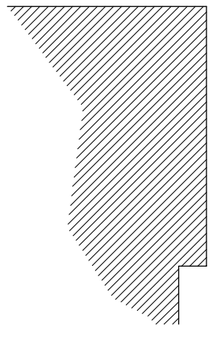
WB01



1 / A1.65 WB01 ELEVATION
3/4"=1'-0"



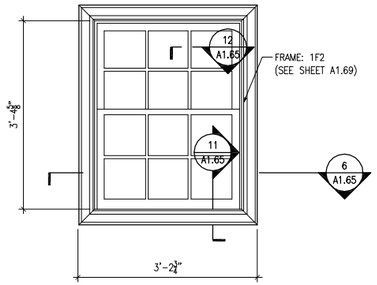
5 / A1.65 WB01 PLAN
3/4"=1'-0"



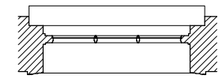
9 / A1.65 WB01 SILL SECTION
6"=1'-0"

10 / A1.65 NOT USED

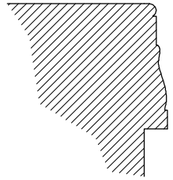
WB04 (WB05 , WB06 SIM)



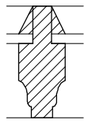
2 / A1.65 WB04 ELEVATION
3/4"=1'-0"



6 / A1.65 WB04 ELEVATION
3/4"=1'-0"

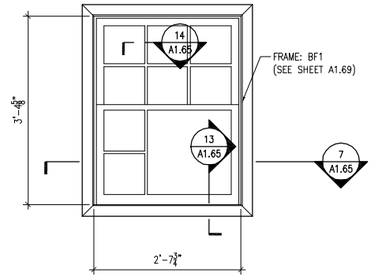


11 / A1.65 WB04 SILL SECTION
6"=1'-0"

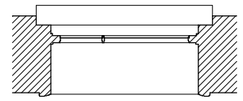


2 / A1.65 WB04 MUNTIN PLAN
1'-0"=1'-0"

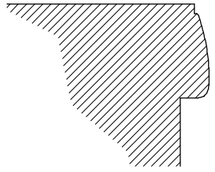
WB07



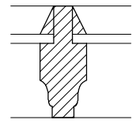
3 / A1.65 WB07 ELEVATION
3/4"=1'-0"



7 / A1.65 WB07 PLAN
3/4"=1'-0"

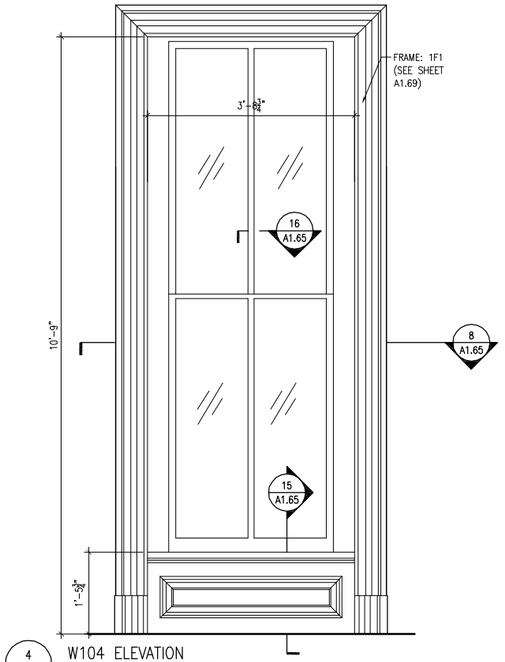


13 / A1.65 WB07 SILL SECTION
6"=1'-0"

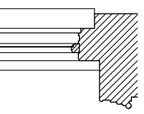


14 / A1.65 WB07 MUNTIN PLAN
1'-0"=1'-0"

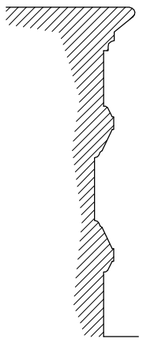
W104 (W101, W102, W103 SIM)



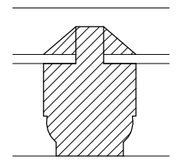
4 / A1.65 W104 ELEVATION
3/4"=1'-0"



8 / A1.65 W104 PLAN
3/4"=1'-0"



15 / A1.65 W104 SILL SECTION
3"=1'-0"



16 / A1.65 W104 MUNTIN PLAN
1'-0"=1'-0"

1 0 1 2 3
SCALE OF FEET

3 0 3
SCALE OF INCHES

6 3 0 6
SCALE OF INCHES

1 0 1 2
SCALE OF INCHES

NATIONAL PARK SERVICE

A/E FIRM
PRIME/ARCH:
BEYER BLINDER BELLE
ARCHITECTS AND PLANNERS, LLP
WASHINGTON, DC

Mark	Sheet	REVISION	Date	Initial

WINDOW DETAILS
TITLE OF DRAWING

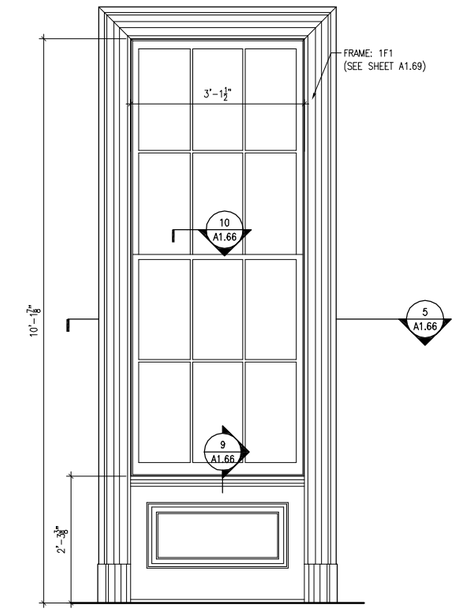
A1.65
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
BRANCH OF DESIGN AND CONSTRUCTION

BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

PK
DESIGNED
ALM
DRAWN
JS
CHECKED
DSC. NO. 021
80007
DATE 04/29/08
SHEET
30 OF 37

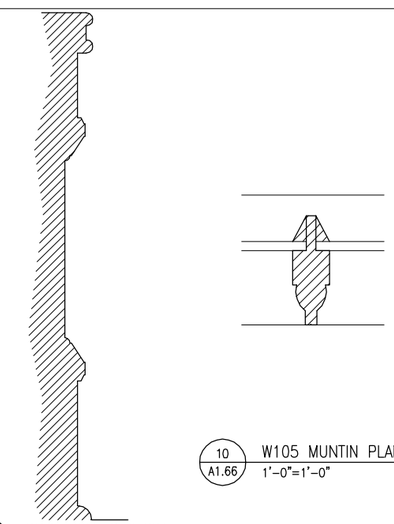
W105 (W106, W107 SIM)



1 / A1.66 W105 ELEVATION
3/4"=1'-0"



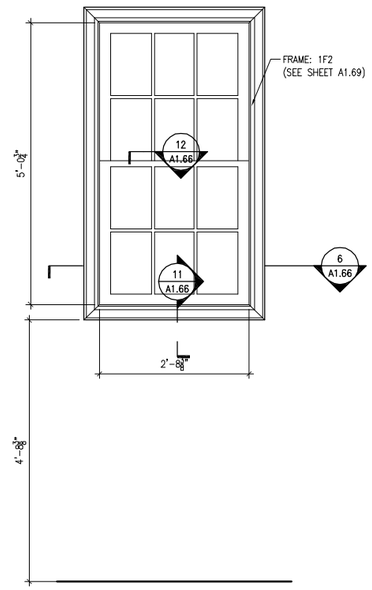
5 / A1.66 W105 PLAN
3/4"=1'-0"



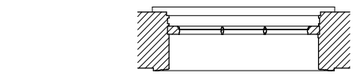
9 / A1.66 W105 SILL SECTION
3"=1'-0"

10 / A1.66 W105 MUNTIN PLAN
1'-0"=1'-0"

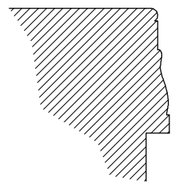
W108



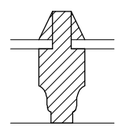
2 / A1.66 W108 ELEVATION
3/4"=1'-0"



6 / A1.66 W108 PLAN
3/4"=1'-0"

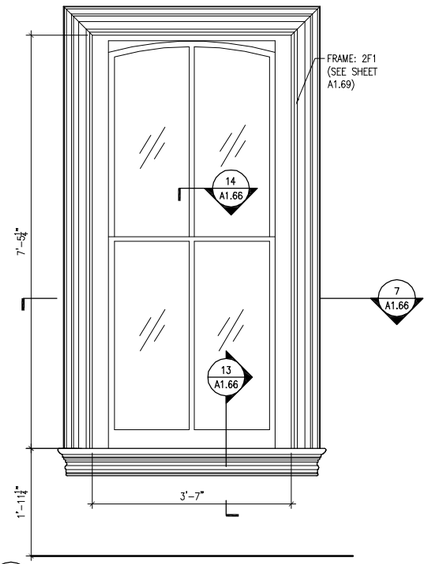


11 / A1.66 W108 SILL SECTION
6"=1'-0"

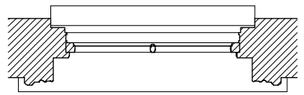


12 / A1.66 W108 MUNTIN PLAN
1'-0"=1'-0"

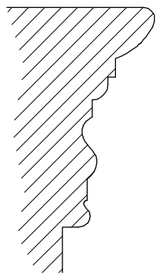
W201 (W202, W203 SIM)



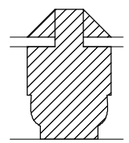
3 / A1.66 W201 ELEVATION
3/4"=1'-0"



7 / A1.66 W201 PLAN
3/4"=1'-0"

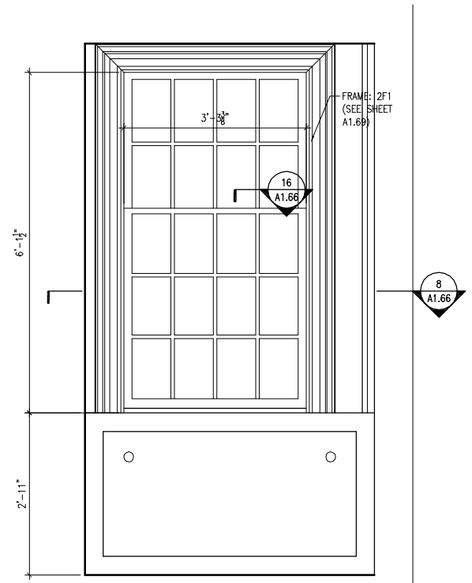


13 / A1.66 W201 SILL SECTION
6"=1'-0"

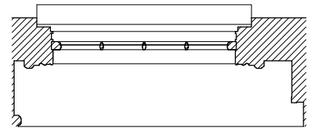


14 / A1.66 W201 MUNTIN PLAN
1-0""=1'-0"

W204 (W304 SIM)

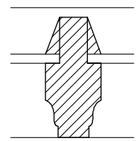


4 / A1.66 W204 ELEVATION
3/4"=1'-0"



8 / A1.66 W204 PLAN
3/4"=1'-0"

15 / A1.66 NOT USED



16 / A1.66 W204 MUNTIN PLAN
1'-0"=1'-0"

1 0 1 2 3
SCALE OF FEET

3 0 3
SCALE OF INCHES

6 3 0 6
SCALE OF INCHES

1 0 1 2
SCALE OF INCHES

NATIONAL PARK SERVICE

A/E FIRM
PRIME/ARCH:
BEYER BLINDER BELLE
ARCHITECTS AND PLANNERS, LLP
WASHINGTON, DC

Mark	Sheet	REVISION	Date	Initial

WINDOW DETAILS
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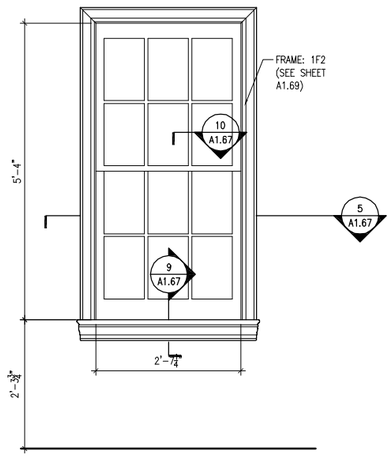
A1.66
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
BRANCH OF DESIGN AND CONSTRUCTION
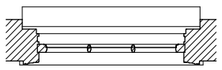
BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

DESIGNED	PK
DRAWN	ALM
CHECKED	JS
DWG NO.	021
	80007
DATE	04/29/08
SHEET	31 of 37

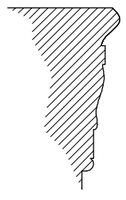
W205



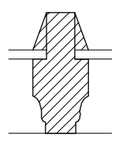
1 / A1.67 W205 ELEVATION
3/4"=1'-0"



5 / A1.67 W205 PLAN
3/4"=1'-0"

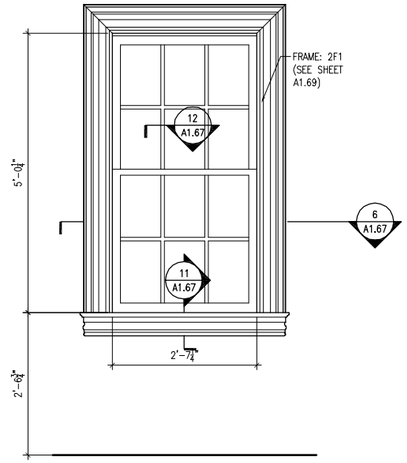


9 / A1.67 W205 SILL SECTION
6"=1'-0"

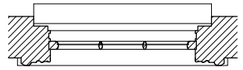


10 / A1.67 W205 MUNTIN PLAN
1-'0"=1'-0"

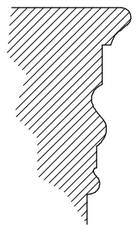
W206 (W207 SIM)



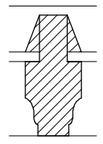
2 / A1.67 W206 ELEVATION
3/4"=1'-0"



6 / A1.67 W206 PLAN
3/4"=1'-0"

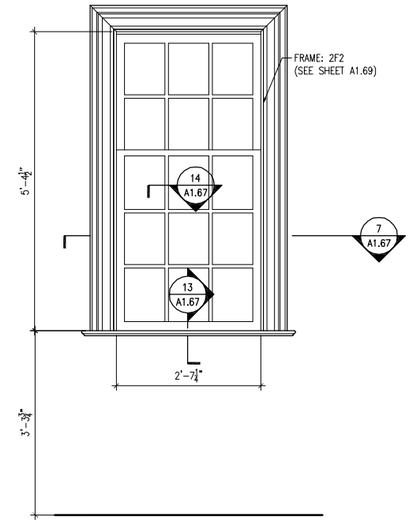


11 / A1.67 W206 SILL SECTION
6"=1'-0"

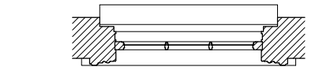


12 / A1.67 W206 MUNTIN PLAN
1-'0"=1'-0"

W208



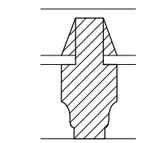
3 / A1.67 W208 ELEVATION
3/4"=1'-0"



7 / A1.67 W208 PLAN
3/4"=1'-0"

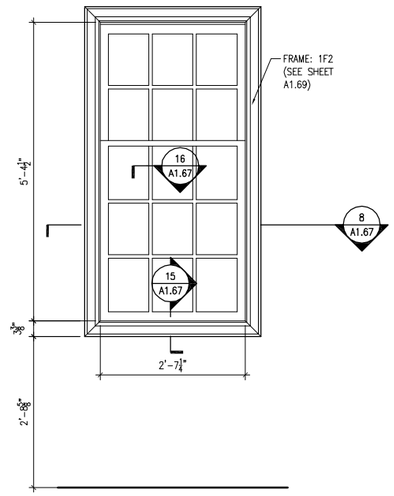


13 / A1.67 W208 SILL SECTION
6"=1'-0"
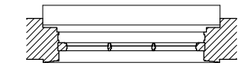


14 / A1.67 W208 MUNTIN PLAN
1-'0"=1'-0"

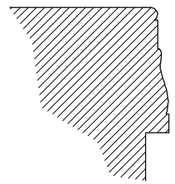
W209



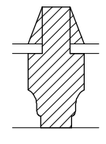
4 / A1.67 W209 ELEVATION
3/4"=1'-0"



8 / A1.67 W209 PLAN
3/4"=1'-0"



15 / A1.67 W209 SILL SECTION
6"=1'-0"



16 / A1.67 W209 MUNTIN PLAN
1-'0"=1'-0"

1 0 1 2 3
SCALE OF FEET

1 0 1 2
SCALE OF INCHES

3 0 3
SCALE OF INCHES

NATIONAL PARK SERVICE

A/E FIRM

PRIME/ARCH:

BEYER BLINDER BELLE
ARCHITECTS AND PLANNERS, LLP
WASHINGTON, DC

Mark	Sheet	REVISION	Date	Initial

WINDOW DETAILS
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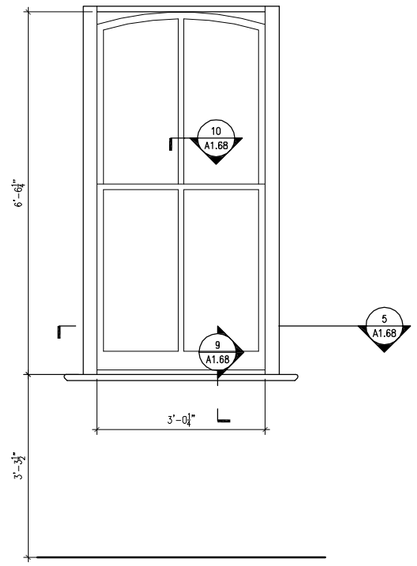
A1.67
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
BRANCH OF DESIGN AND CONSTRUCTION

BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

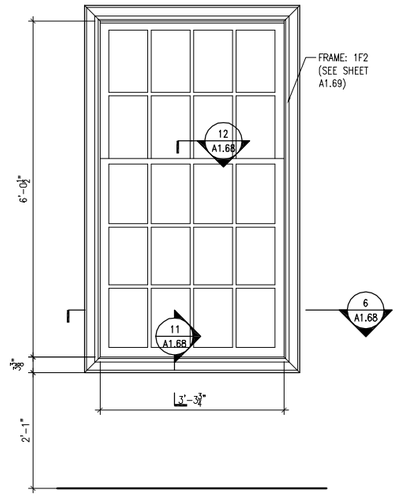
PK
DESIGNED ALM
DRAWN JS
CHECKED
DWG NO. 021
80007
DATE 04/29/08
SHEET
32 OF 37

W301 (W302, W303 SIM)



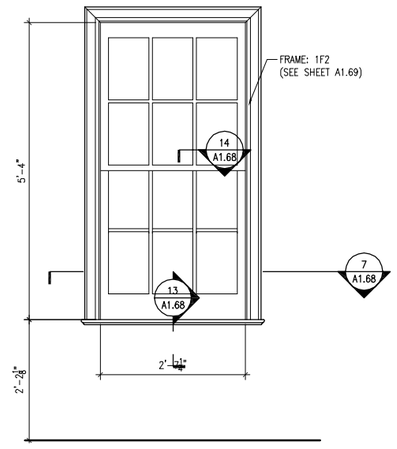
1 / A1.68 W301 ELEVATION
3/4"=1'-0"

W304 (W204 SIM)



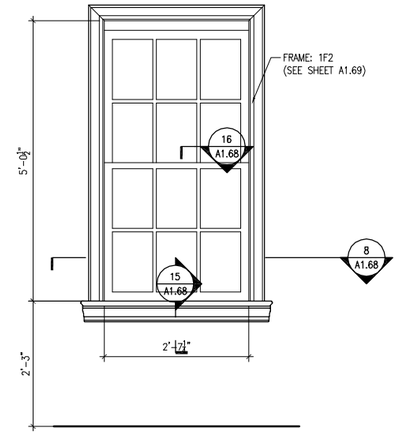
2 / A1.68 W304 ELEVATION
3/4"=1'-0"

W305

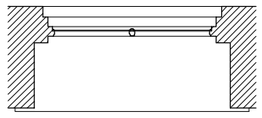


3 / A1.68 W305 ELEVATION
3/4"=1'-0"

W306 (W307, W308, W309 SIM)
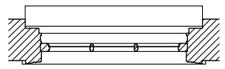


4 / A1.68 W306 ELEVATION
3/4"=1'-0"



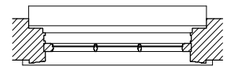
5 / A1.68 W301 PLAN
3/4"=1'-0"



6 / A1.68 W304 PLAN
3/4"=1'-0"



7 / A1.68 W305 PLAN
3/4"=1'-0"



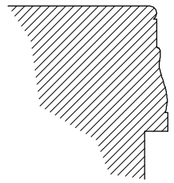
8 / A1.68 W306 PLAN
3/4"=1'-0"



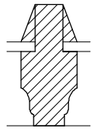
9 / A1.68 W301 SILL SECTION
6"=1'-0"



10 / A1.68 W301 MUNTIN PLAN
1-'0"=1'-0"



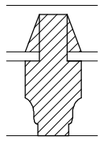
11 / A1.68 W206 SILL SECTION
6"=1'-0"



12 / A1.68 W206 MUNTIN PLAN
1-'0"=1'-0"



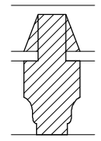
13 / A1.68 W305 SILL SECTION
6"=1'-0"



14 / A1.68 W305 MUNTIN PLAN
1-'0"=1'-0"



15 / A1.68 W306 SILL SECTION
1'-1/2"=1'-0"



16 / A1.68 W306 MUNTIN PLAN
1-'0"=1'-0"

1 0 1 2 3
SCALE OF FEET

1 0 1 2
SCALE OF INCHES

3 0 3
SCALE OF INCHES

1 0 1
SCALE OF INCHES

NATIONAL PARK SERVICE

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WINDOW DETAILS
TITLE OF DRAWING

A1.68
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
BRANCH OF DESIGN AND CONSTRUCTION

BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

DESIGNED	PK
DRAWN	ALM
CHECKED	JS
DWG. NO.	021
	80007
DATE	04/29/08
SHEET	33 OF 37

CASING MOLDING TYPES

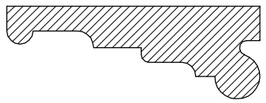


1 / A1.69 — BF1 — 6"=1'-0"

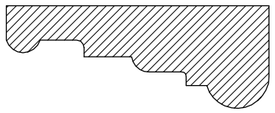


7 / A1.69 — BF2 — 6"=1'-0"

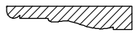
NOTE: DIMENSIONAL LUMBER. SIZE VARIES



2 / A1.69 — 1F1 — 6"=1'-0"



6 / A1.69 — 1F1 @ BASE — 6"=1'-0"



10 / A1.69 — 1F2 — 6"=1'-0"

3 / A1.69 — 2F1 — 6"=1'-0"

5 / A1.69 — 2F1 @ BASE — 6"=1'-0"

8 / A1.69 — 2F2 — 6"=1'-0"



11 / A1.69 — 2F3 — 6"=1'-0"

NOTE: NON-HISTORIC 2" METAL DOOR FRAME

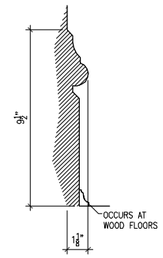


4 / A1.69 — 3F1 — 6"=1'-0"

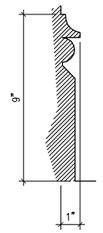


9 / A1.69 — 3F2 — 6"=1'-0"

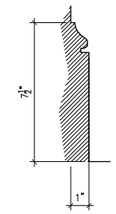
BASE TYPES



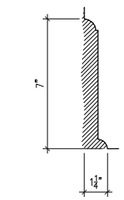
12 / A1.69 — BASE 1 (TYP. FIRST FLOOR) — 3"=1'-0"



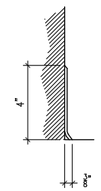
14 / A1.69 — BASE 2 (TYP. 2ND AND 3RD FLOOR) — 3"=1'-0"



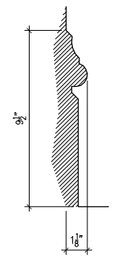
16 / A1.69 — BASE 3 (TYP. BASEMENT) — 3"=1'-0"



13 / A1.69 — BASE 4 (TYP. @ STAIR) — 3"=1'-0"

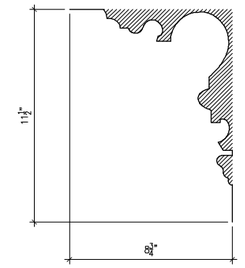


15 / A1.69 — BASE 5 (VARIOUS LOCATIONS) — 3"=1'-0"

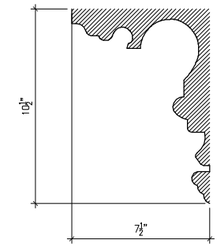


17 / A1.69 — BASE 6 (TYP. IN FOYER) — 3"=1'-0"

COVE TYPES



18 / A1.69 — COVE 1 — 3"=1'-0"



19 / A1.69 — COVE 2 — 6"=1'-0"

6 3 0 6
SCALE OF INCHES

3 0 3
SCALE OF INCHES

NATIONAL PARK SERVICE

A/E FIRM

PRIME/ARCH:

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WASHINGTON, DC

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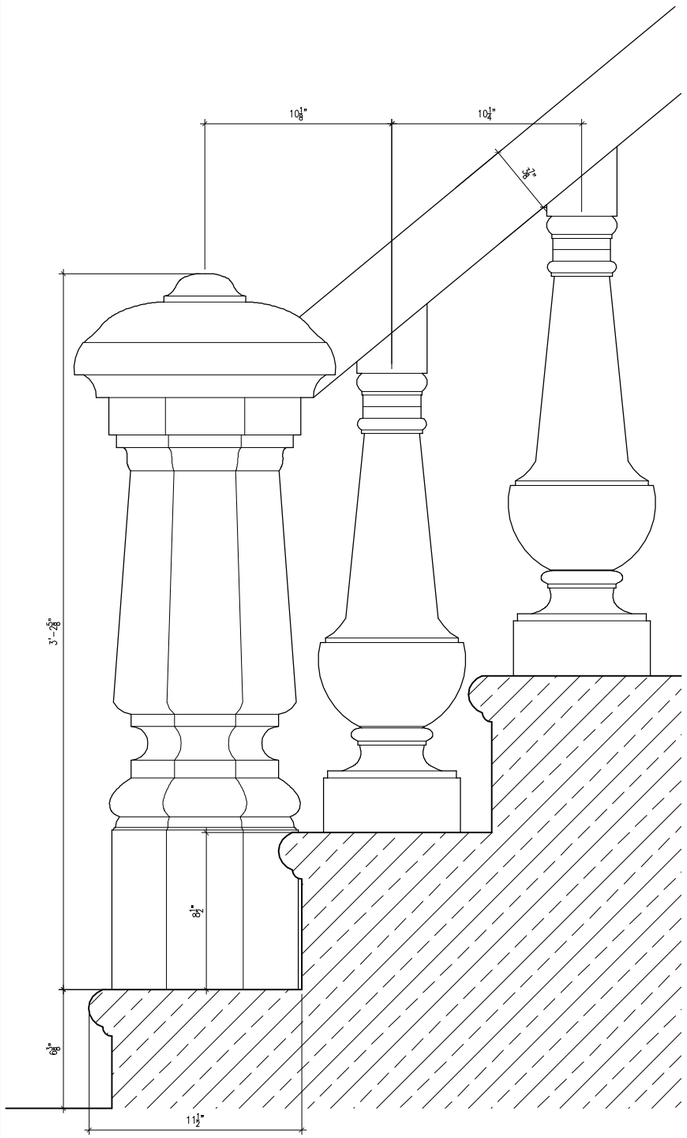
CASING MOLDINGS AND BASE DETAILS
TITLE OF DRAWING

A1.69
SUB SHEET NUMBER

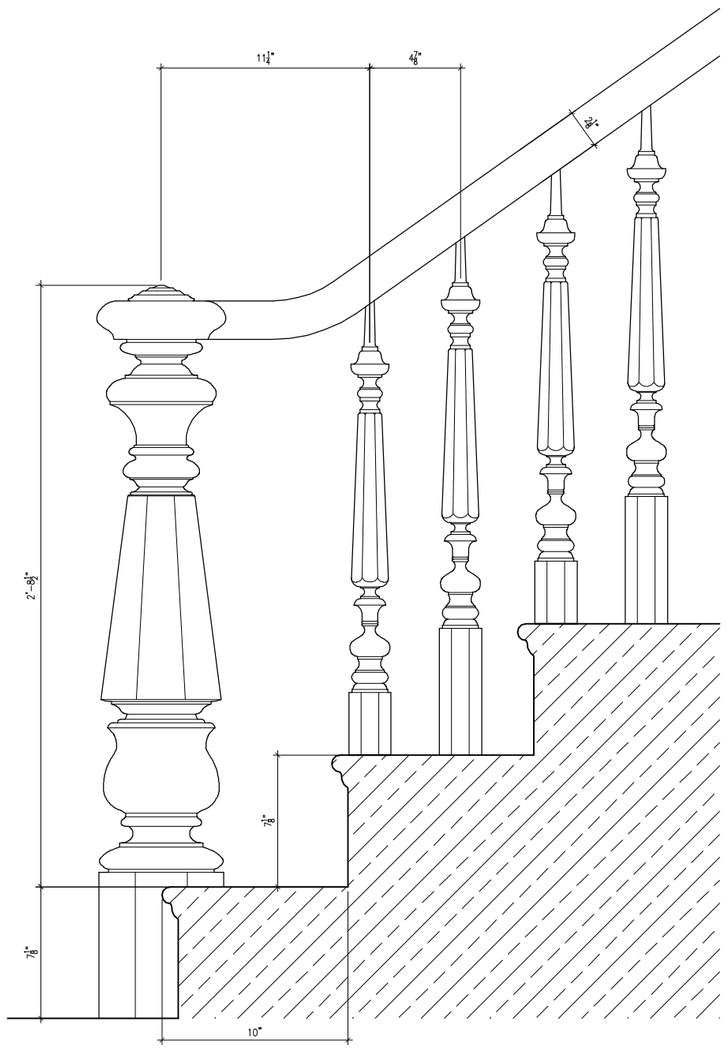
UNITED STATES
DEPARTMENT OF THE INTERIOR
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BRANCH OF DESIGN AND CONSTRUCTION

BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

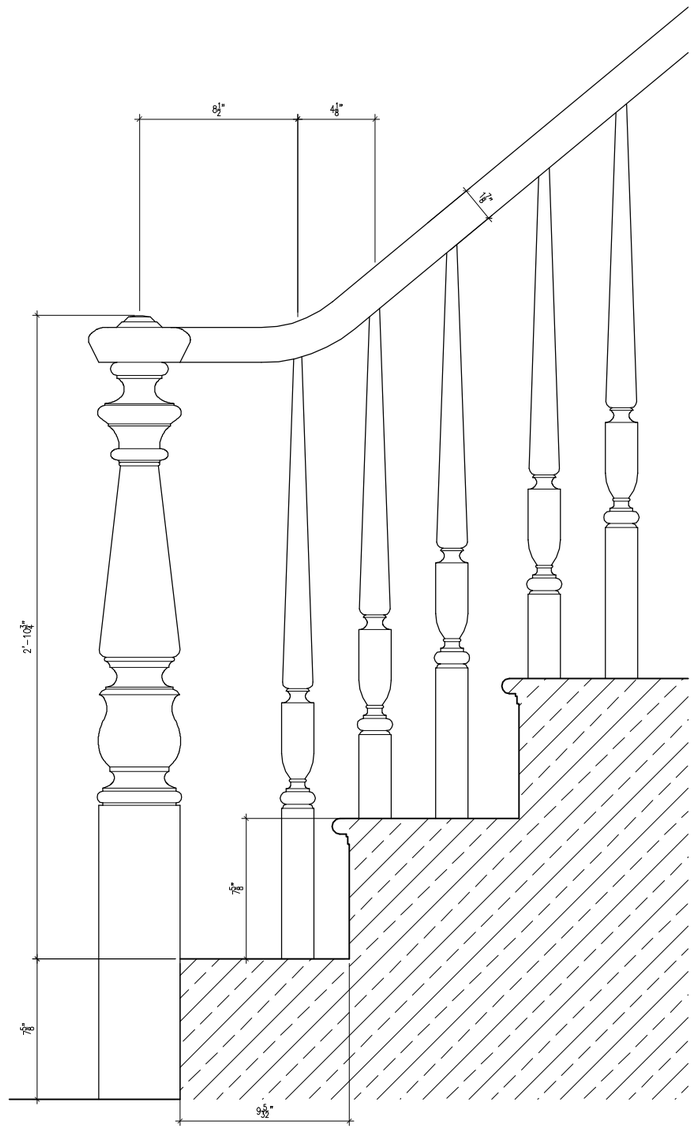
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SHEET 34 OF 37



1 A1.70 STOOP DETAIL
3"=1'-0"



2 A1.70 FRONT STAIR DETAIL
3"=1'-0"



3 A1.70 BACK STAIR DETAIL
3"=1'-0"

6 3 0 6
SCALE OF INCHES

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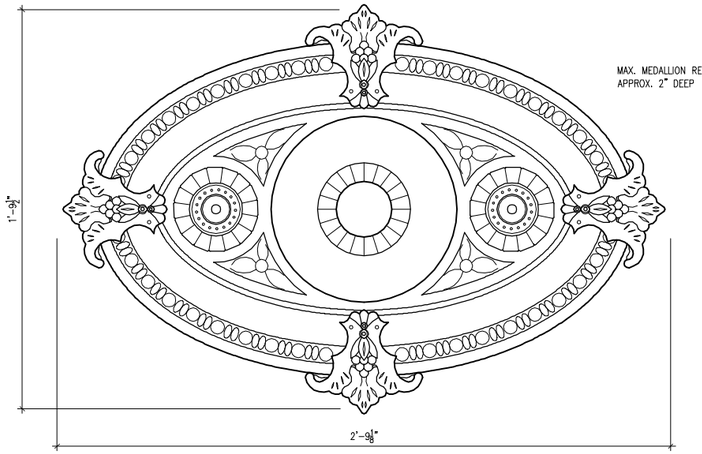
STAIR DETAILS
TITLE OF DRAWING

A1.70
SUB SHEET NUMBER

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL REGION
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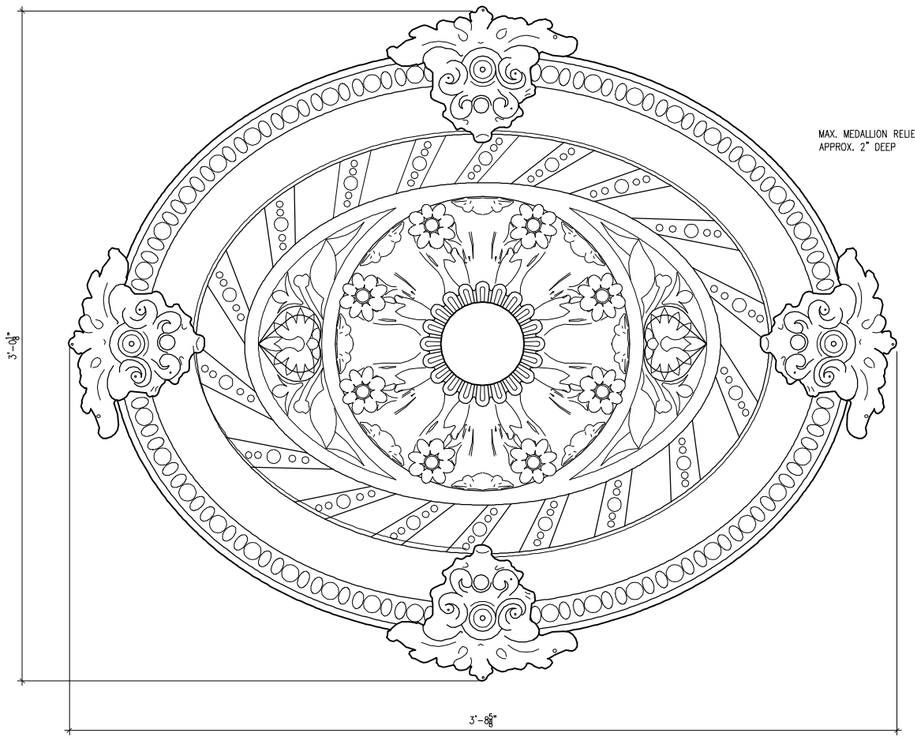
BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

PK
DESIGNED ALM
DRAWN JS
CHECKED
DSC NO. 021
80007
DATE 04/29/08
SHEET 35 OF 37



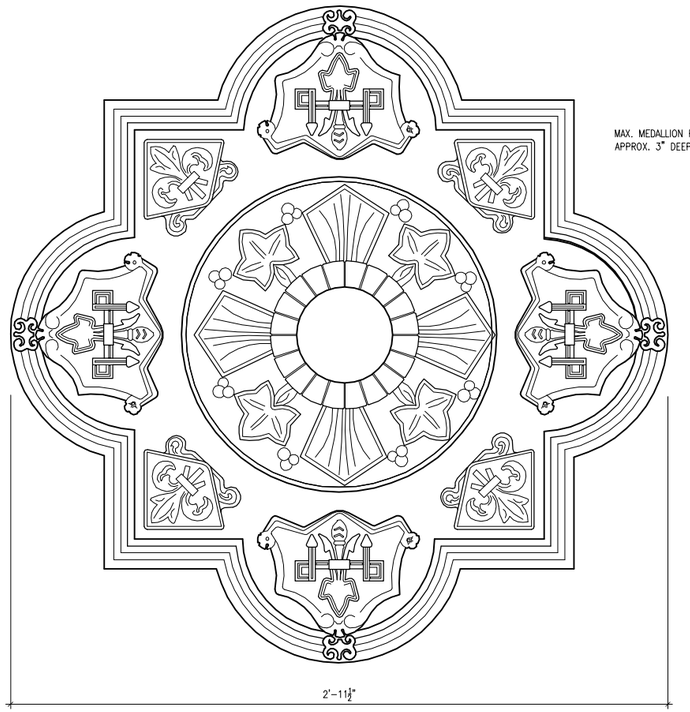
MAX. MEDALLION RELIEF:
APPROX. 2" DEEP

1 A1.12 A1.90 MEDALLION 1 – ROOM 101
3"=1'-0"



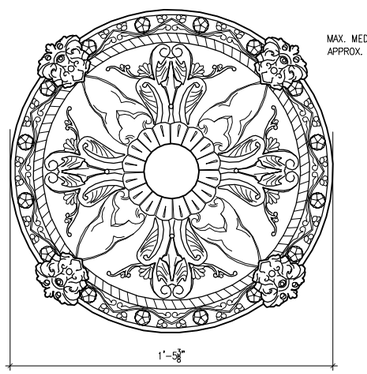
MAX. MEDALLION RELIEF:
APPROX. 2" DEEP

2 A1.12 A1.90 MEDALLION 2 – ROOM 102
3"=1'-0"



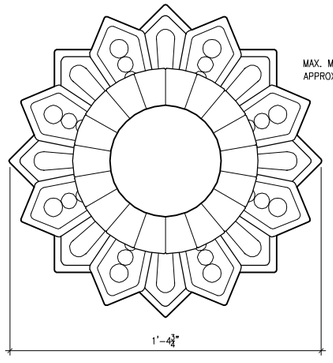
MAX. MEDALLION RELIEF:
APPROX. 3" DEEP

3 A1.12 A1.90 MEDALLION 3 – ROOM 103
3"=1'-0"



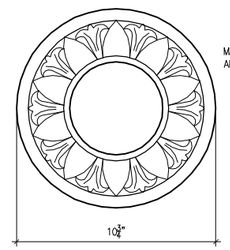
MAX. MEDALLION RELIEF:
APPROX. 5" DEEP

4 A1.13 A1.90 MEDALLION 4 – ROOM 204
3"=1'-0"



MAX. MEDALLION RELIEF:
APPROX. 5" DEEP

5 A1.13 A1.90 MEDALLION 5 – ROOM 200
3"=1'-0"



MAX. MEDALLION RELIEF:
APPROX. 3" DEEP

6 A1.12 A1.90 MEDALLION 6 – ROOM 100
3"=1'-0"

6 3 0 6
SCALE OF INCHES

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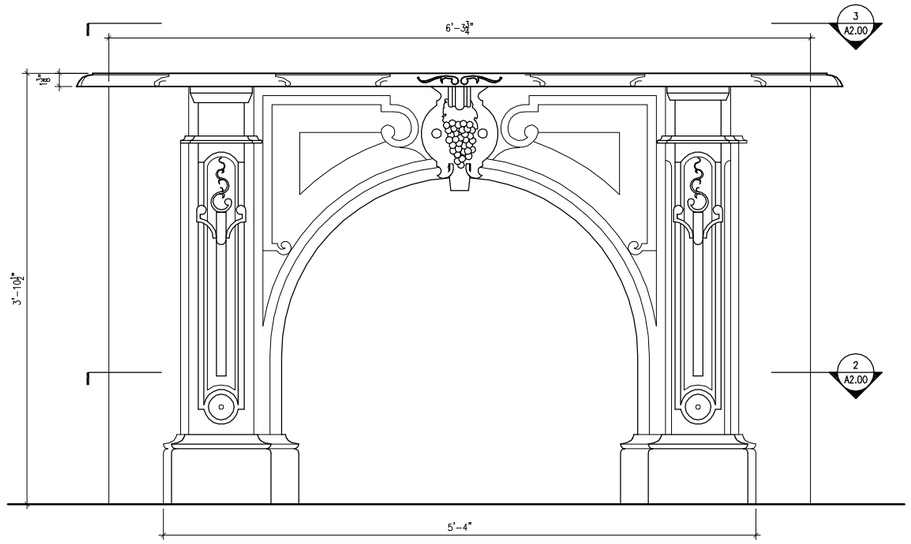
MEDALLION DETAILS
TITLE OF DRAWING

A1.90
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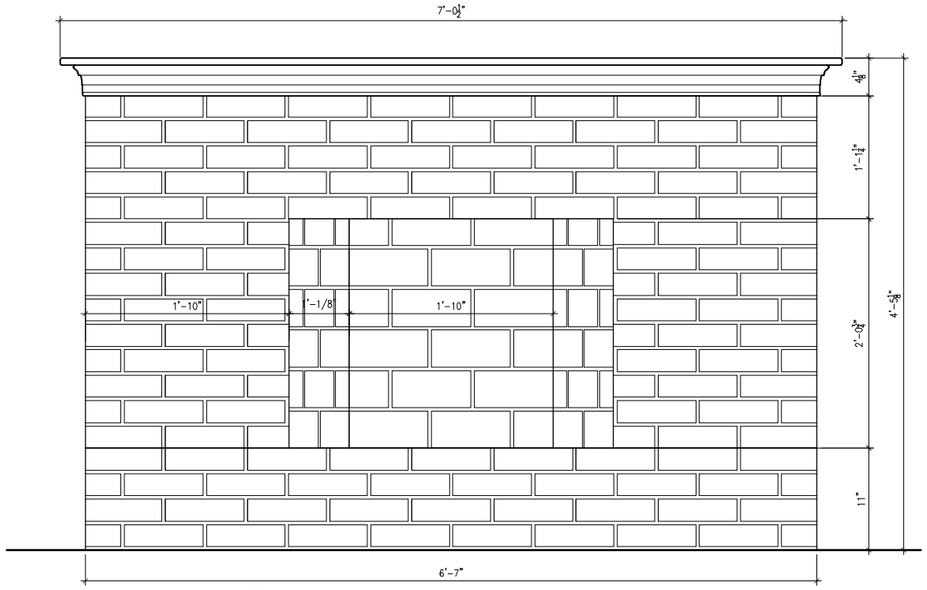
UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE – NATIONAL CAPITAL REGION
BRANCH OF DESIGN AND CONSTRUCTION

BETHUNE HOUSE HISTORIC STRUCTURE REPORT
TITLE OF PROJECT
1318 VERMONT AVE, NW WASHINGTON, DC
LOCATION WITHIN PARK
NATIONAL CAPITAL PARKS
NAME OF PARK

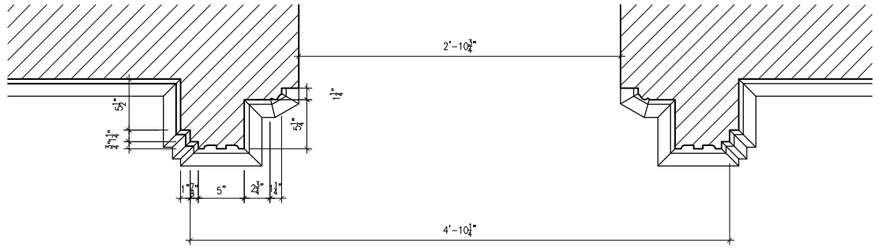
DESIGNED PK
DRAWN ALM
CHECKED JS
DES. NO. 021
80007
DATE 04/29/08
SHEET 36 OF 37



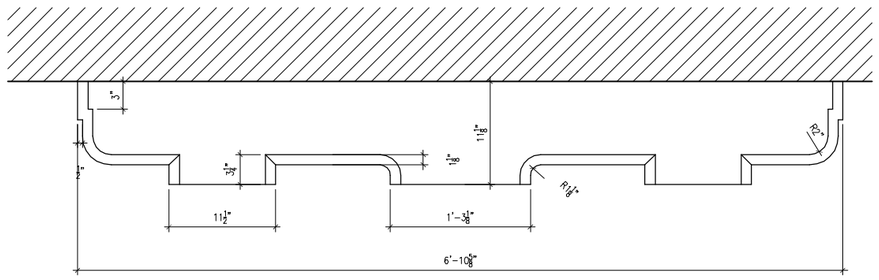
1 A2.00 FIREPLACE ELEVATION – ROOM 102
1 1/2"=1'-0"



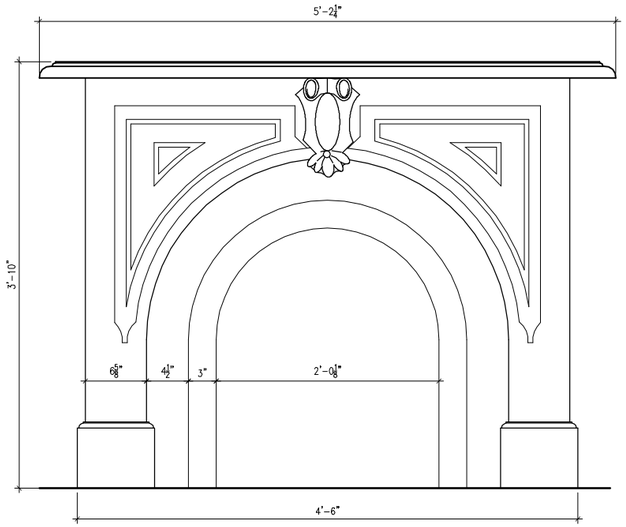
4 A2.00 FIREPLACE ELEVATION – ROOM B06
1 1/2"=1'-0"



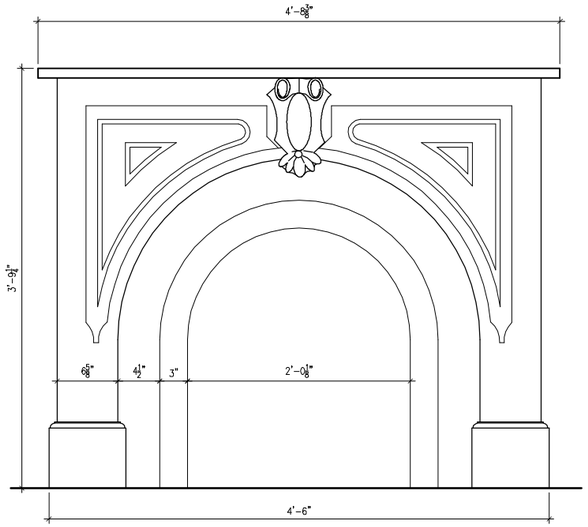
2 A2.00 FIREPLACE PLAN
1 1/2"=1'-0"



3 A2.00 FIREPLACE PLAN
1 1/2"=1'-0"



5 A2.00 FIREPLACE ELEVATION – ROOM 204
1 1/2"=1'-0"



6 A2.00 FIREPLACE ELEVATION – ROOMS 302 & 303
1 1/2"=1'-0"

12 6 0 12
SCALE OF INCHES

NATIONAL PARK SERVICE

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WASHINGTON, DC

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FIREPLACE DETAILS
TITLE OF DRAWING

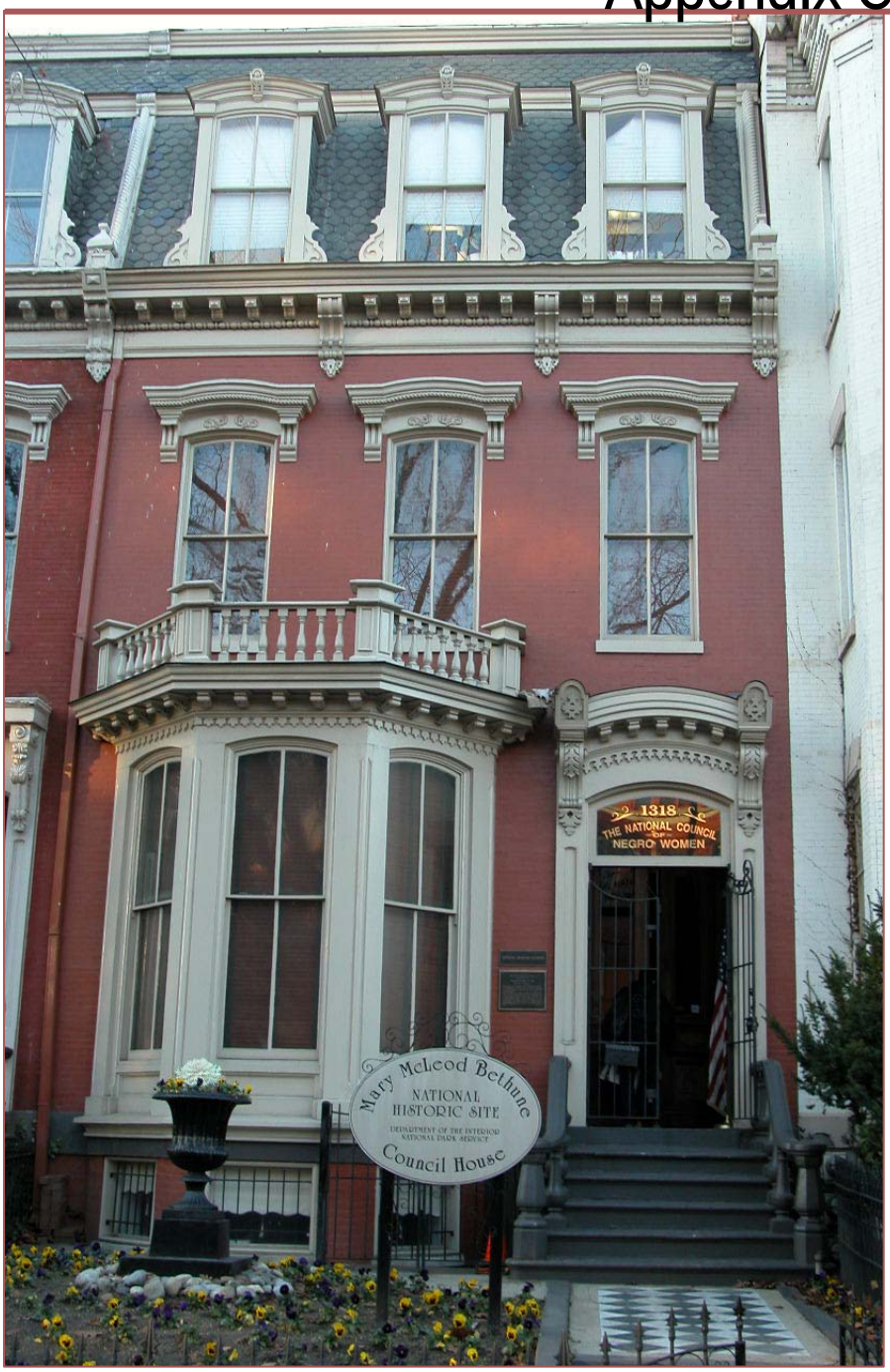
A2.00
SUB SHEET NUMBER

UNITED STATES
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NATIONAL PARK SERVICE – NATIONAL CAPITAL REGION
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BETHUNE HOUSE HISTORIC STRUCTURE REPORT
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1318 VERMONT AVE, NW WASHINGTON, DC
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NAME OF PARK

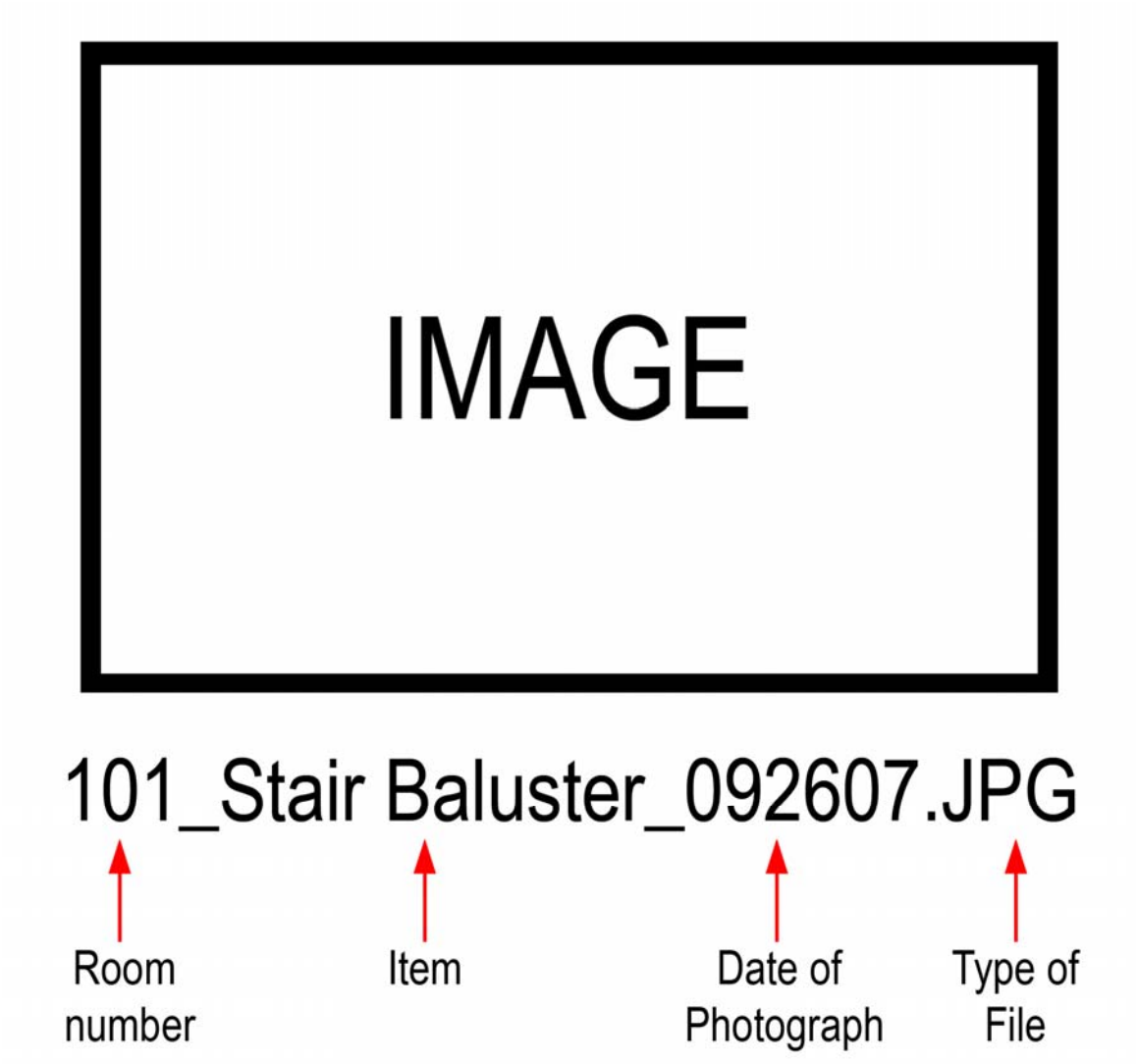
DESIGNED	PK
DRAWN	ALM
CHECKED	JS
DWG. NO.	021
	80007
DATE	04/29/08
SHEET	37 OF 37

Appendix C: Photographs



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Key


IMAGE
101_Stair Baluster_092607.JPG
Room number
Item
Date of Photograph
Type of File

Basement


B01_Base_062607.JPG


B01_E Wall Damage 2_030807....


B01_E Wall Damage_030807.JPG


B01_East View 2_061407.JPG


B01_East View_061407.JPG



B01_Exit Sign_062607.jpg


B01_Floor_062607.JPG


B01_Light Fixture_031607.JPG


B01_Light Fixture_062607.jpg


B01_PA Box_062607.jpg


B01_S Wall Damage 2_030807....


B01_S Wall Damage 3_030807....


B01_S Wall Damage 4_030807....


B01_S Wall Damage 5_030807....


B01_S Wall Damage_030807.JPG


B01_West View_061407.JPG


B02_Bad Joint_030807.JPG


B02_Base_062607.JPG


B02_Base2_062607.JPG


B02_Electric Box_062607.jpg


B02_Floor_062607.JPG


B02_Light Fixture_031607.JPG


B02_Light Fixture_062607.jpg


B02_Light Fixture1_062607.jpg


B02_N Wall_061407.JPG


B02_NE_061407.JPG


B02_S Wall_061407.JPG


B02_Sensor_062607.jpg


B02_Sensor1_062607.jpg

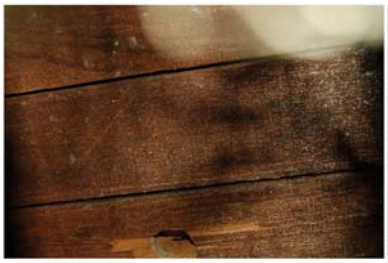

B02_Smoke Alarm_062607.jpg


B02_Wall 2_030807.JPG


B02_Wall Damage_030807.JPG


B02_Wall Joint 2_030807.JPG


B02_Wall_030807.JPG


DB02A_Above Ceiling_061407.J...


DB02A_Ceiling_061407.JPG


B03_Air Vent_062607.jpg


B03_Base_062607.JPG


B03_E Wall_061407.JPG


B03_Floor Damage_062607.JPG


B03_Floor_062607.JPG


B03_Light Fixture_031607.JPG


B03_Light Fixture_062607.jpg


B03_S View_061407.JPG


B03_Smoke Alarm_062607.jpg


B04_Base_062607.JPG


B04_Ceiling Fixtures_062607.jpg


B04_Electric Box_062607.jpg


B04_Floor_062607.JPG


B04_Light Fixture_031607.JPG


B04_Light Fixture_062607.jpg


B04_N Wall Damage_062607.JPG

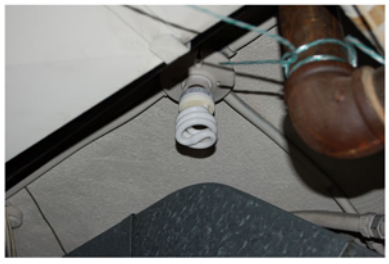

B04_NW_061407.JPG


B04_Shelves_062607.JPG


B04_W Wall_061407.JPG


B05_Brick Damage_030107.JPG


B05_Floor_062607.JPG


B05_Light Fixture_031607.JPG


B05_Light Fixture_062607.jpg


B05_Light Fixture1_062607.jpg


B05_NW_061407.JPG


B05_S Wall Damage 2_030107.j...


B05_S Wall Damage_030107.JPG


B05_S Wall Damage_030807.JPG


B05_S Wall_061407.JPG


B05_SE_061407.JPG


B05_Sensor_062607.jpg


B05_Smoke Alarm_062607.jpg


B05_SW_061407.JPG


B05_W Wall Damage 2_030807....


B05_W Wall Damage 3_030807....


B05_W Wall Damage_030807.J...


B05_Wiring_062607.jpg


B06_Air Vent_062607.jpg


B06_Base_062607.JPG


B06_E View_061407.JPG


B06_E Wall_061407.JPG


B06_Floor_062607.JPG


B06_FP Int 2_061407.JPG


B06_FP Int 3_061407.JPG


B06_FP Int 4_061407.JPG


B06_FP Int_061407.JPG


B06_FP_030707.jpg


B06_Light Fixture 2_031607.JPG


B06_Light Fixture 3_031607.JPG


B06_Light Fixture_031607.JPG


B06_Light Fixture_062607.jpg


B06_Light Fixture2_062607.JPG


B06_Molding Dam_020207.JPG


B06_N Wall Damage 2_020207....


B06_N Wall Damage 3_020207....


B06_N Wall Damage_020207.JPG


B06_PA Box_062607.jpg


B06_SE_061407.JPG


B06_Smoke Alarm_062607.jpg


B06_Smoke Alarm1_062607.jpg


B06_Smoke Alarm2_062607.jpg


B06_W View_061407.JPG


B06_W Wall_030707.JPG


B06_W Wall_061407.JPG


B07_Base_062607.JPG


B07_E Wall Damage_020207.JPG


B07_Floor_062607.JPG


B07_Light Fixture 2_031607.JPG


B07_Light Fixture_031607.JPG


B07_Light Fixture_062607.jpg


B07_S Wall Ceiling Dam_02020...


B07_S Wall Damage_020207.JPG


B07_S Wall Damage_030107.JPG

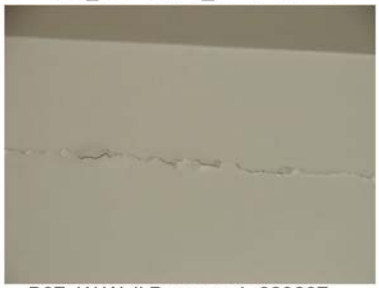

B07_S Wall_061407.JPG


B07_SE_061407.JPG


B07_SW Corner_061407.JPG


B07_W Wall Damage 2_020207....


B07_W Wall Damage 3_020207....


B07_W Wall Damage 4_020207....


B07_W Wall Damage_020207.J...


B07_WB04 Damage 2_020207.J...


B07_WB04 Damage_020207.JPG


B08_Base_062607.JPG


B08_E Wall Damage_020207.JPG


B08_Floor_062607.JPG


B08_Light Fixture 2_031607.JPG


B08_Light Fixture_031607.JPG


B08_Light Fixture_062607.jpg


B08_N Cabinets_062607.JPG


B08_N Wall_061407.JPG


B08_S Cabinets_062607.JPG


B08_S Wall Base_020207.JPG


B08_S Wall Damage_020207.JPG


B08_S Wall_061407.JPG


B08_Sensor_062607.jpg


B08_Smoke Alarm_062607.jpg


B08_W Wall Base_020207.JPG


B08_W Wall Damage 2_020207....


B08_W Wall Damage_020207.J...


B08_W Wall_061407.JPG


B09_Base_062607.JPG


B09_E Wall Damage_061407.JPG


B09_Floor_062607.JPG


B09_Floor2_062607.JPG

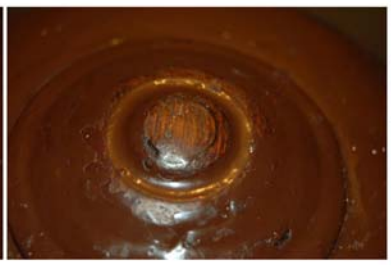

B09_From Above_062707.JPG


B09_Light Fixture_062607.jpg


B09_Overall_062707.JPG


B09_Overall2_062707.JPG


B09_Post 2_061407.JPG


B09_Post_061407.JPG


B09_Stair_062707.JPG


B09_Wall Damage_030807.JPG

First Floor


100_Base_062607.JPG


100_Crown_062607.JPG


100_Door Hinge_030607.JPG


100_Light Fixture 2_062707.JPG


100_Light Fixture_030607.jpg


100_Light Fixture_062707.JPG


100_Tile Floor 2_031607.JPG


100_Tile Floor_031607.JPG


100_Top of D101_030607.JPG


101_Base_062607.JPG


101_Crown Molding_011907.JPG


101_Crown_062607.JPG


101_Floor_062607.JPG


101_Hall 1_111006.JPG


101_Hall 2_111006.JPG


101_Hall_030-07.JPG



101_Light Fixture 1_011907.jpg



101_Light Fixture 2_011907.JPG


101_Light Fixture_062607.JPG


101_Light Fixture2_062607.jpg


101_N Wall_111006.JPG


101_NW Crack 2_011707.JPG


101_NW Crack_011707.JPG


101_S Wall Damage 1_011707.J...


101_Stair Baluster 2_030607.JPG


101_Stair Baluster_030607.JPG


101_Stair Damage 1_011907.JPG


101_Stair Damage 2_011907.JPG


101_Stair Detail 2_121406.JPG


101_Stair Detail 3_121406.JPG


101_Stair Detail_030707.JPG


101_Stair Detail_121406.JPG


101_Stair Newel_121406.JPG


101_Stair_030707.JPG


101_Stair_111006.JPG


102_Base_062607.JPG


102_Chandelier 2_011907.JPG


102_Chandelier 2_111006.JPG


102_Chandelier 3_011907.jpg


102_Chandelier_011907.JPG


102_Chandelier_030707.JPG


102_Chandelier_111006.JPG


102_Crown_062607.JPG


102_E Wall Damage_011707.JPG


102_E Wall_030707.JPG

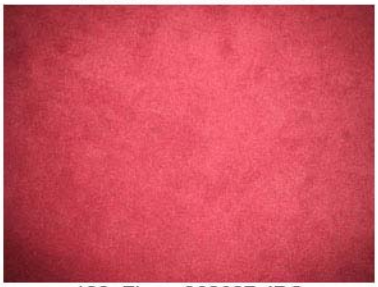

102_E Wall_111006.JPG


102_East View_111006.JPG


102_Floor 2_061407.JPG


102_Floor 3_061407.JPG


102_Floor_061407.JPG


102_Floor_062607.JPG


102_FP 1_121406.JPG


102_FP 2_030707.JPG


102_FP 2_121406.JPG


102_FP 3_121406.jpg


102_FP Detail 2_121406.JPG


102_FP Detail 3_121406.JPG


102_FP Detail 4_121406.JPG


102_FP Detail 5_121406.JPG


102_FP Detail 6_121406.JPG


102_FP Detail 7_121406.JPG


102_FP Detail 8_121406.JPG


102_FP Detail 9_121406.JPG


102_FP Detail_121406.JPG


102_FP_030707.JPG


102_Light Fixture_062607.JPG


102_Light Fixture2_062607.jpg


102_Light Fixture2a_062607.jpg


102_Light Fixture2b_062607.jpg


102_Medallion_062607.jpg


102_Medallion2_062607.jpg


102_Moldings 2_011907.JPG


102_Moldings 2_030707.JPG


102_Moldings_011907.JPG


102_Moldings_030707.JPG


102_N Bay Damage 2_011707.J...


102_N Bay Damage_011707.JPG


102_N Wall 2_111006.JPG


102_N Wall Damage 2_011707.J...


102_N Wall Damage 3_011707.J...


102_N Wall Damage 4_011707.J...


102_N Wall Damage 5_011707.J...


102_N Wall Damage_011707.JPG


102_N Wall_111006.JPG


102_NE Damage 2_011707.JPG


102_NE Damage 3_011707.JPG


102_NE Damage_011707.JPG


102_S Bay Damage_011707.JPG


102_S Wall Damage 2_011707.J...


102_S Wall Damage 3_011707.J...


102_S Wall Damage 4_011707.J...


102_S Wall Damage 5_011707.J...


102_S Wall Damage 6_011707.J...


102_S Wall Damage 7_011707.J...


102_S Wall Damage_011707.JPG


102_S Wall_111006.JPG


102_SE Damage_011707.JPG


102_SW Damage_011707.JPG


102_W Wall Damage 2_011707.J...


102_W Wall Damage 3_011707.J...


102_W Wall Damage 4_011707.J...


102_W Wall Damage 5_011707.J...


102_W Wall Damage 6_011707.J...


102_W Wall Damage 7_011707.J...


102_W Wall Damage_011707.JPG


103_Base_062607.JPG


103_Chandelier 2_030707.JPG


103_Chandelier_011907.JPG


103_Chandelier_030707.JPG


103_Chandelier_111006.jpg


103_Cove_062607.jpg


103_Cove2_062607.jpg


103_Cove3_062607.jpg


103_Crown_062607.JPG


103_E Wall_111006.JPG


103_E View 2_030707.JPG

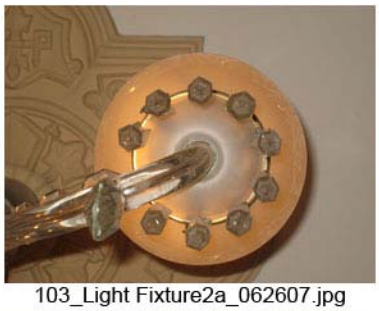

103_E View_030707.JPG


103_E Wall Damage_011707.JPG


103_Floor_011907.JPG


103_Floor_062607.JPG


103_Hearth_031607.JPG


103_Light Fixture2a_062607.jpg


103_Light Fixture2b_062607.jpg


103_Light Fixture2c_062607.jpg


103_Light Fixture2d_062607.jpg


103_Light Fixture2e_062607.jpg


103_Molding_011907.JPG


103_N Wall_111006.JPG


103_NE_011907.JPG


103_NE_030707.JPG


103_NW Damage 2_011707.JPG


103_NW Damage 3_011707.JPG


103_NW Damage_011707.JPG


103_S Wall Damage 8_011707.J...


103_S Wall Damage 9_011707.J...


103_S Wall Damage_061407.JPG


103_S Wall W107 2_011707.JPG


103_S Wall W107_011707.JPG


103_S Wall_030707.JPG


103_S Wall_111006.JPG


103_SE_011907.JPG


103_Smoke Alarm_062607.jpg

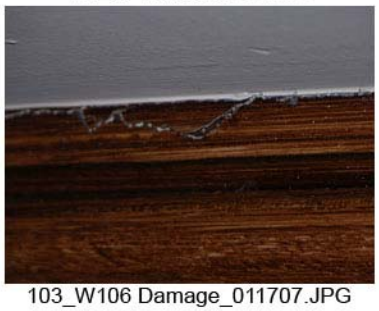

103_SW_011907.JPG


103_W View_111006.JPG


103_W Wall _111006.JPG


103_W Wall Damage 2_011707.J...


103_W Wall Damage_011707.JPG


103_W106 Damage_011707.JPG


103_W106_011707.JPG


103_W107 Damage 2_011707.J...


103_W107 Damage 3_011707.J...


103_W107 Damage_011707.JPG


104_Base_062607.JPG


104_Chandelier 2_011907.jpg


104_Chandelier 3_011907.JPG


104_Chandelier_011907.JPG


104_E Wall Damage_011707.JPG

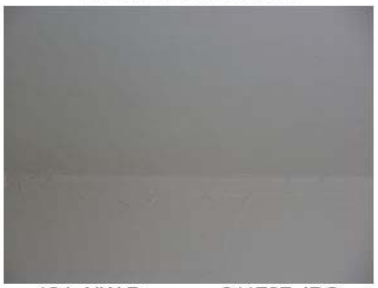

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104_E Wall_111006.JPG


104_Floor_062607.JPG


104_N Wall_111006.JPG


104_NE Damage_011707.JPG


104_NW Damage_011707.JPG

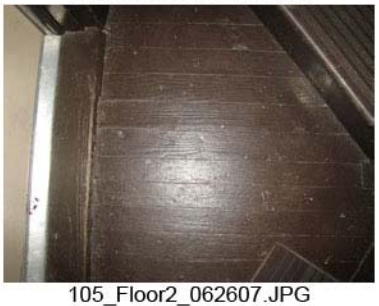

104_S Wall_111006.JPG


104_SW Damage_011707.JPG


104_W Wall_111006.JPG


105_Base_062607.JPG


105_Floor_062607.JPG


105_Floor2_062607.JPG


105_From Above_062707.JPG


105_Light Fixture 2_031607.JPG


105_Light Fixture_031607.JPG


105_Light Fixture_062607.JPG


105_Light Fixture2_062607.JPG


105_Light_11-10-06.jpg


105_Overall_062707.JPG


105_Overall2_062707.JPG


105_S Wall 2_111-06.JPG


105_S Wall_111006.JPG


105_Stair_062707.JPG

Second Floor


200_Archway_030707.JPG


200_Base_062607.JPG


200_Ceiling Damage_011407.JPG


200_Ceiling Mold_011907.jpg


200_Ceiling Mold_030707.JPG

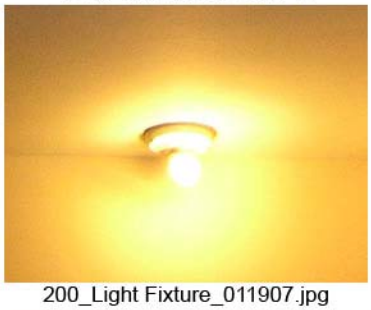

200_Ceiling_011907.JPG


200_Ceiling_030707.JPG


200_E View_061407.JPG


200_E Wall Damage_011407.JPG


200_Floor_062607.JPG


200_Light Fixture_011907.jpg


200_Light Fixture_062607.JPG


200_Light Fixture2_062607.JPG


200_N Wall Damage_011407.JPG


200_NE Damage 2_011407.JPG


200_NE Damage 3_011407.JPG


200_NE Damage_011407.JPG


200_Pilaster 2_111006.JPG


200_Pilaster_111006.JPG


200_SE Damage_011407.JPG


200_SE View_111006.JPG


200_Stair_011907.JPG


200_Stair_030707.JPG


200_W View_061407.JPG


201_Balcony 1_061407.JPG


201_Balcony Damage 2_061407....


201_Balcony Damage_061407.J...


201_Base_062607.JPG


201_Ceiling Lights_011907.jpg


201_Ceiling_011907.JPG


201_Closet Interior 2_011907.JPG


201_Closet Interior_011907.JPG


201_E Wall Damage 2_011407.J...


201_E Wall Damage 3_011407.J...


201_E Wall Damage 4_011407.J...


201_E Wall Damage 5_011407.J...


201_E Wall Damage 6_011407.J...


201_E Wall Damage 7_011407.J...


201_E Wall Damage 8_011407.J...


201_E Wall Damage 9_011407.J...


201_E Wall Damage_011407.JPG


201_E Wall_111006.JPG


201_Ext Cornice 2_061407.JPG


201_Ext Cornice_061407.JPG


201_Floor_062607.JPG


201_N Wall_111006.JPG


201_NE View_030707.JPG


201_S Wall 2_111006.JPG


201_S Wall_030707.JPG


201_S Wall_111006.JPG


201_SE View_111006.JPG


201_W Wall Damage 2_011407.J...


201_W Wall Damage 3_011407.J...


201_W Wall Damage 4_011407.J...


201_W Wall Damage 5_011407.J...


201_W Wall Damage 6_011407.J...


201_W Wall Damage 7_011407.J...


201_W Wall Damage_011407.JPG


201_W Wall_111006.JPG


202_ Frame Damage 2_031607.J...


202_Base 2_062607.JPG


202_Base_062607.JPG


202_Closet Interior_011907.JPG


202_E Wall Damage_011407.JPG


202_E Wall_111006.JPG


202_Floor_062607.JPG


202_Frame Damage_031607.JPG


202_N Wall Damage 1_011407.J...


202_N Wall Damage 2_011407.J...


202_N Wall Damage 3_011407.J...


202_N Wall Damage 4_011407.J...


202_N Wall Damage 5_011407.J...


202_N Wall_111006.JPG


202_S Wall_111006.JPG


202_SE Damage 1_011407.JPG


202_SE Damage 2_011407.JPG


202_SE Damage 3_011407.JPG


202_SW Damage 2_030707.JPG


202_SW Damage_030707.JPG


202_View From W204 2_011907....


202_View From W204_011907.J...


202_W View_111006.JPG


202_W Wall Damage 2_011407.J...


202_W Wall Damage_011407.JPG


202_W Wall_111006.JPG


203_Ceiling Damage_111006.JPG


203_Floor_062607.JPG


203_Light Fixture 2_031607.JPG


203_Light Fixture_031607.JPG


203_Light Fixture_062607.JPG


203_N Wall_111006.JPG


203_NW_111006.JPG


203_Overall_111006.JPG


203_S Wall 1_111-06.JPG


203_S Wall Damage 2_011407.J...


203_S Wall Damage_011407.JPG


203_Sink Tub_111006.JPG


203_SW_11907.JPG


203_W Wall Art_111006.JPG


203_W Wall_111006.JPG


204_Base_062607.JPG


204_Corner_111006.JPG


204_E Wall Damage 2_011407.J...


204_E Wall Damage_011407.JPG


204_E Wall_11-10-06.JPG


204_Floor_062607.JPG


204_FP_011907.JPG


204_FP_030707.JPG


204_FP2_030707.jpg


204_Light Fixture 2_011907.jpg


204_Light Fixture_011907.JPG


204_Light Fixture_030707.JPG


204_Light Fixture_062607.JPG


204_N Wall Damage_011407.JPG


204_N Wall_111006.JPG


204_SE_030707.JPG

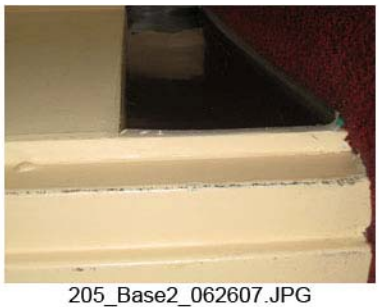

204_SW 2_111006.JPG


204_SW_111006.JPG



204_W Wall_111006.JPG


205_Base_062607.JPG


205_Base2_062607.JPG


205_From Above_062707.JPG


205_From Above2_062707.JPG


205_Light Fixture_062607.JPG


205_Light Fixture2_062607.JPG


205_Overall_062707.JPG


205_Stair_01-19-07.JPG


205_Stair_062707.JPG


206_Base_062607.JPG


206_Ceiling Damage_011407.JPG


206_E Wall Damage_011407.JPG


206_Light Fixture_031607.JPG


206_Light Fixture_062607.JPG


206_S Wall Damage 2_011407.J...


206_S Wall Damage_011407.JPG


206_SW Ceiling Damage_01140...


206_W Wall Damage_011407.JPG

Third Floor

Third Floor


300_Base_062607.JPG


300_E View_111006.JPG


300_Light Fixture_062607.JPG


300_Light Fixture2_062607.JPG


300_S Wall_111006.JPG


300_Smoke Alarms_062607.jpg


300_Stair_111006.JPG


300_SW Damage 2_012407.JPG


300_SW Damage_012407.JPG

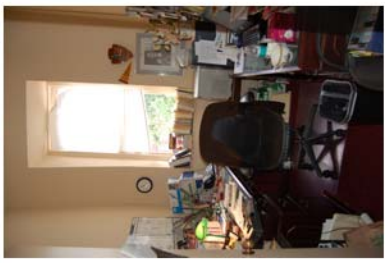

300_SW Damage_030807.JPG


300_W Wall Damage _030807.JPG


300_W Wall Damage 2_012407.J...


300_W Wall Damage_012407.JPG


301_Base_062607.JPG


301_E Wall_061407.JPG


301_E Wall_111006.JPG


301_Light Fixture_031607.JPG


301_Light Fixture_062607.JPG


301_W Wall Damage_030807.JPG


301_Wall Damage 2_030807.JPG


301_Wall Damage_030807.JPG


302_Base_062607.JPG


302_Ceiling Damage 2_030807.J...


302_Ceiling Damage_030807.JPG


302_Ceiling_031607.JPG

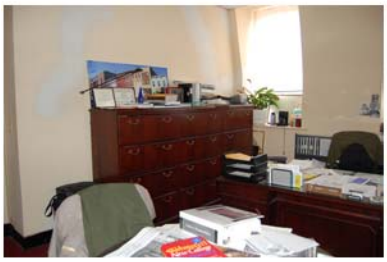

302_E Wall_111006.JPG


302_FP 2_031607.JPG

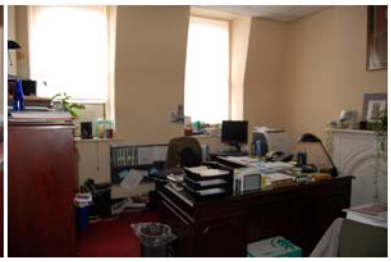

302_FP_031607.JPG


302_Light Fixture_031607.JPG


302_Light Fixture_062607.JPG

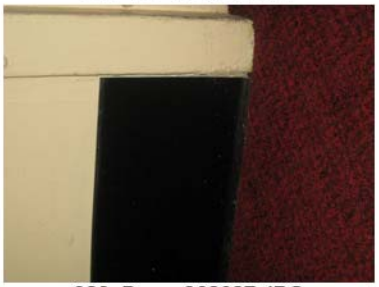

302_NE_061407.JPG


302_S Wall_061407.JPG


302_SE_061407.JPG


302_Wall Damage 2_030807.JPG


302_Wall Damage_030807.JPG


303_Base_062607.JPG


303_E Wall Ceiling Dam_030807....


303_E Wall_111006.JPG


303_FP 2_030607.JPG


303_FP_030607.JPG


303_FP_030707.JPG


303_N Wall_111006.JPG


303_NE Damage_030807.JPG


303_S Wall 2_111006.JPG


303_S Wall D303A Dam_030807....


303_S Wall_111006.JPG


303_SE_061407.JPG


303_SW 2_061407.JPG


303_SW Damage_030807.JPG


303_SW_061407.JPG


303_W Wall W304 Dam_030807....


303_W Wall_111006.JPG


304_Base_062607.JPG


304_E View_061407.JPG


304_E Wall Damage_030807.JPG


304_S Wall Damage_030807.JPG


304_SW Damage_030807.JPG


304_W View_061407.JPG


304_Wall Damage_030807.JPG


304A_Ceiling Water Dam_06260...


305_Above Ceiling 2_011907.JPG


305_Above Ceiling 3_011907.JPG


305_Above Ceiling_011907.JPG


305_Bath Tub_062607.jpg


305_Ceiling Damage_012407.JPG


305_E Ceiling Dam 2_012407.JPG


305_E Wall Damage 2_012407.J...


305_E Wall Damage_012407.JPG


305_E Wall Damage_031607.JPG


305_Light Fixture_031607.JPG


305_N Wall Damage 2_12407.JPG


305_N Wall Damage 3_012407.J...


305_N Wall Damage_012407.JPG


305_S Wall Damage 2_012407.J...


305_S Wall Damage 3_012407.J...


305_S Wall Damage_012407.JPG


305_S Wall Damage_031607.JPG


305_S Wall_061407.JPG


305_S Wall_111006.JPG


305_SE Ceiling Dam_012407.JPG


305_SW_061407.JPG


305_Tile Damage_031607.JPG


305_W Wall Damage 2_012407.J...


305_W Wall Damage_012407.JPG


305_Water Dam Ceiling_062607.j...


306_Base_062607.JPG


306_E Wall 2_030707.JPG


306_E Wall_030707.JPG


306_Light Fixture_062607.jpg


306_N Wall Dam_062607.JPG


306_S E Walls Dam_062607.jpg


306_S Wall Damage 2_030807.J...


306_S Wall Damage_030807.JPG


306_S Walls Dam_062607.jpg


306_SE_061407.JPG


306_SW Damage 2_030807.JPG


306_SW Damage_030807.JPG


306_SW_061407.JPG


306_W Wall Ceiling Dam_06260...


306_W Wall Dam_062607.JPG


306_W Wall_030707.JPG


306_W Wall_061407.JPG


306_W Wall_111006.JPG


307_Base_062607.JPG


307_Base2_062607.JPG


308_S E Walls Dam_062607.jpg


308_S Wall 2_061407.JPG


308_S Wall Damage 2_030807.J...


308_S Wall Damage_030807.JPG


308_S Wall_061407.JPG


308_S Walls Dam_062607.jpg


308_S Window Dam_062607.jpg

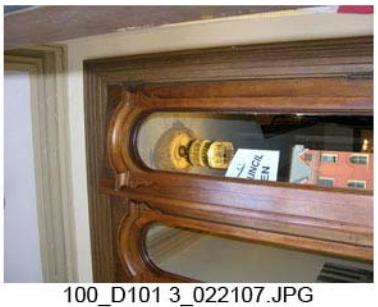

308_SE Damage_030807.JPG


308_Smoke Detector_011907.JPG

Doors


100_D100_062607.JPG


100_D101 2_022107.JPG


100_D101 3_022107.JPG


100_D101 4_022107.JPG


100_D101_022107.JPG


101_D101 1_111006.JPG


101_D101 2_111006.JPG


101_D101 Damage_011707.JPG


101_D101 HW_030607.jpg


101_D101_021607.JPG


101_D101_030707.JPG


101_D101A 2_111006.JPG


101_D101A HW_111006.jpg


101_D101A_021607.JPG


101_D101A_111006.jpg


102_D102 2_011907.JPG


102_D102 2_030707.JPG


102_D102 HW 2_011907.JPG


102_D102 HW 3_011907.jpg


102_D102 HW_011907.JPG


102_D102_011907.JPG


102_D102_021607.JPG


102_D102_030707.JPG


102_D102A_011907.JPG


102_D102A_021607.JPG


102_D102A_030707.JPG


103_D102 2 HW_031607.JPG


103_D102 HW_031607.JPG


103_D102A Dam 2_011707.JPG


103_D102A Dam 3_011707.JPG


103_D102A Dam 4_011707.JPG


103_D102A Dam_011707.JPG


103_D103 HW_031607.JPG


103_D103 HW_062607.JPG


103_D103_062607.JPG


103_D105 Damage_011707.JPG


104_D104 2 HW_031607.JPG


104_D104 HW_030707.JPG


104_D104 HW_031607.JPG


104_D104 HW_062607.JPG


104_D104_062607.JPG


105_D105 2 HW_031607.jpg


105_D105 HW_031607.JPG


105_D105_021607.JPG


105_D105_030707.JPG


105_D105A 2 HW_061407.JPG


105_D105A HW_061407.JPG


105_D105A_021607.JPG


105_D105A_061407.JPG


105_D105A_111006.JPG


201_D201_061407.JPG


201_D201A 2_011907.JPG


201_D201A_011907.JPG


201_D201A_061407.JPG


201_D201B_061407.JPG


202_D202_061407.JPG


202_D202A_011907.JPG


202_D202A_030707.JPG


202_D202A_061407.JPG


202_D202B_061407.JPG


202_D202C_062607.JPG


203_D203_061407.JPG


204_D204_061407.JPG


204_D204_111006.JPG



205_D205_061407.JPG


206_D206_061407.JPG


201_D201 HW_031607.JPG


201_D201A HW_011907.jpg


201_D201A HW_061407.JPG


201_D201A HW_111006.jpg


201_D201B HW_061407.JPG


202_D202 HW_061407.JPG


202_D202A HW_011907.JPG


202_D202A HW_061407.JPG


202_D202B HW_061407.JPG


203_D203 HW_061407.JPG


203_D203 HW_111006.jpg


204_D204 HW_061407.JPG


204_D205 HW_061407.JPG


205_D206 HW_061407.JPG


300_D300A HW_061407.JPG


300_D300A_021607.JPG


300_D300B 2_030607.JPG


300_D300B 3_030607.JPG


300_D300B HW_031607.JPG


300_D300B_030607.JPG


300_D301 HW_031607.JPG


300_D301 HW_061407.JPG


300_D302 HW_061407.JPG


300_D303 HW_061407.JPG


301_D301_061407.JPG


302_D302A 2 HW_031607.JPG


302_D302A HW_031607.JPG


302_D302A_061407.JPG


303_D303_061407.JPG


303_D303A HW_031607.JPG


303_D303A HW_061407.JPG


303_D303A_061407.JPG


303_D303B HW_061407.JPG


303_D303B_061407.JPG


304_D304_062607.JPG


304_D304A HW_031607.JPG


304_D304A HW_061407.JPG


304_D304A_061407.JPG


305_D305 HW_061407.JPG


305_D305_061407.JPG


306_D306 HW_061407.JPG


306_D306_061407.JPG


306_D306A HW_061407.JPG


306_D306A_061407.JPG


307_D307 HW_061407.JPG


307_D307_061407.JPG


307_D308 2 HW_061407.JPG


307_D308 HW_061407.JPG


307_D308_061407.JPG


B01_DB01 2 HW_061407.JPG


B01_DB01 HW_061407.JPG


B01_DB01_061407.JPG


B01_DB01A HW_061407.JPG


B01_DB01A_061407.JPG


B01_DB02 HW_061407.JPG


B01_DB03 HW_061407.JPG


B01_DB05 HW_031607.JPG


B01_DB05 HW_061407.JPG


B01_DB06 HW_061407.JPG


B02_DB02_061407.JPG


B02_DB02A_061407.JPG


B03_DB03_061407.JPG


B04_DB04 HW_031607.JPG


B04_DB04 HW_061407.JPG


B04_DB04_061407.JPG


B05_DB05_061407.JPG


B05_DB05A 2_062607.JPG


B05_DB05A_062607.JPG


B06_DB06 Dam_020207.JPG


B06_DB06_061407.JPG


B06_DB06A_061407.JPG


B06_DB08 HW_031607.JPG


B06_DB09 2 HW_061407.JPG


B06_DB09 3 HW_061407.JPG


B06_DB09 Dam_020207.JPG


B06_DB09 HW_061407.JPG


B06_DB09_030707.JPG


B07_DB07 HW_061407.JPG


B07_DB07_061407.JPG


B08_DB08_061407.JPG



B09_DB09_061407.JPG


B09_DB10 2_061407.JPG


B09_DB10 HW_061407.JPG


B09_DB10_061407.JPG

Windows


102_W101 2 HW_031607.JPG


102_W101 3 HW_031607.JPG


102_W101 Damage_011707.JPG


102_W101 HW_031607.JPG


102_W101-2-3_062607.JPG

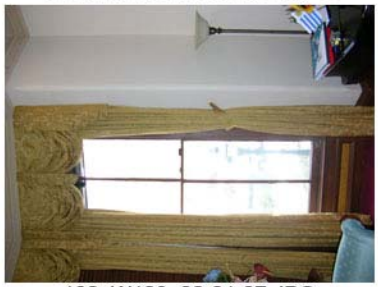

102_W102 Damage 2_011707.J...


102_W102 Damage_011707.JPG


102_W103 Base_030707.JPG


102_W103 Damage 2_011707.J...


102_W103 Damage_011707.JPG


102_W103_02-21-07.JPG


102_W104 Sill_011907.JPG


102_W104_02-09-07.JPG


103_W105 2 HW_031607.JPG


103_W105 Damage_011707.JPG


104_W108_020907.JPG


104_W108_030707.JPG


201_W201_062607.JPG


201_W202 2 HW_031607.JPG


201_W202 HW_031607.JPG


201_W202_062607.JPG


201_W203_020907.JPG


202_W204 2_020907.JPG


202_W204 Damage_011407.JPG


202_W204_020907.JPG


203_W205 2_021607.JPG


203_W205_021607.JPG


204_W206_020907.JPG


204_W207_062607.JPG


205_W209 2_062607.JPG


205_W209 HW_062707.JPG


205_W209_062607.JPG


206_W208_021607.JPG


301_W301 2 HW_031607.JPG


301_W301 3 HW_031607.JPG


301_W301 HW_031607.JPG


302_W303_020907.JPG


303_W304 2_020907.JPG


303_W304_020907.JPG


305_W305 HW_031607.JPG


305_W305_062607.JPG


306_W306_062607.JPG


306_W307_020907.JPG


307_W309_030707.JPG


307_W309_062607.JPG


308_W308 2_062607.JPG


308_W308_062607.JPG


B02_WB01 HW_031607.JPG


B02_WB01-2-3_062607.JPG


B02_Windows_062607.JPG


B06_WB05 Damage_020207.JPG


B06_WB05_062607.JPG


B06_WB06_062607.JPG


B07_WB04_062607.JPG


B08_WB07 Damage 2_020207.J...


B08_WB07 Damage 3_020207.J...


B08_WB07 Damage 4_020207.J...


B08_WB07 Damage 5_020207.J...


B08_WB07 Damage 6_020207.J...


B08_WB07 Damage_020207.JPG



B08_WB07_020207.JPG



B08_WB07_062607.JPG

East Elevation (Front)


E Elev_ Damage_030607.JPG


E Elev_Bay Damage_062607.JPG


E Elev_Bracket 2_030607.jpg


E Elev_Bracket Damage_030107....


E Elev_Bracket_030607.JPG


E Elev_Cornice Damage_030107...


E Elev_Cornice Detail 2_022107....


E Elev_Cornice Detail 3_022107....


E Elev_Cornice Detail_022107.jpg


E Elev_Cornice_022107.JPG


E Elev_D100 2_022107.JPG


E Elev_D100 D101_030707.JPG


E Elev_D100_022107.JPG


E Elev_D100_120306.JPG


E Elev_D101 Damage 2_030607....


E Elev_D101 Damage_030607.J...


E Elev_Damage 2_030607.jpg


E Elev_First Flr_120306.JPG


E Elev_Front Step Dam_062607.J...


E Elev_Front Step Dam2_062607...


E Elev_Front Step_022107.JPG


E Elev_Front Step_030607.JPG


E Elev_Front Step_062607.JPG


E Elev_Gate 2_030707.jpg


E Elev_Gate_030707.JPG


E Elev_Gate_062607.JPG

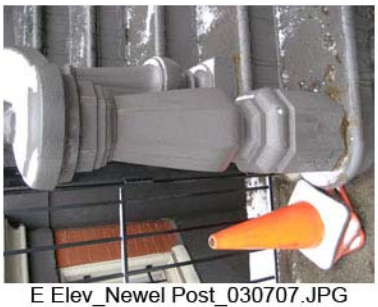

E Elev_Joint Damage_031607.JPG


E Elev_Meters_030607.JPG

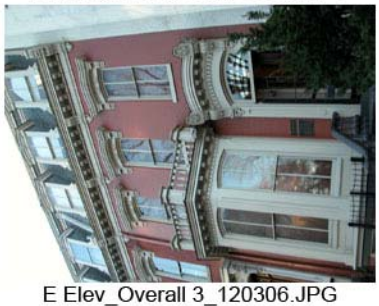

E Elev_Newel Post 2_022107.jpg


E Elev_Newel Post_022107.JPG


E Elev_Newel Post_030607.JPG


E Elev_Newel Post_030707.JPG


E Elev_Overall 2_120306.JPG


E Elev_Overall 3_120306.JPG


E Elev_Overall 4_120306.JPG


E Elev_Overall 5_120306.JPG


E Elev_Overall 6_120306.JPG


E Elev_Overall 7_120306.JPG


E Elev_Overall_022107.JPG


E Elev_Overall_120306.JPG



E Elev_Plaque_030607.JPG


E Elev_Railing_062607.JPG


E Elev_Stair Gate_030607.JPG


E Elev_Third Floor_120406.JPG


E Elev_W303 Hood_022107.JPG


E Elev_WB02 2_062607.JPG


E Elev_WB02_030607.JPG


E Elev_WB02_062607.JPG


E Elev_WB022_030607.JPG


E Yard_Detail_062607.JPG


E Yard_Gate_062607.JPG


E Yard_Walkway 2_031607.JPG


E Yard_Walkway 2_062607.JPG


E Yard_Walkway 3_031607.JPG


E Yard_Walkway Dam 2_031607....


E Yard_Walkway Dam 3_031607....


E Yard_Walkway Dam 4_031607....


E Yard_Walkway Dam_031607.J...


E Yard_Walkway_030707.JPG


E Yard_Walkway_031607.JPG


E Yard_Walkway_062607.JPG


Stair_Gate DB01_062607.JPG


Stair_to DB01 2_062607.JPG


Stair_to DB01 Dam_062607.JPG


Stair_to DB01_062607.JPG


Stair_to DB02 3_062607.JPG


Stairs_ to DB01 Dam 2_031607.J...


Stairs_Brick Damage_031607.JPG


Stairs_Masonry 2_031607.JPG


Stairs_to DB01 2_030107.JPG


Stairs_to DB01 Dam 1_030107.J...


Stairs_to DB01 Dam 3_031607.J...


Stairs_to DB01 Dam 4_031607.J...


Stairs_to DB01 Dam_030107.JPG


Stairs_to DB01 Dam_031607.JPG


Stairs_to DB01 Masonry_031607....


Stairs_to DB01 Pipes_030107.JPG


Stairs_to DB01_030107.JPG


Stairs_to DB01_031607.JPG


Stairs_to DB01Damage 2_03010...

West and South Elevations (Rear and Side)


Alley_01_31607.JPG


Alley_02_030107.JPG


Alley_Damage_030107.JPG


Alley_Drain 2_031607.JPG


Alley_Drain_031607.JPG


Alley_Flood Area_031607.JPG


Alley_Steps_030107.JPG


Alley_Steps_062607.JPG


E Elev_W102_062707.JPG


N Elev_W106 2_062707.JPG


N Elev_W106_062707.JPG


Rear Porch_Column Dam_31607....


Rear Porch_Column_062607.JPG


Rear Porch_Column1_031607.JPG


Rear Porch_Column2_031607.JPG


Rear Porch_Column3_031607.JPG


Rear Porch_Damage_031607.JPG


Rear Porch_Drain_062607.JPG


Rear Porch_Drain2_062607.JPG


Rear Porch_Patio_030107.JPG


Rear Porch_Patio_062607.JPG

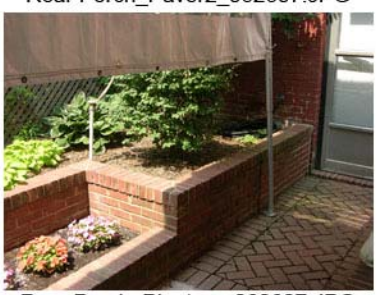

Rear Porch_Patio2_062607.JPG


Rear Porch_Paver_062607.JPG


Rear Porch_Paver2_062607.JPG


Rear Porch_Paver3_062607.JPG


Rear Porch_Planters_030107.JPG


Rear Porch_Planters_062607.JPG


Rear Porch_Planters2_062607.JPG


Rear Porch_Trellis_030107.JPG


S Elev_Damage 1_012407.jpg


S Elev_First Flr_012407.JPG


S Elev_Masonry_030107.JPG


S Elev_Overall_030107.JPG


S Elev_Pipes_062607.JPG


S Elev_SW Damage 2_030107.jpg


S Elev_SW Damage_030107.JPG


S Elev_SW_030107.JPG


S Elev_W105 HW_030107.JPG


S Elev_W105_012407.JPG

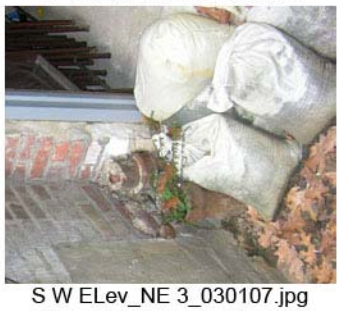

S Elev_W105_030107.JPG

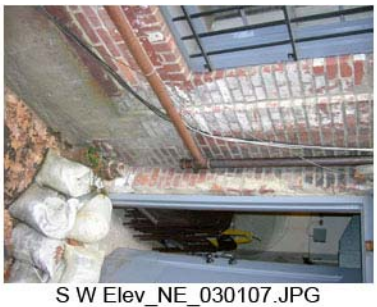

S Elev_W108_012407.JPG


S Elev_WB07_012407.JPG


S W Elev_1_030107.JPG


S W Elev_NE 2_030107.JPG


S W ELev_NE 3_030107.jpg


S W Elev_NE_030107.JPG


S W Elev_NE_062607.JPG


S W Elev_NE2_062607.JPG


W Elev_Basement 2_030107.JPG


W Elev_Basement_012407.JPG


W Elev_Brick 2_012407.JPG


W Elev_Brick_012407.JPG


W Elev_DB05A Dam_030107.jpg


W Elev_Ground_062607.JPG


W Elev_Overall_062607.JPG


W Elev_W104 2_062707.JPG


W Elev_W104 3_062707.JPG


W Elev_W104 Alley_012407.JPG


W Elev_W104 W204_012407.JPG


W Elev_W104_012407.JPG


W Elev_W104_062707.JPG

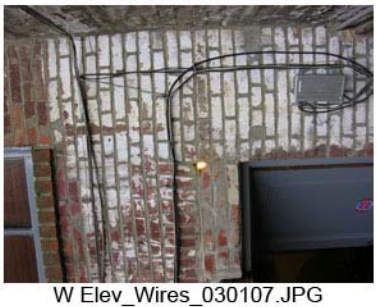

W Elev_W204,W204_012407.JPG


W Elev_W204,W302 2_012407.J...


W Elev_W304_012407.JPG


W Elev_Wall_062607.JPG


W Elev_Windows_012407.JPG

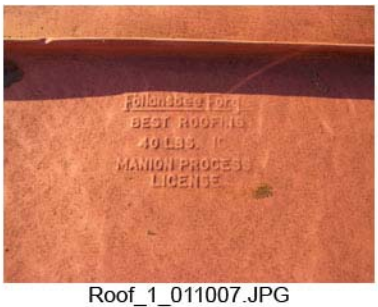

W Elev_Wires_030107.JPG


W Elev_Wires_062607.JPG


West Elevation_HABS.jpg

Roof


Roof_1_010807.JPG



Roof_1_011007.JPG


Roof_10_010807.JPG


Roof_11_010807.JPG


Roof_12_010807.JPG


Roof_13_010807.JPG


Roof_14_010807.JPG


Roof_15_010807.JPG


Roof_16_010807.JPG


Roof_17_010807.JPG


Roof_18_010807.JPG


Roof_19_010807.JPG


Roof_2_010807.JPG


Roof_20_010807.JPG


Roof_21_010807.JPG


Roof_22_010807.JPG


Roof_23_010807.JPG


Roof_24_010807.JPG


Roof_25_010807.JPG


Roof_26_010807.JPG


Roof_27_010807.JPG


Roof_28_010807.JPG


Roof_29_010807.JPG


Roof_3_010807.JPG


Roof_30_010807.JPG


Roof_31_010807.JPG


Roof_32_010807.JPG


Roof_33_010807.JPG


Roof_34_010807.JPG


Roof_35_010807.JPG


Roof_36_010807.JPG


Roof_37_010807.JPG


Roof_38_010807.JPG


Roof_4_010807.JPG


Roof_5_010807.JPG


Roof_6_010807.JPG


Roof_7_010807.JPG

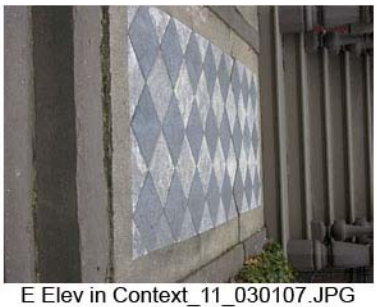

Roof_8_010807.JPG


Roof_9_010807.JPG

East Elevation in Context


E Elev in Context_1_011407.JPG


E Elev in Context_10_030107.JPG

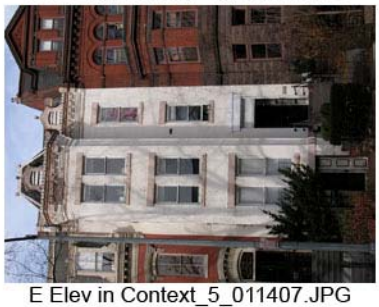

E Elev in Context_11_030107.JPG


E Elev in Context_12_011407.JPG


E Elev in Context_2_011407.JPG


E Elev in Context_3_011407.JPG


E Elev in Context_4_011407.JPG


E Elev in Context_5_011407.JPG


E Elev in Context_6_011407.JPG


E Elev in Context_7_011407.JPG


E Elev in Context_8_030107.JPG


E Elev in Context_9_030107.JPG

1316 Vermont Ave, NW


1316_101Floor_062607.JPG


1316_101Light_062607.JPG


1316_101Light2_062607.JPG


1316_102 N Wall_062607.JPG


1316_102_062607.JPG


1316_102Corner_062607.JPG


1316_102Crown2_062607.JPG


1316_102FP_062607.JPG


1316_102FP2_062607.JPG


1316_103Crown_062607.JPG


1316_Alley_062607.JPG


1316_Bay_062607.JPG


1316_Kitchen_062607.JPG



1316_Kitchen2_062607.JPG


1316_Kitchen3_062607.JPG

35 MM BLACK AND WHITE PHOTOGRAPHS



1 of 66 Room 102
Roll No. 1/Negative No. 1



2 of 66 Room 102
Roll No. 1/Negative No. 2



3 of 66 Room 102
Roll No. 1/Negative No. 3



4 of 66 Room 102
Roll No. 1/Negative No. 4



5 of 66 Room 102
Roll No. 1/Negative No. 5



6 of 66 Room 103
Roll No. 1/Negative No. 6



7 of 66 Room 103
Roll No. 1/Negative No. 7



8 of 66 Room 103
Roll No. 1/Negative No. 8



9 of 66 Room 103
Roll No. 1/Negative No. 9



10 of 66 Room 103
Roll No. 1/Negative No. 10



11 of 66 Room 104
Roll No. 1/Negative No. 11



12 of 66 Room 104
Roll No. 1/Negative No. 12



13 of 66 Room 101
Roll No. 1/Negative No. 13



14 of 66 Room 101
Roll No. 1/Negative No. 14



15 of 66 Room 101
Roll No. 1/Negative No. 15



16 of 66 Room 200
Roll No. 1/Negative No. 16



18 of 66 Room 200- View to East
Roll No. 1/Negative No. 18



17 of 66 Room 200- Scroll Detail
Roll No. 1/Negative No. 2



19 of 66 Room 200- View to West
Roll No. 1/Negative No. 19



20 of 66 Room 201- View to Southeast
Roll No. 1/Negative No. 20



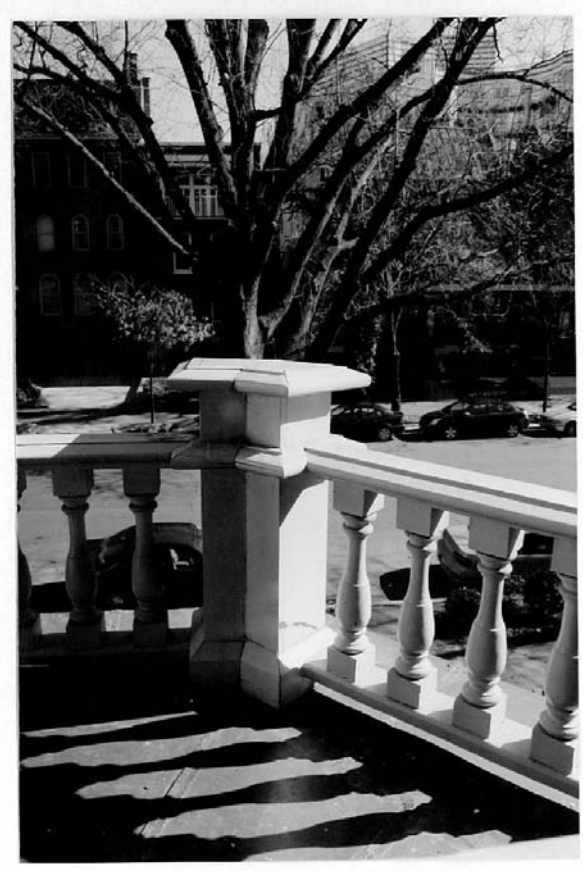
21 of 66 Room 201- View to Northwest
Roll No. 1/Negative No. 21



22 of 66 Room 201- Doors D201A and D201B – South Elevation
Roll No. 1/Negative No. 22



23 of 66 Window W203- Detail of Exterior Balcony and Balusters
Roll No. 1/Negative No. 23



24 of 66 Detail of Exterior Balcony and Balusters
Roll No. 1/Negative No. 24



25 of 66 Room 201 – Door D210B – South Elevation
Roll No. 2/Negative No. 1



26 of 66 Room 202 – View to West
Roll No. 2/Negative No.2



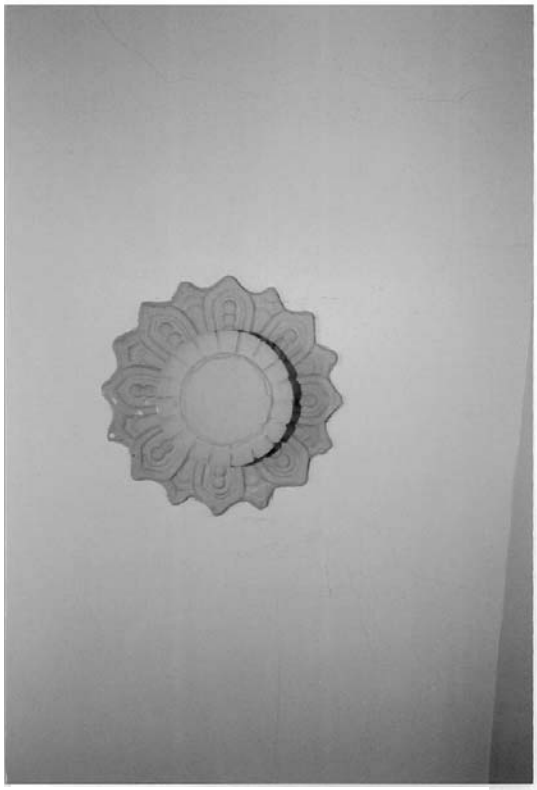
27 of 66 Room 202 – View to South – Door D202A
Roll No. 2/Negative No. 3



29 of 66 Room 202 – Window W204 – West Elevation
Roll No. 2/Negative No. 5



28 of 66 Room 202 – D202A – South Elevation
Roll No. 2/Negative No.4



31 of 66 Room 200 – Detail of Medallion
Roll No. 2/Negative No. 7



30 of 66 Room 203 – View to East – Clawfoot tub Detail
Roll No. 2/Negative No.6



32 of 66 Room 204 – View to West with Fireplace and Window W207
Roll No. 2/Negative No.8



33 of 66 Room 204 – view to East with Windows W206 and W207
Roll No. 2/Negative No.9



34 of 66 Room 204 – Fireplace Detail
Roll No. 2/Negative No. 11



35 of 66 Room 204 – Detail of Medallion 4 and Chandelier
Roll No. 2/Negative No.10



36 of 66 Room 204 – Fireplace Detail
Roll No. 2/Negative No. 12



37 of 66 Room 205 – Stair Detail
Roll No. 2/Negative No. 14



38 of 66 Room 204 – View to North
Roll No. 2/ Negative No. 13



39 of 66 Room 205 – Window W209 – Muntins Details
Roll 2/Negative No. 16



40 of 66 Room 205 – Stair and Handrail Detail
Roll 2/Negative No. 15



41 of 66 Room 205 – Detail of Stair Treads
Roll 2/Negative No. 18



42 of 66 Door D205 – West Elevation
Roll 2/Negative No. 17



43 of 66 Room 306 – View to West with Window W307
Roll 2/Negative No. 19



44 of 66 Room 305 – View to West
Roll 2/Negative No. 21



45 of 66 Room 304 – Door D304A – North Elevation
Roll 2/Negative No. 20



46 of 66 Room 300 – view to East
Roll 2/Negative No. 23



47 of 66 Room 304 – Closet Detail
Roll 2/Negative No. 22



48 of 66 Room 300 – Doors D300A and D300B – Closet Detail
Roll 3/Negative No. 1



49 of 66 Room 300 – Detail of Handrail and Wooden Posts
Roll 2/Negative No. 24



50 of 66 Room 303 – Fireplace Detail
Roll 3/Negative No. 4



51 of 66 Room 303 – Fireplace Detail
Roll 3/Negative No. 3



52 of 66 Room 301 – Fireplace Detail
Roll 3/Negative No. 6



53 of 66 Room 301 – Fireplace Detail
Roll 3/Negative No. 5



54 of 66 Room 301 Door D302A – Door Handle Detail
Roll 3/Negative No. 8



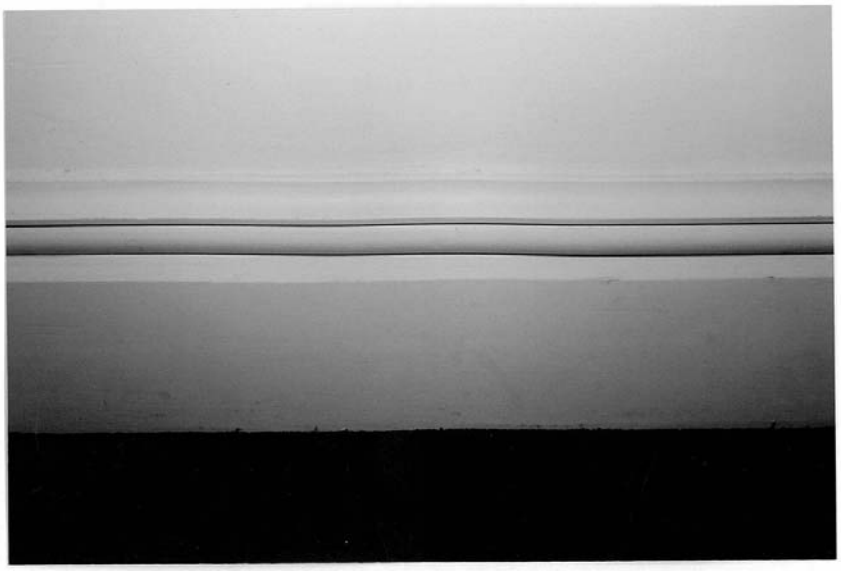
55 of 66 Room 301 – Fireplace Detail
Roll 3/Negative No. 10



56 of 66 Room 300 – Staircase and Handrail Detail
East Elevation
Roll 3/Negative No. 11



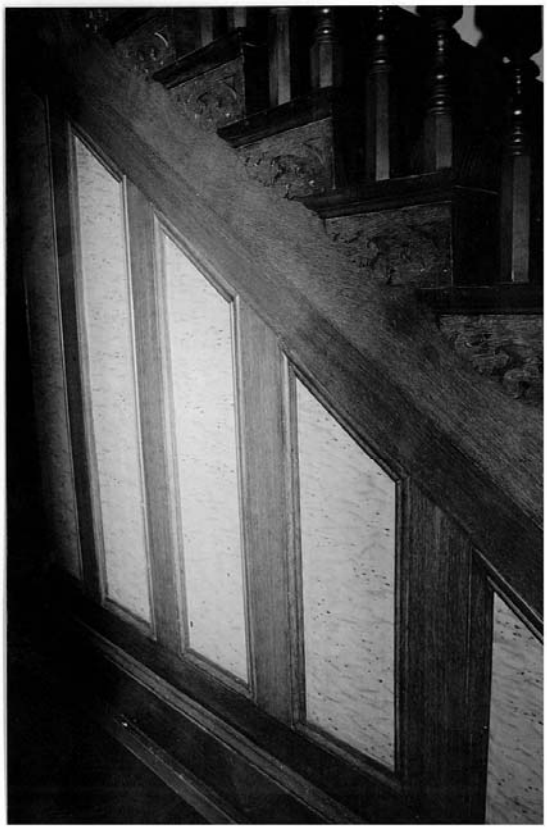
57 of 66 Room 301 – Fireplace Detail
Roll 3/Negative No. 9



58 of 66 Room 102 – Base Detail
Roll 3/Negative No. 13



59 of 66 Room 101 – Detail of Cove 2 at Hallway
Roll 3/Negative No. 16



60 of 66 Room 101 – Detail of Grained Paneling under Stringer
Roll 3/Negative No. 15



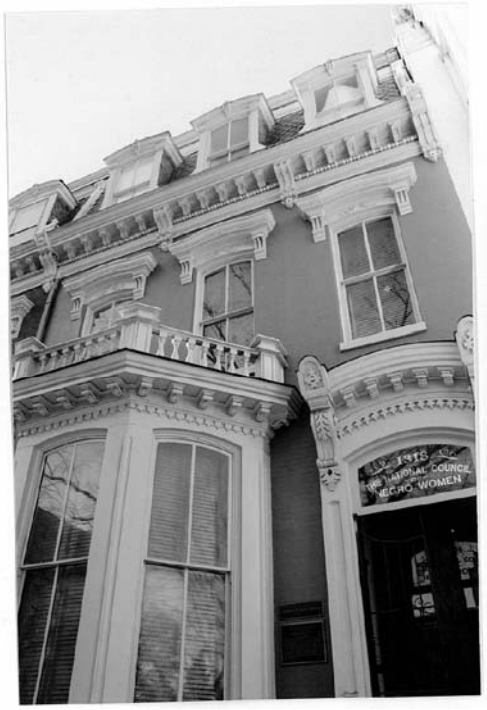
61 of 66 Room 102 – Detail of Cove 2
Roll 3/Negative No. 18



62 of 66 Room 102 – East Elevation
Roll 3/Negative No. 17



63 of 66 Room B06 – Fireplace Detail
Roll 3/Negative No. 21



64 of 66 East Exterior Elevation
Roll 3/Negative No.23

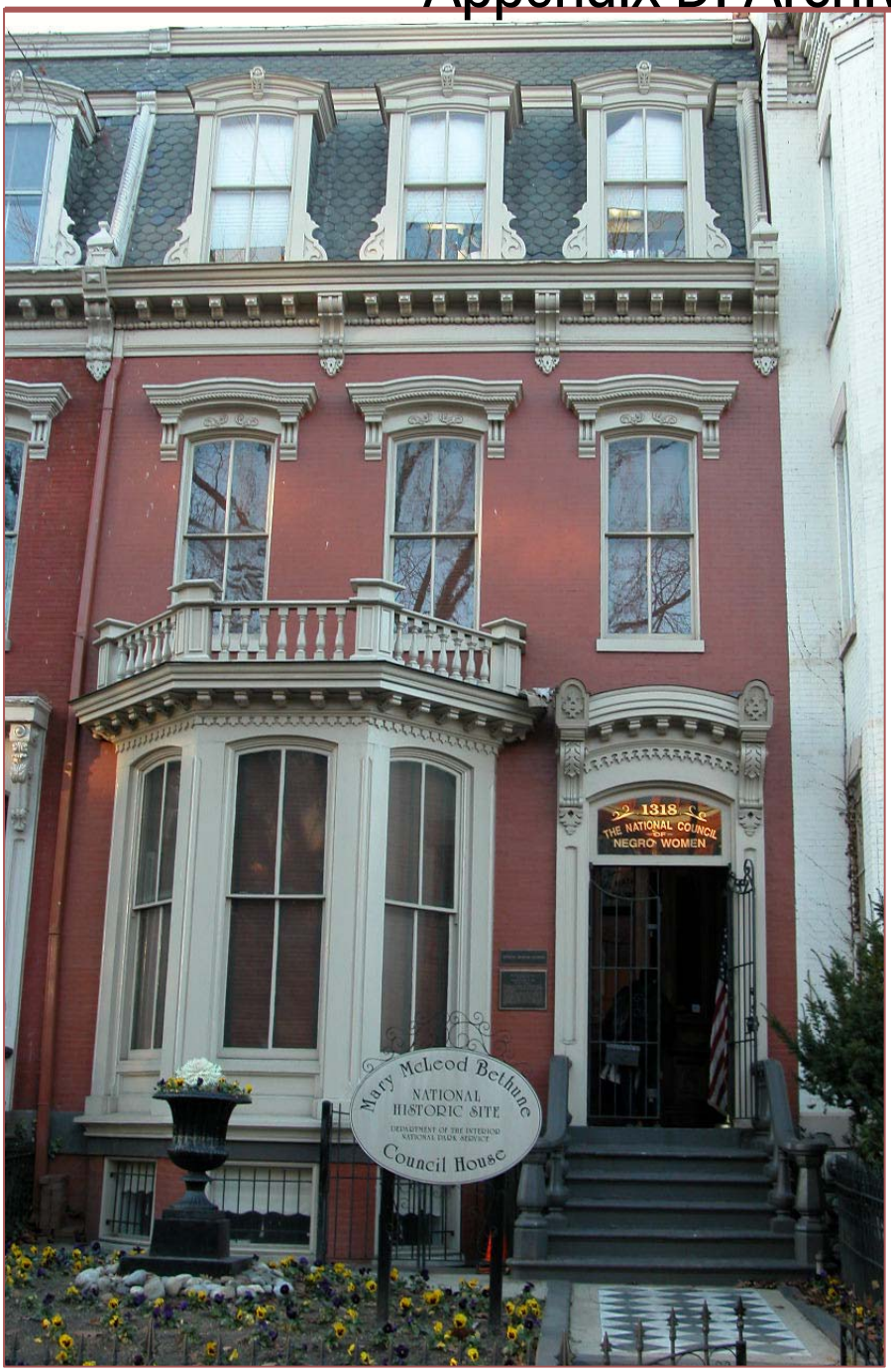


65 of 66 Room 100 – Door D101 Detail
Roll 3/Negative No. 22



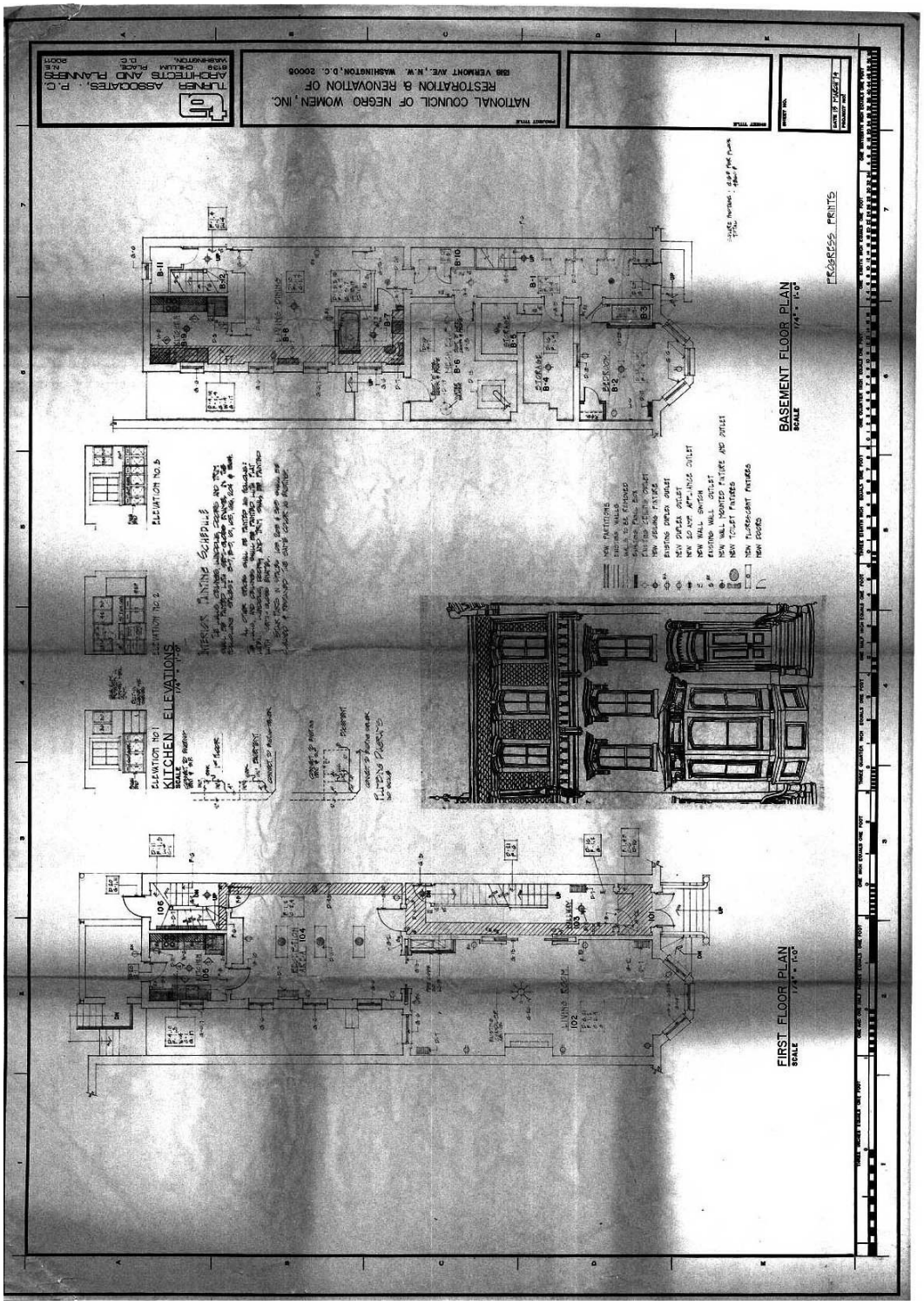
66 of 66 East Exterior Elevation showing Property 1320
Roll 3/Negative No. 24

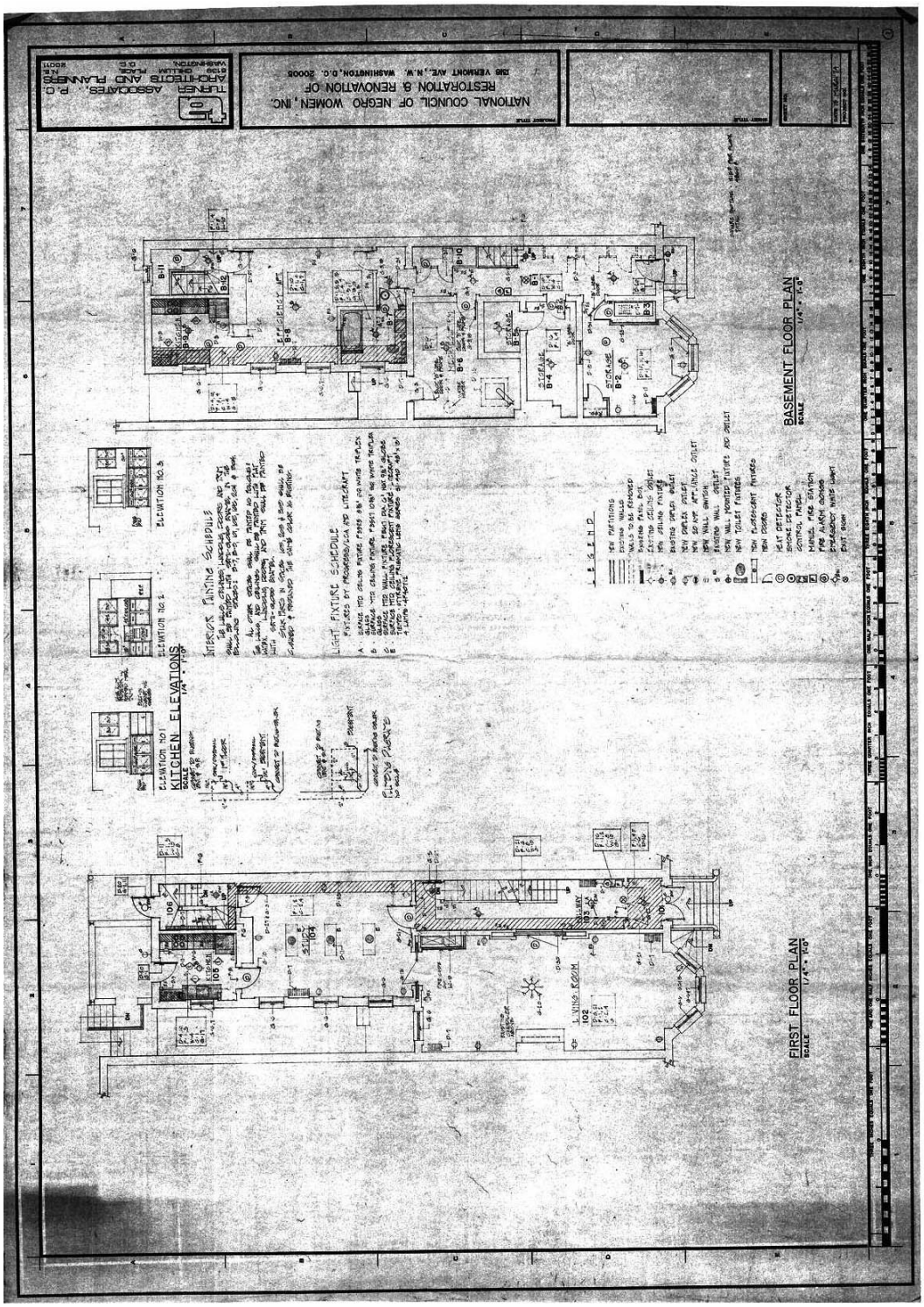
Appendix D: Archival Documents

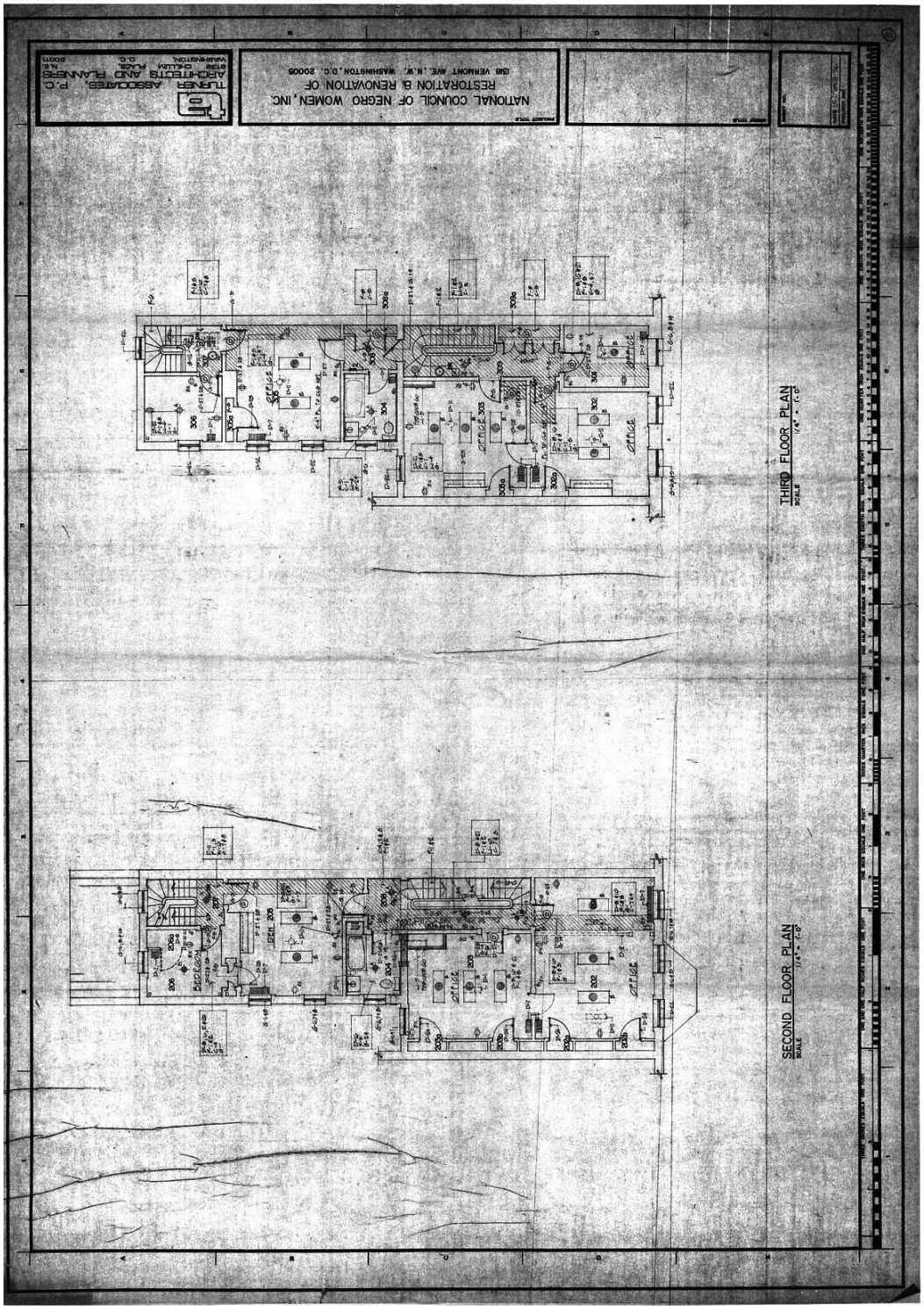


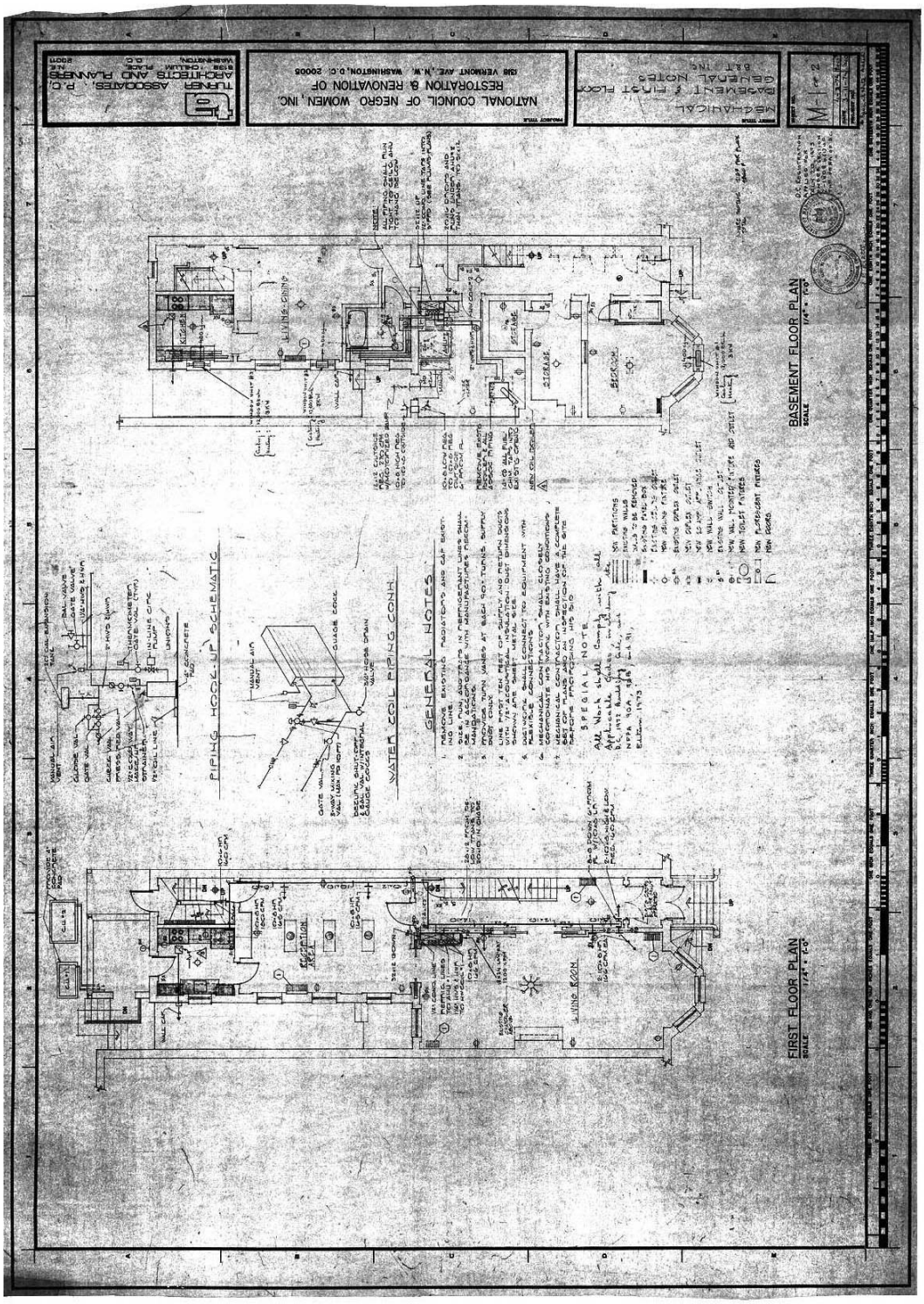
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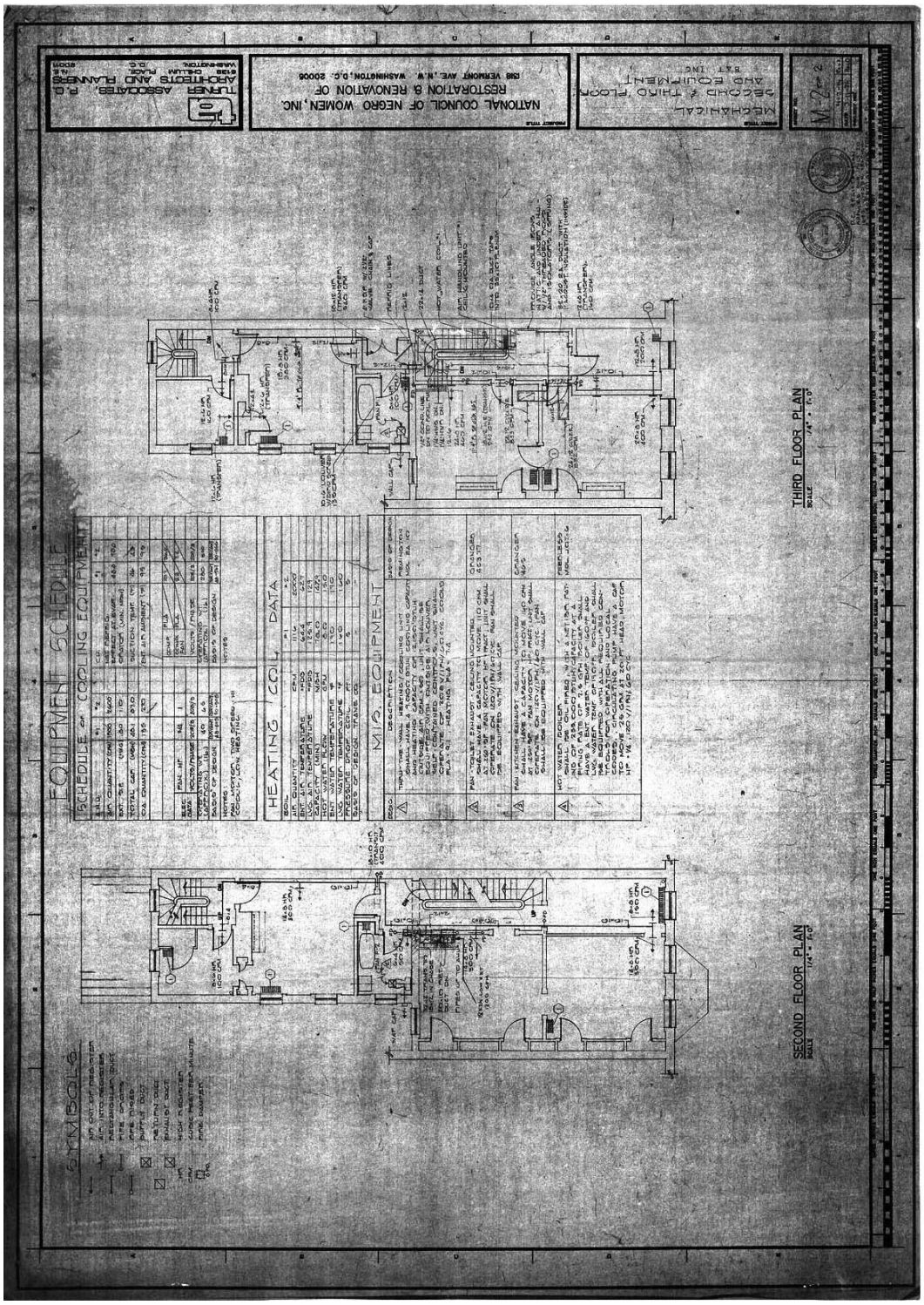
TURNER ASSOCIATES P.C. ARCHITECTS AND PLANNERS, 1974 RESTORATION AND RENOVATION

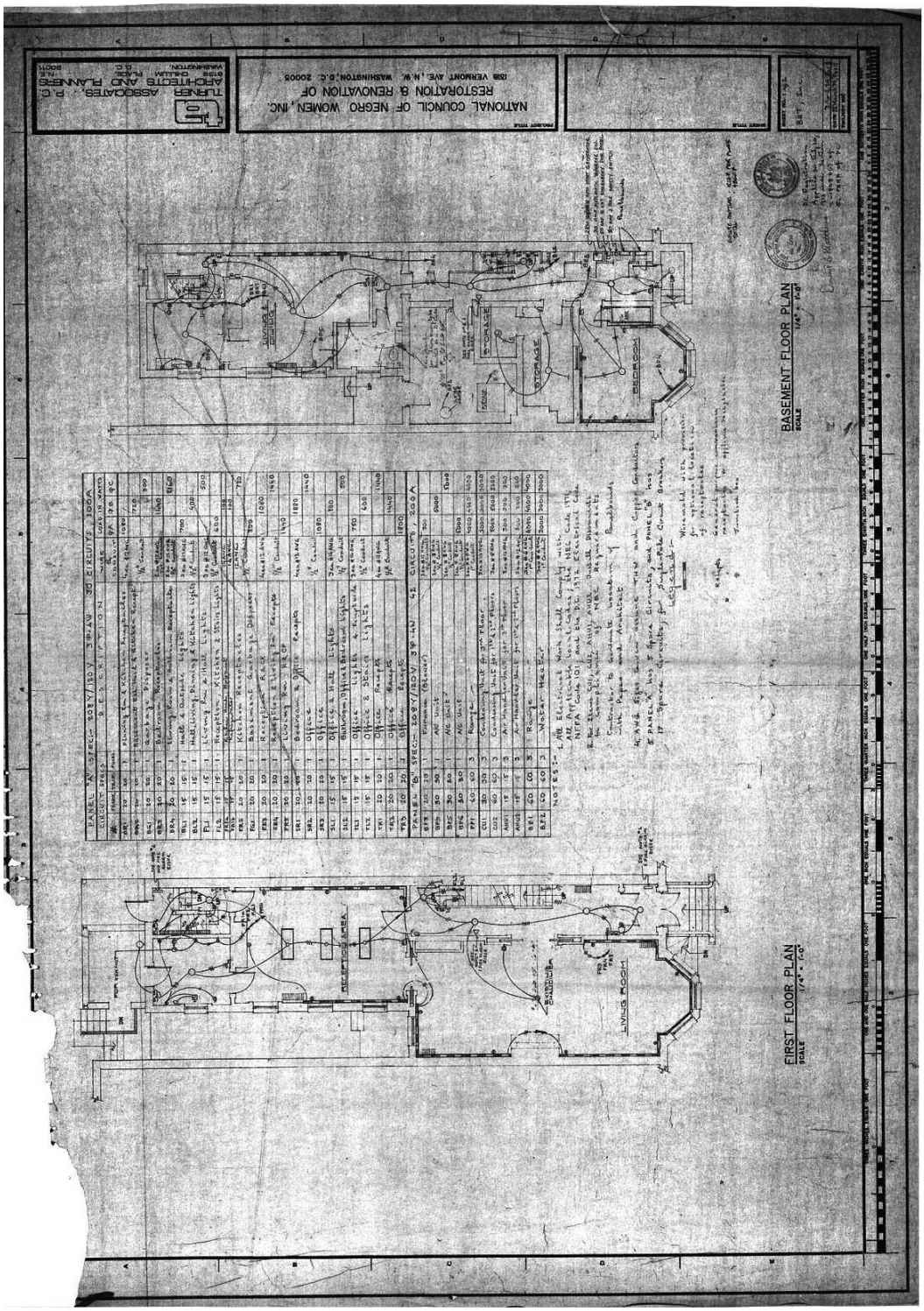


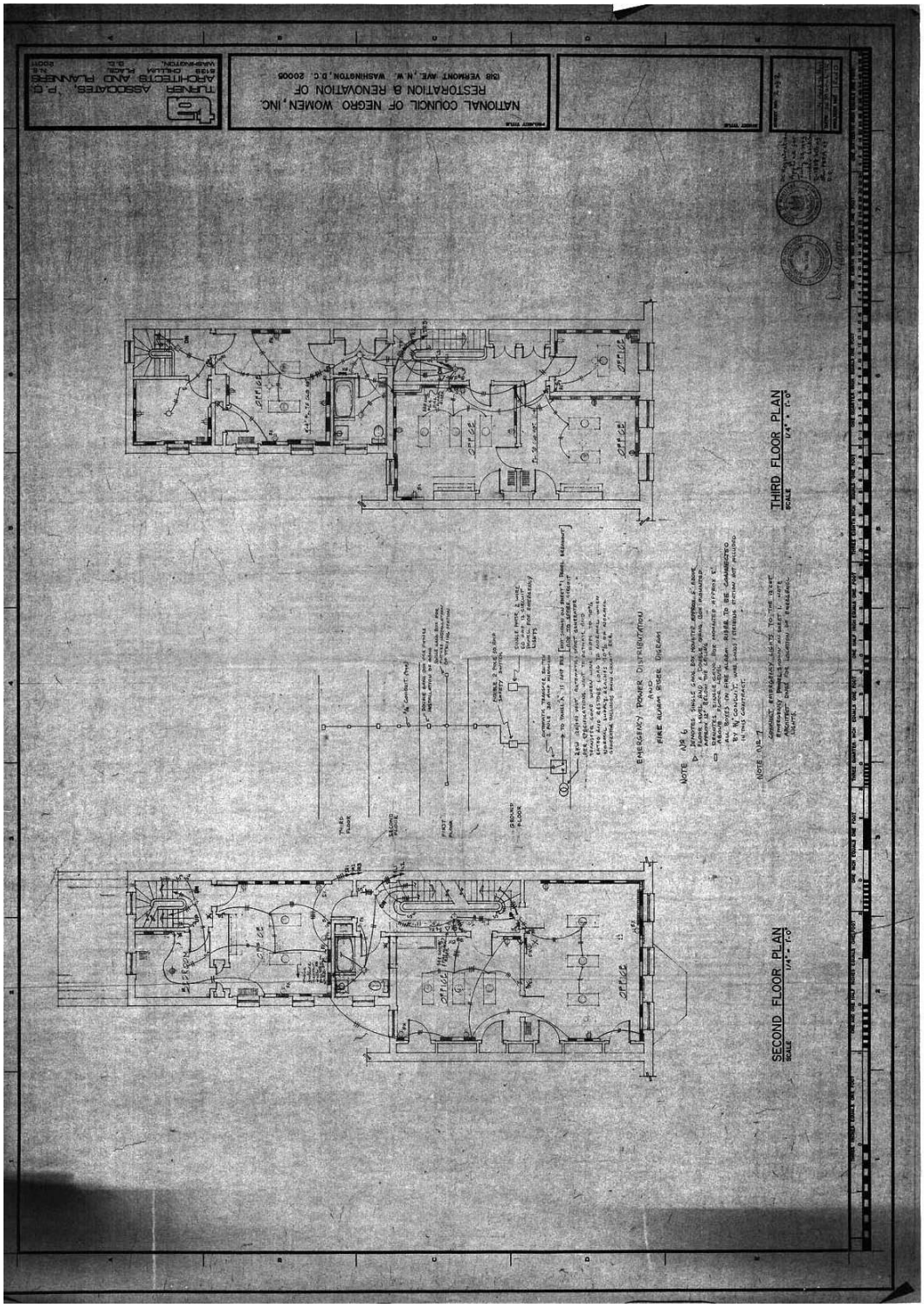

NATIONAL COUNCIL OF NEGRO WOMEN, INC.
RESTORATION & RENOVATION OF
1318 VERMONT AVE., N.W. WASHINGTON, D.C. 20005
TURNER ASSOCIATES, P.C.
ARCHITECTS AND PLANNERS
1139 CONN. AVE. N.W.
WASHINGTON, D.C. 20036
BASEMENT FLOOR PLAN
FIRST FLOOR PLAN
KITCHEN ELEVATIONS
INTERIOR PAINTING SCHEDULE
LIGHT FIXTURE SCHEDULE
LEGEND
LIVING ROOM


NATIONAL COUNCIL OF NEGRO WOMEN, INC.
RESTORATION & RENOVATION OF
1318 VERMONT AVE., N.W. WASHINGTON, D.C. 20005
TURNER ASSOCIATES, P.C.
ARCHITECTS AND PLANNERS
THIRD FLOOR PLAN
SECOND FLOOR PLAN

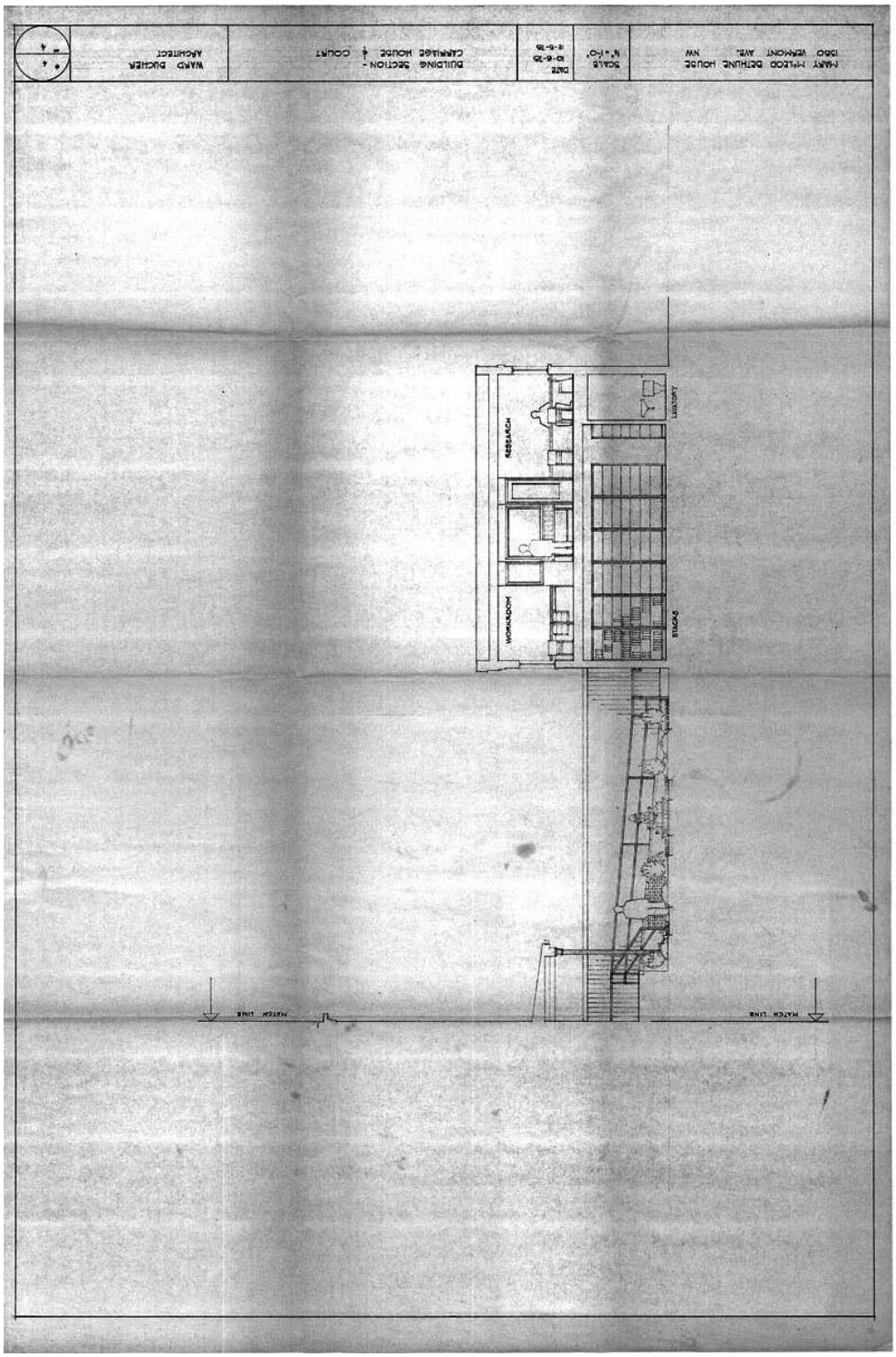

NATIONAL COUNCIL OF NEGRO WOMEN INC.
RESTORATION & RENOVATION OF
BASEMENT & FIRST FLOOR
GENERAL NOTES
MECHANICAL
TURNER ASSOCIATES, P.C.
ARCHITECTS AND PLANNERS
BASEMENT FLOOR PLAN
FIRST FLOOR PLAN
PIPING HOOK-UP SCHEMATIC
WATER COIL PIPING CONN.
GENERAL NOTES
SPECIAL NOTE
LIVING ROOM
DINING ROOM
KITCHEN
BEDROOM

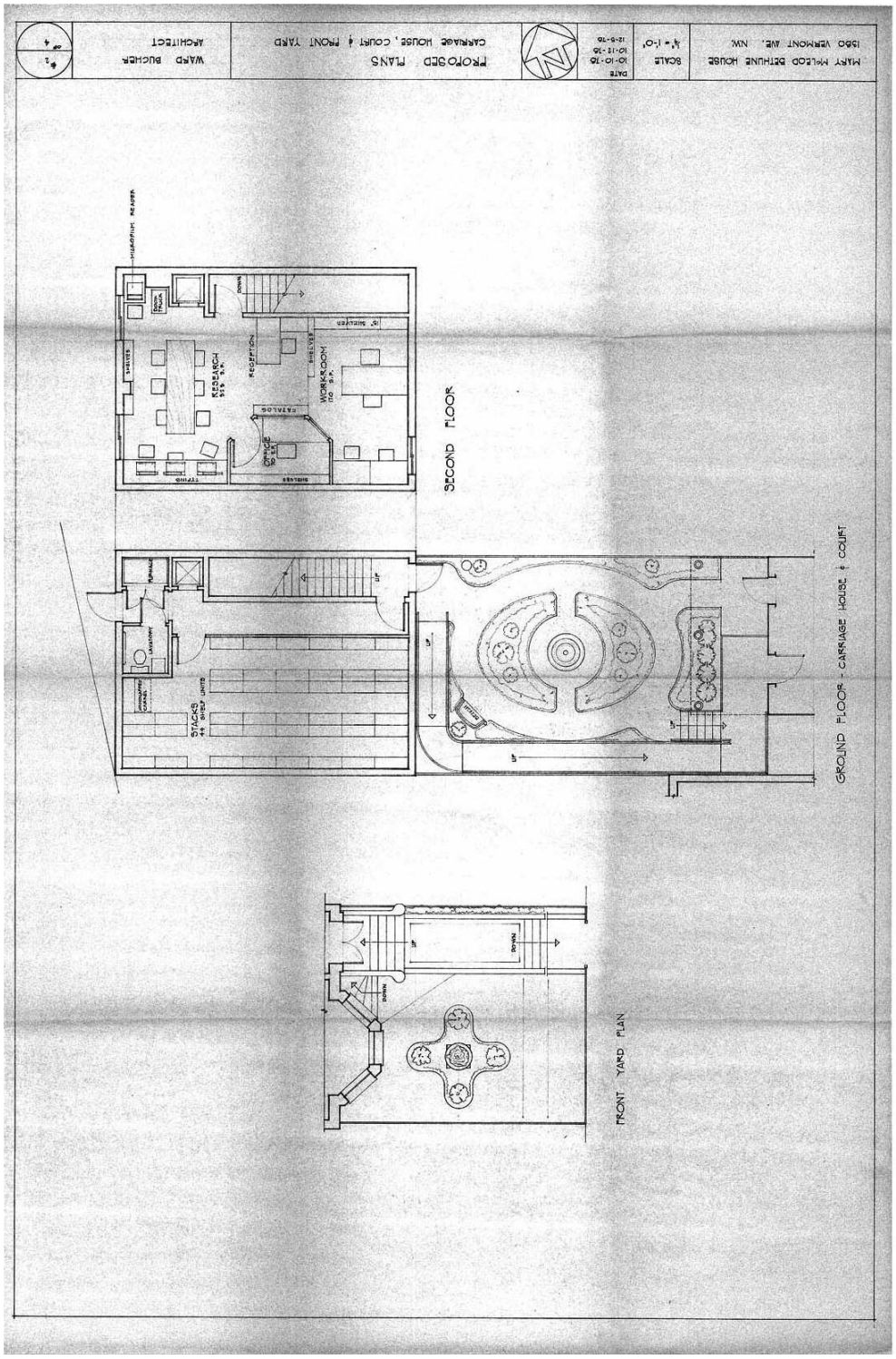

NATIONAL COUNCIL OF NEGRO WOMEN, INC.
RESTORATION & RENOVATION OF
1318 VERMONT AVE., N.W. WASHINGTON, D.C. 20005
MECHANICAL
BASEMENT & THIRD FLOOR
AND EQUIPMENT
TURNER ASSOCIATES, P.C.
ARCHITECTS AND PLANNERS
9188 DELUM PLACE, N.E.
WASHINGTON, D.C. 20018
EQUIPMENT SCHEDULE
SCHEDULE OF COOLING EQUIPMENT
HEATING COIL DATA
MISC EQUIPMENT
SYMBOLS
THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"


NATIONAL COUNCIL OF NEGRO WOMEN, INC.
RESTORATION & RENOVATION OF
1318 VERMONT AVE., N.W. WASHINGTON, D.C. 20005
TURNER ASSOCIATES, P.C.
ARCHITECTS AND PLANNERS
WASHINGTON, D.C.
BASEMENT FLOOR PLAN
FIRST FLOOR PLAN
STORAGE
BEDROOM
LIVING ROOM
RECEPT. AREA

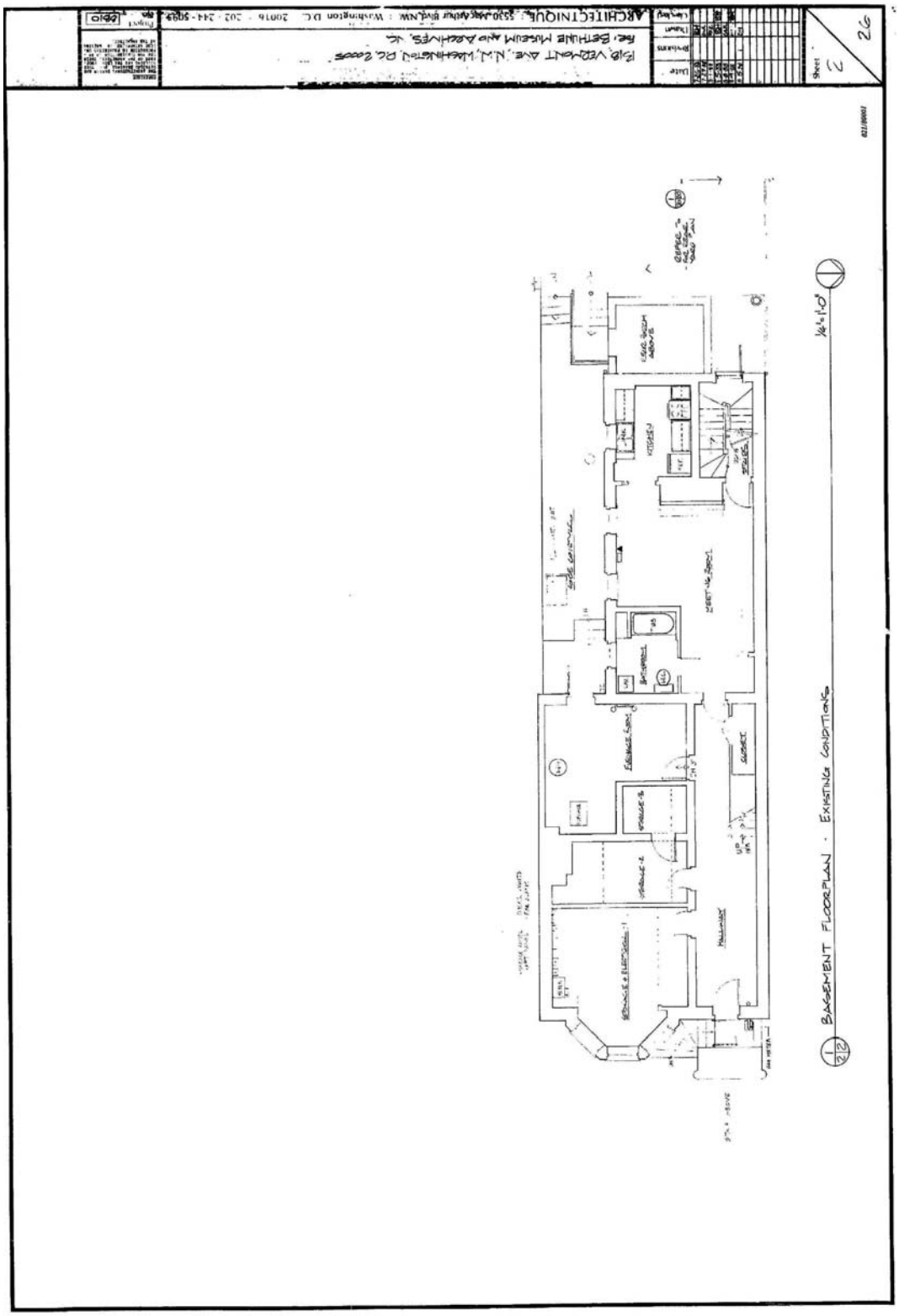

NATIONAL COUNCIL OF NEGRO WOMEN, INC.
RESTORATION & RENOVATION OF
(BB VERMONT AVE., N.W. WASHINGTON, D.C. 20005
TURNER ASSOCIATES, P.C.
ARCHITECTS AND PLANNERS
THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"
EMERGENCY POWER DISTRIBUTION
FIRE ALARM RISER DIAGRAM
OFFICE
CONF.
STAIR

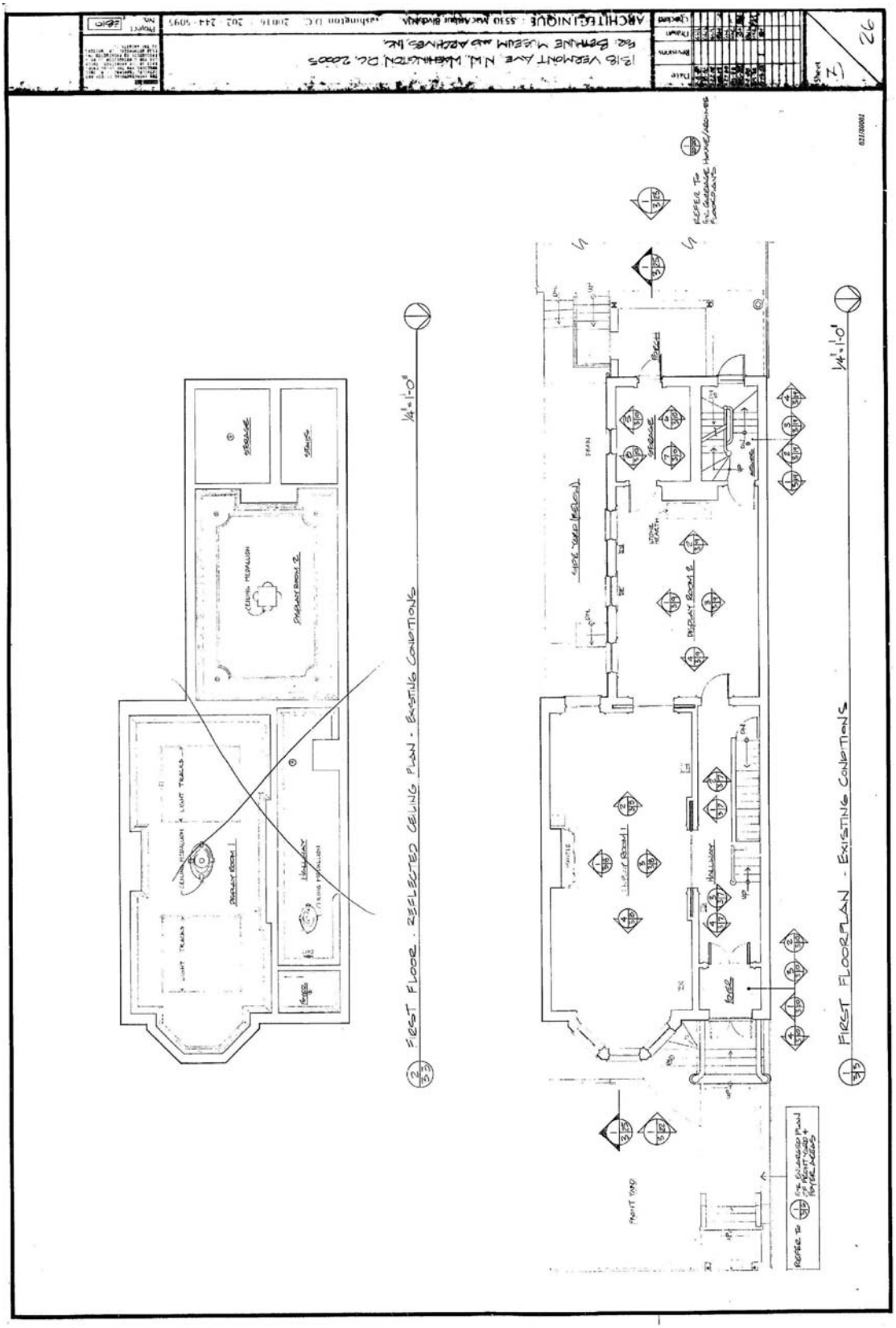
WARD BUCHER ARCHITECT, 1978 CARRIAGE HOUSE AND COURT

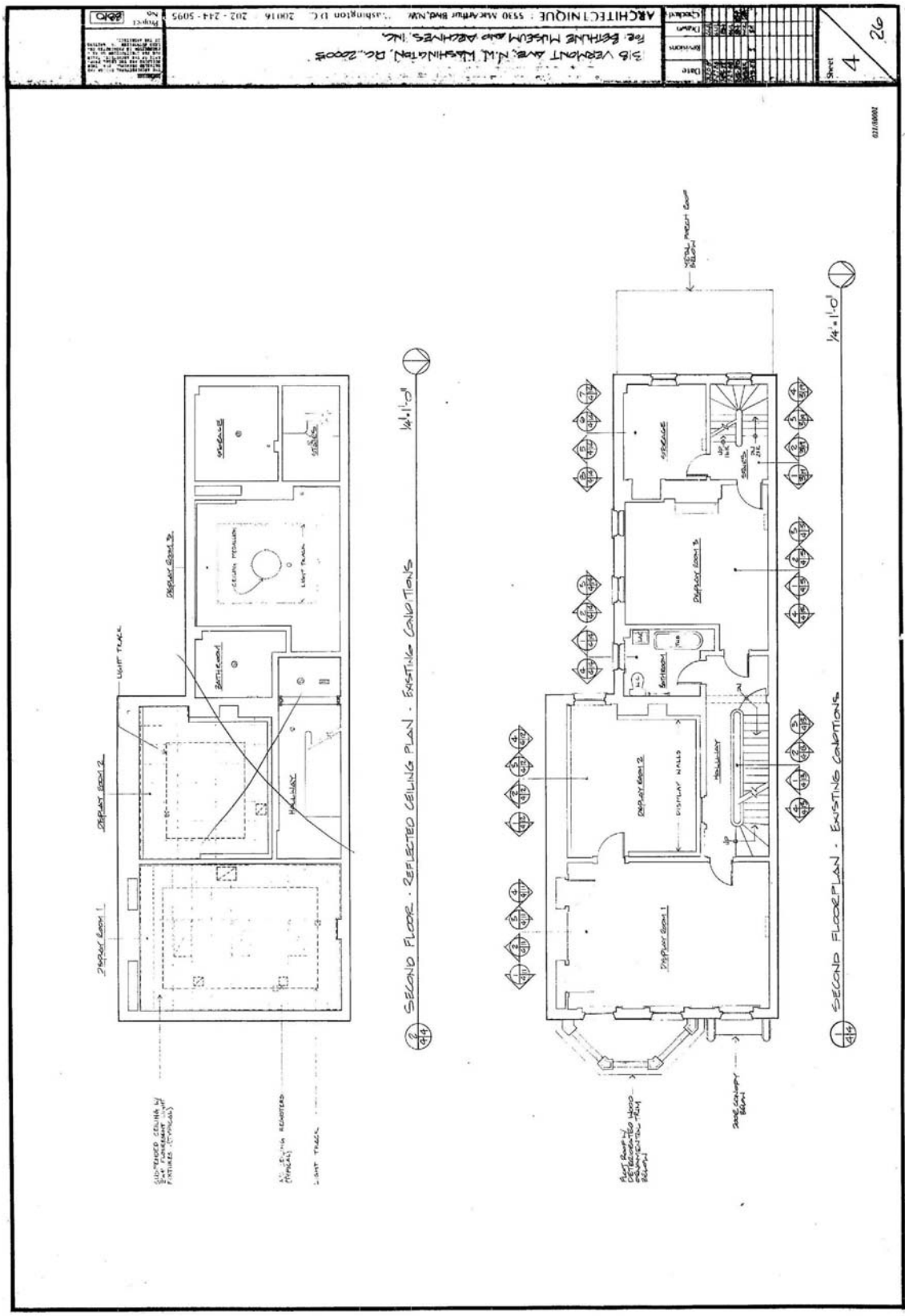


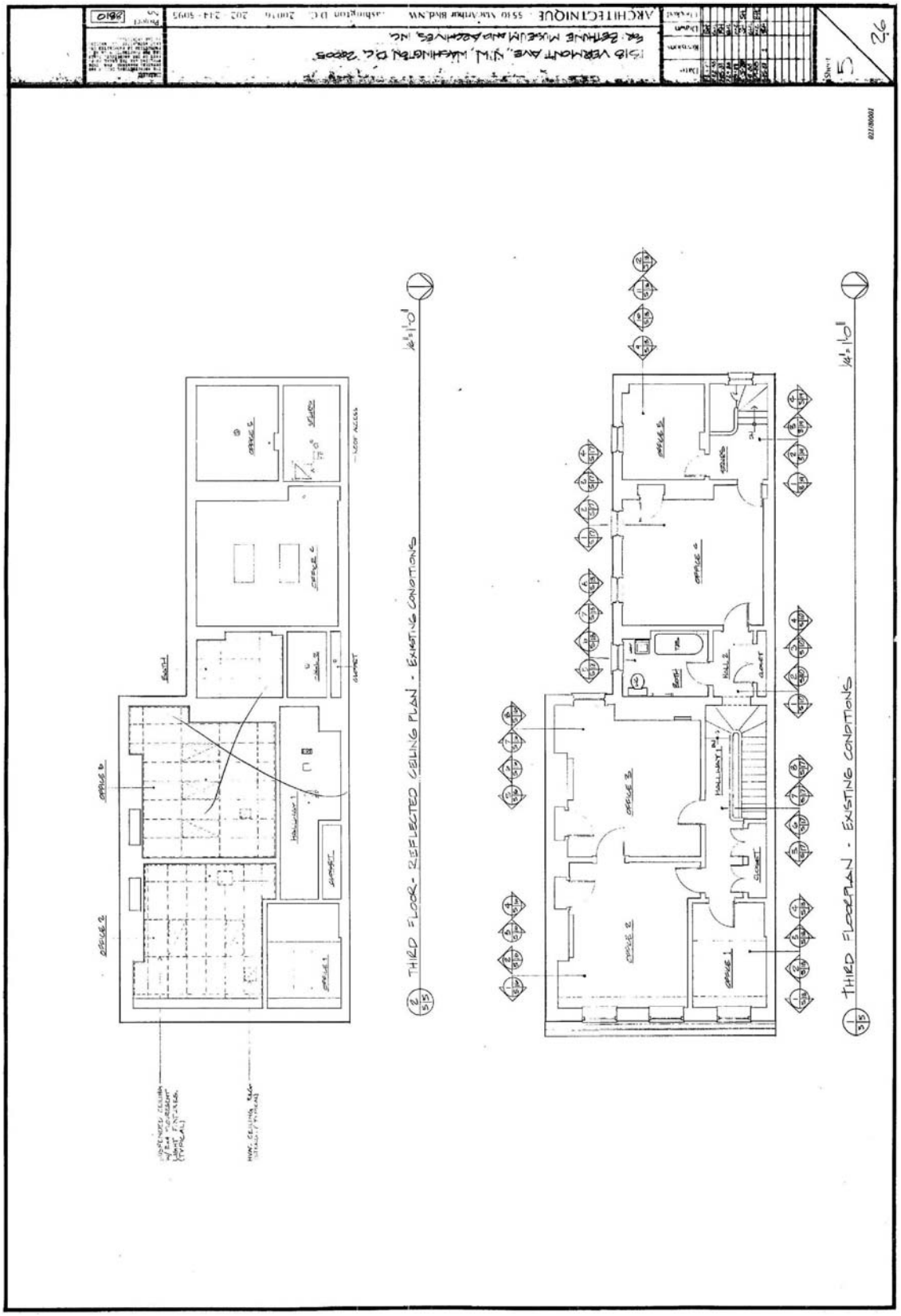


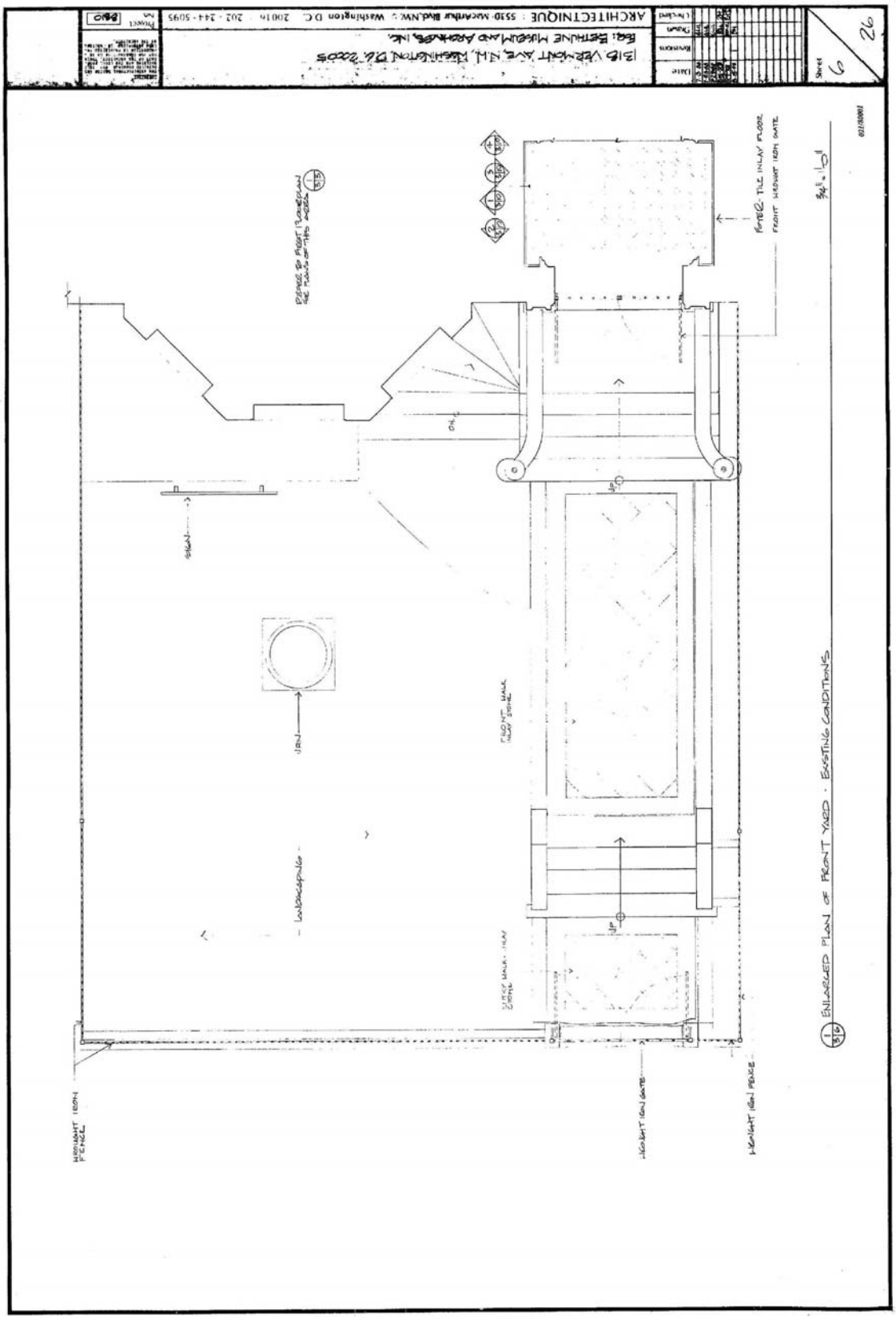
ARCHITECTNIQUE, 1988 DRAWINGS

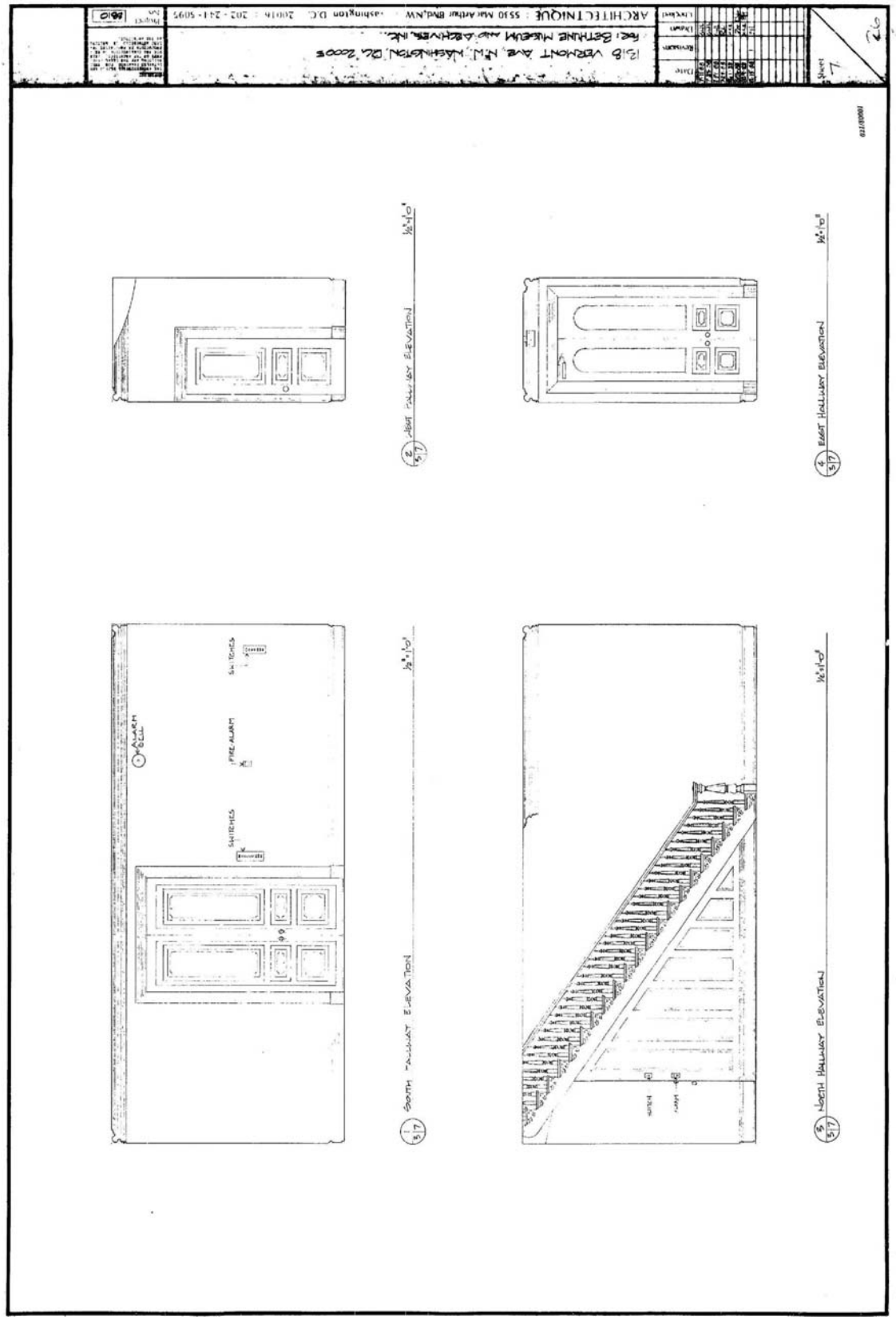

BASEMENT FLOORPLAN - EXISTING CONDITIONS
1/4"=1'-0"

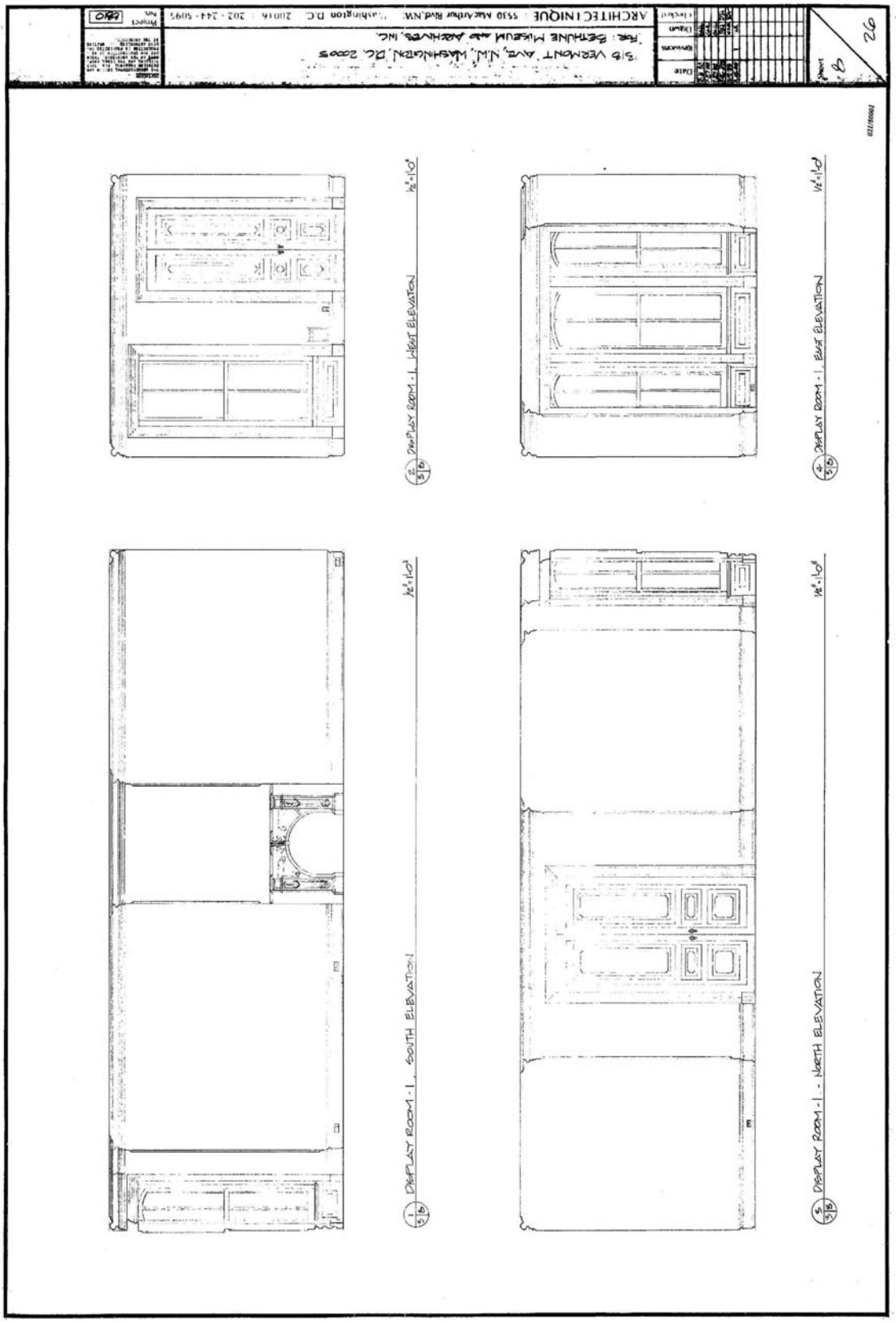

FIRST FLOOR - EXISTING CONDITIONS
1/4"=1'-0"
FIRST FLOOR - REFLECTED CEILING PLAN - EXISTING CONDITIONS
1/4"=1'-0"
REFER TO S1.1 GARAGE FLOOR/FOUNDATIONS
REFER TO S1.1 GARAGE FLOOR FOUNDATIONS & FRONT YARD RETAINING WALLS
1318 VERMONT AVE. N.W. WASHINGTON D.C. 20005
for BETHUNE MUSEUM and ARCHIVES, Inc.
ARCHITECTURAL GUILD
3510 MACOMB STREET N.W. WASHINGTON D.C. 20016 202 244-5095

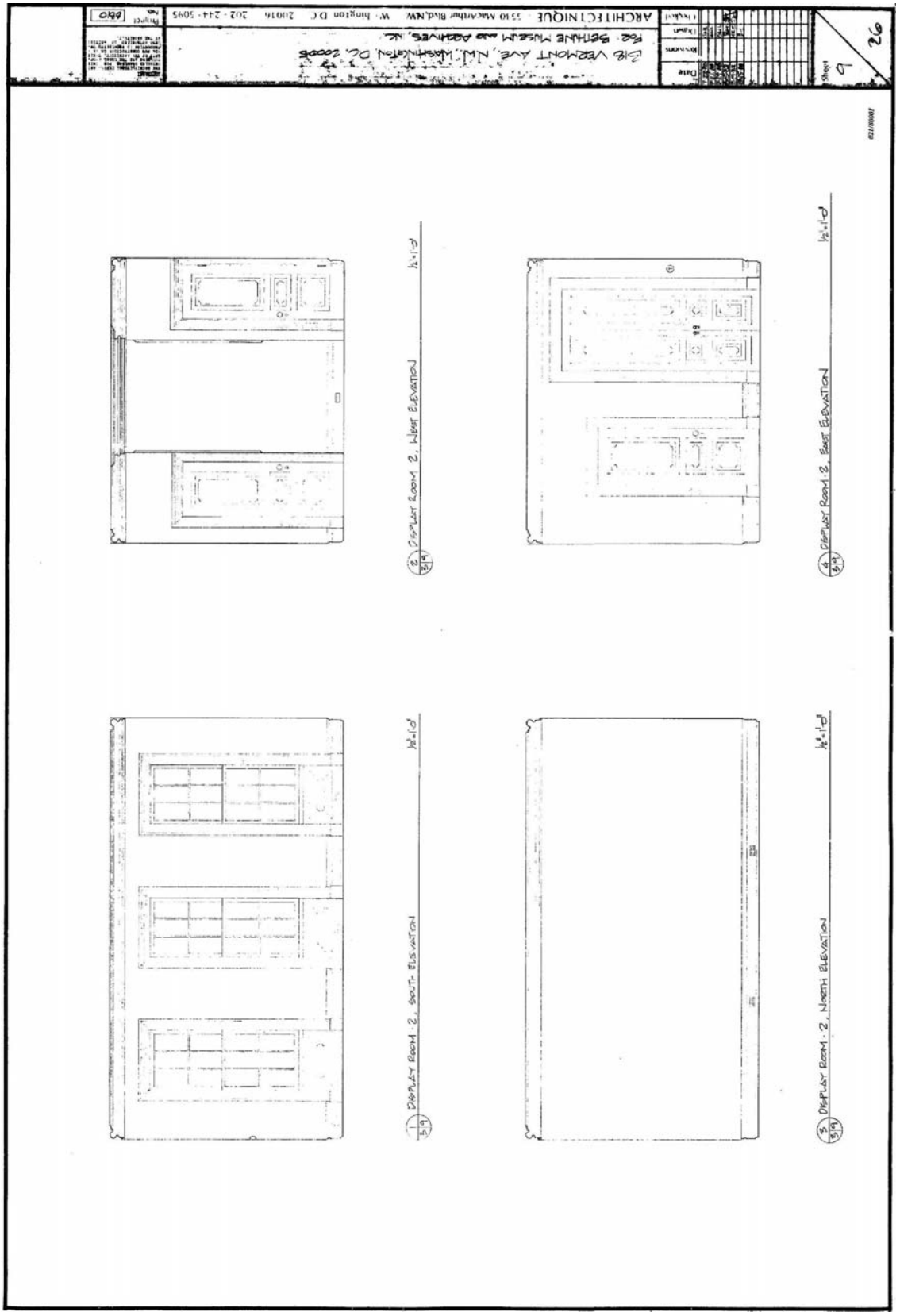

SECOND FLOOR · EXISTING CONDITIONS
SECOND FLOOR · REFLECTED CEILING PLAN · EXISTING CONDITIONS
DISPLAY ROOM 1
DISPLAY ROOM 2
DISPLAY ROOM 3
HALLWAY
STORAGE
BATHROOM
LIGHT TRACK
SKYLIGHT

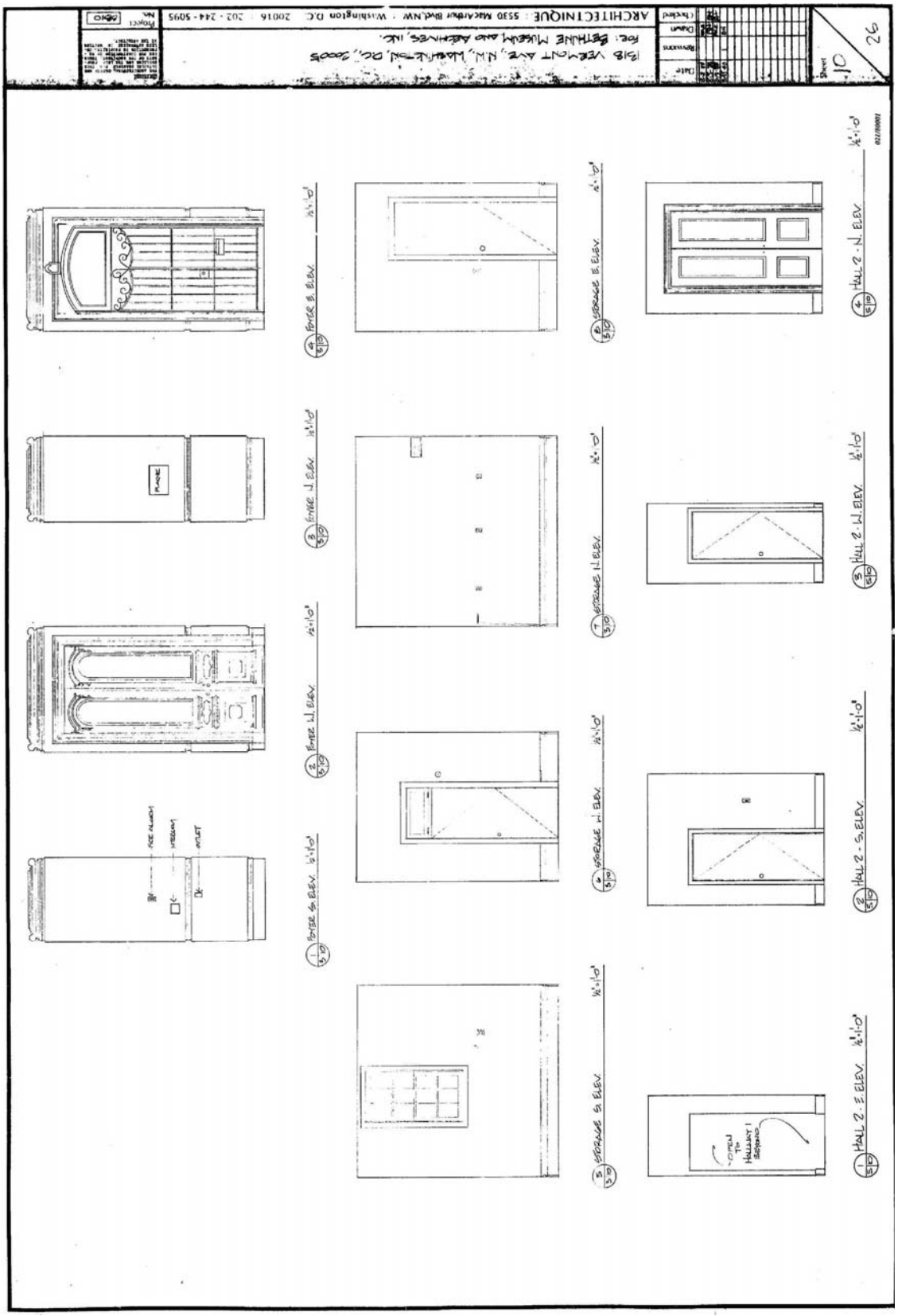

THIRD FLOOR - REFLECTED CEILING PLAN - EXISTING CONDITIONS
THIRD FLOOR PLAN - EXISTING CONDITIONS
OFFICE 5
OFFICE 6
OFFICE 4
OFFICE 3
OFFICE 2
OFFICE 1
HALLWAY
CLOSET
BATH

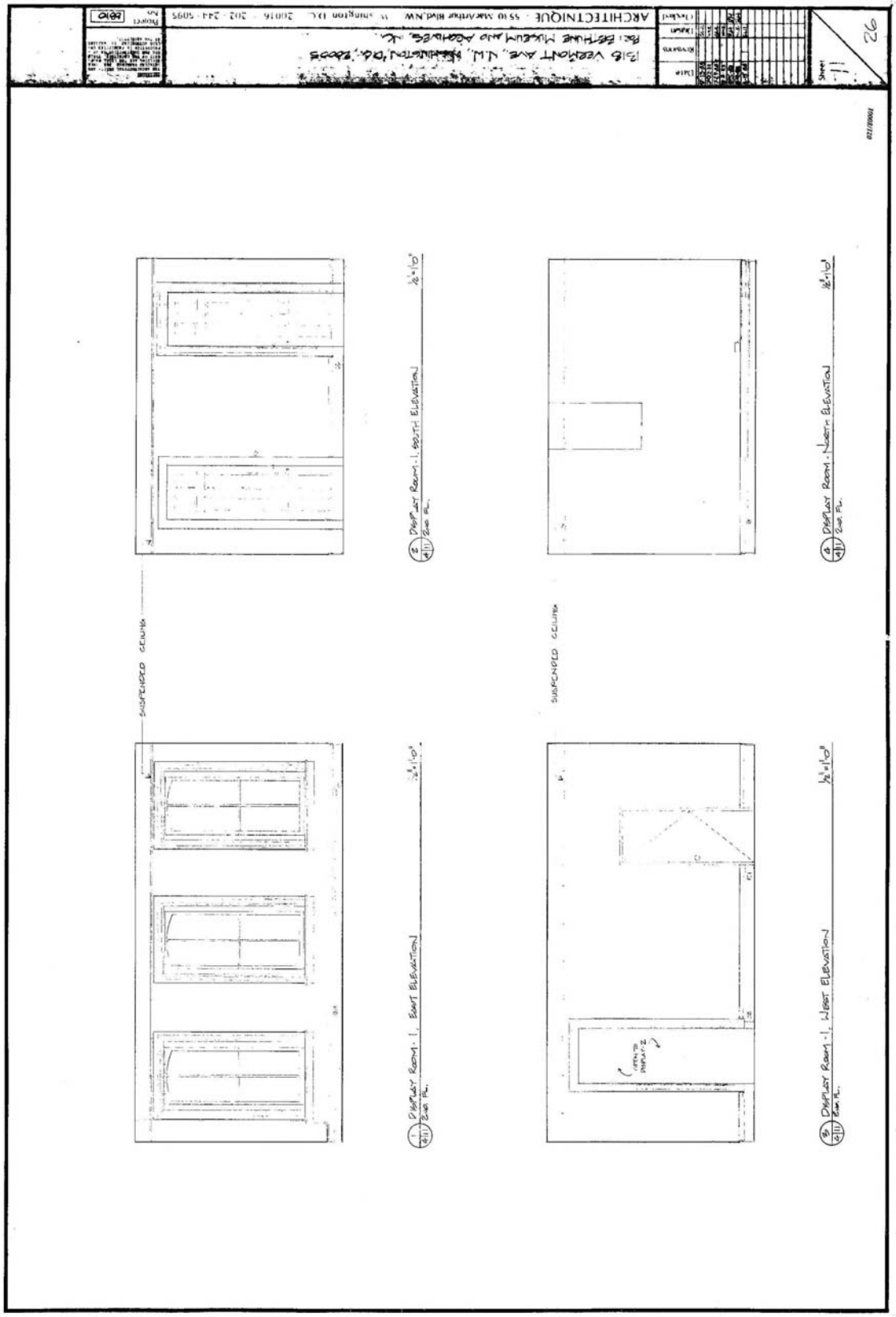

ENLARGED PLAN OF FRONT YARD - EXISTING CONDITIONS
1/4" = 1'-0"
FRONT WALK - TILE INLAY
LANDSCAPING
SIGN
LAMP
HEIGHT IRON FENCE
HEIGHT IRON GATE
HEIGHT IRON FENCE

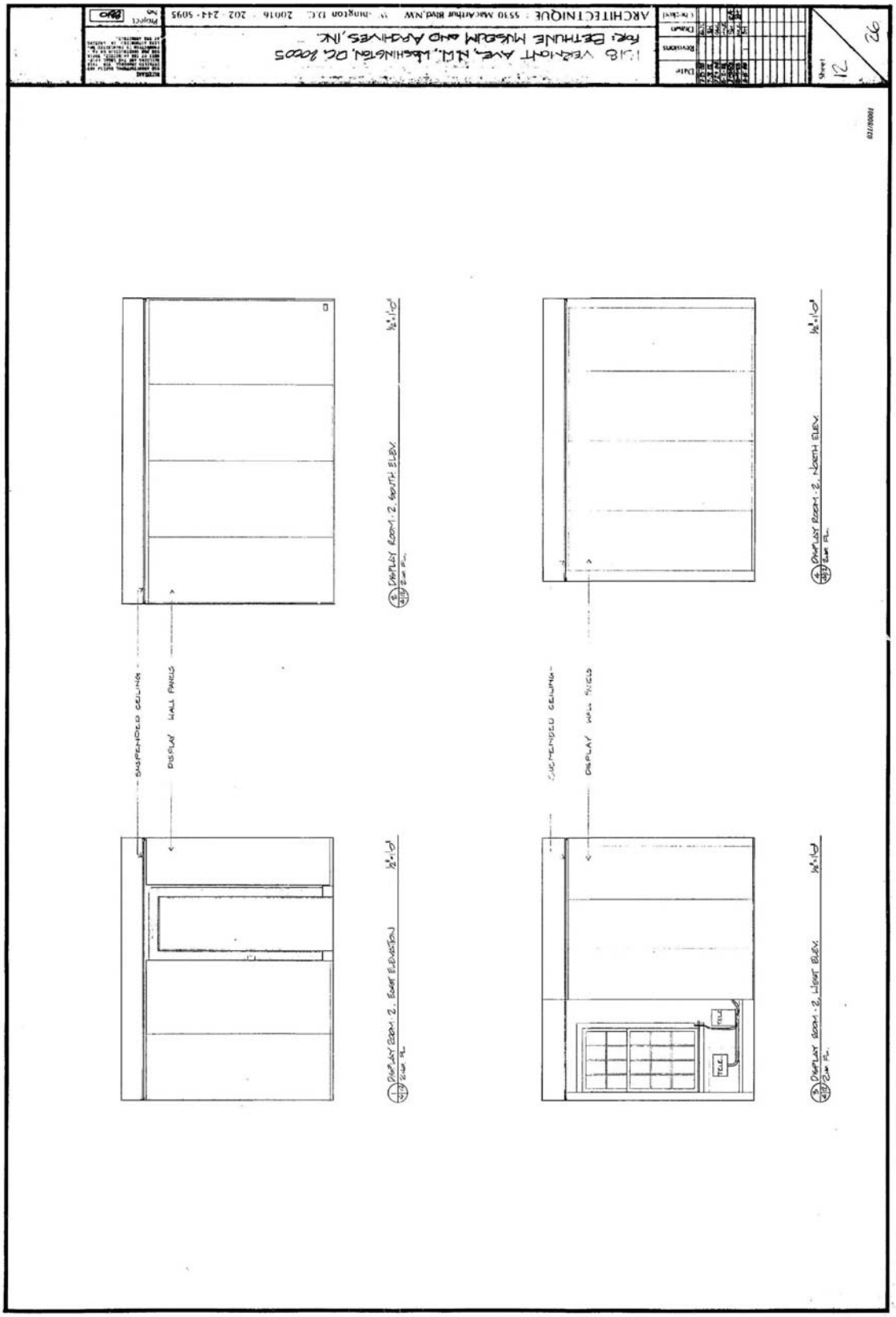

ARCHITECTNIQUE
Re: BETHUNE MUSEUM AND ARCHIVES, INC.
1318 VERMONT AVE. N.W. WASHINGTON, DC. 20005
WEST HALLWAY ELEVATION
EAST HALLWAY ELEVATION
SOUTH HALLWAY ELEVATION
NORTH HALLWAY ELEVATION
FIRE ALARM
SWITCHES

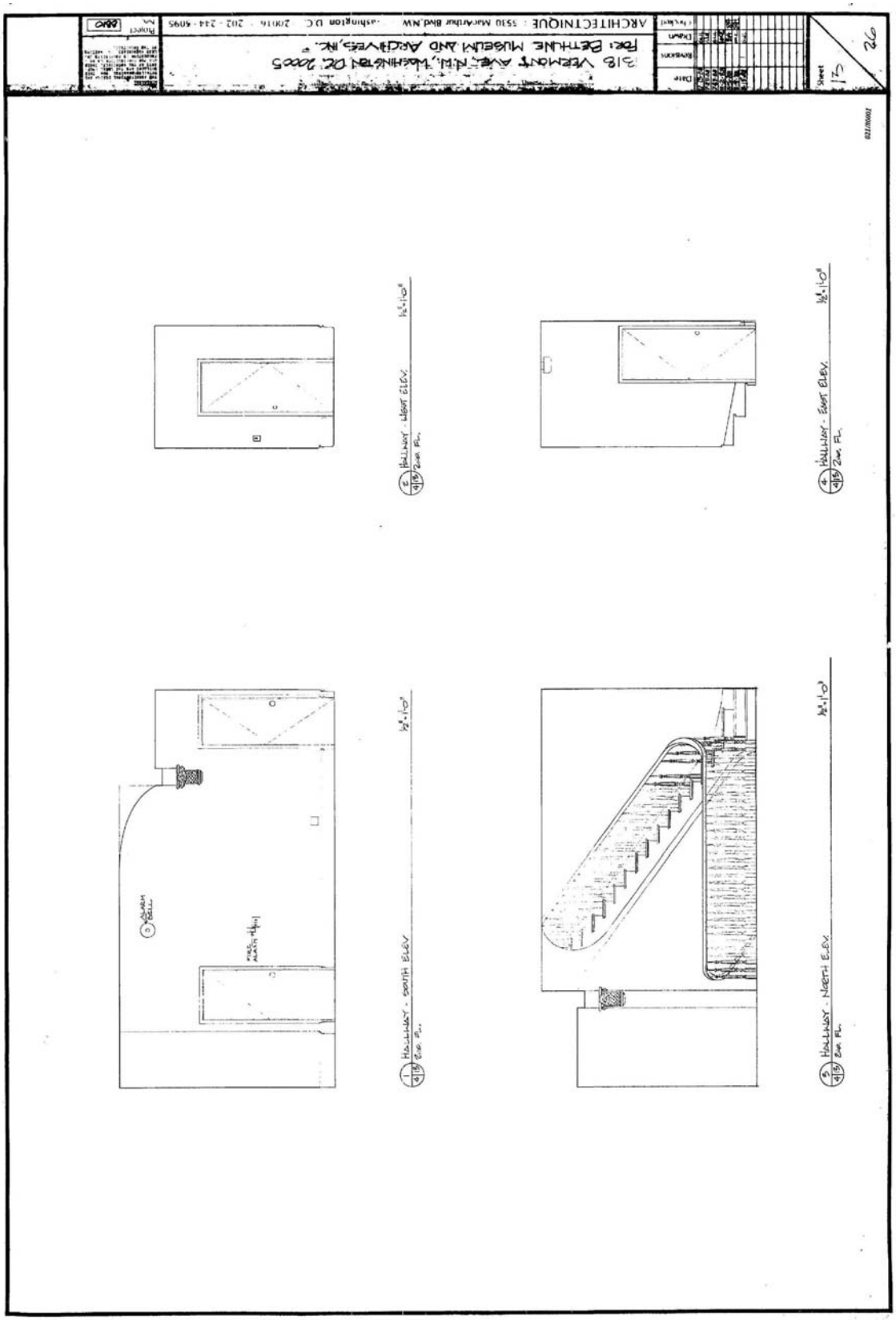

ARCHITECTNIQUE
5530 MacArthur Blvd.,NW Washington D.C. 20016 202-244-5095
RE: BETHUNE MUSEUM AND ARCHIVES, INC.
DISPLAY ROOM - 1 - WEST ELEVATION
DISPLAY ROOM - 1 - EAST ELEVATION
DISPLAY ROOM - 1 - SOUTH ELEVATION
DISPLAY ROOM - 1 - NORTH ELEVATION

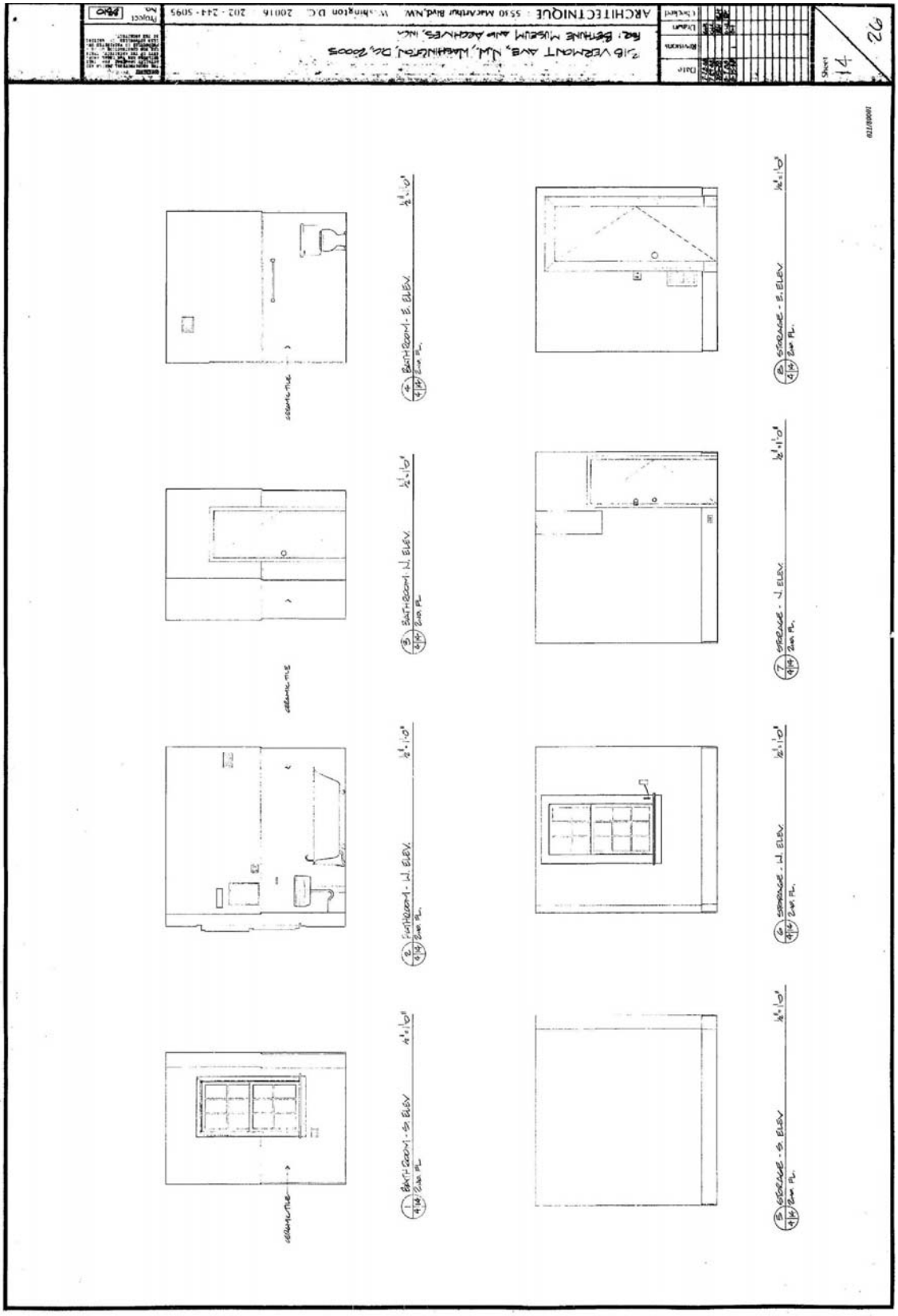

ARCHITECTNIQUE
5510 MacArthur Blvd.NW
Washington D.C. 20016
202-244-5095
1318 VERMONT AVE., N.W. WASHINGTON, D.C. 20005
FOR: BETHUNE MUSEUM AND ARCHIVES, N.C.
Sheet 9 / 26
DISPLAY ROOM 2, WEST ELEVATION
DISPLAY ROOM 2, EAST ELEVATION
DISPLAY ROOM 2, SOUTH ELEVATION
DISPLAY ROOM 2, NORTH ELEVATION

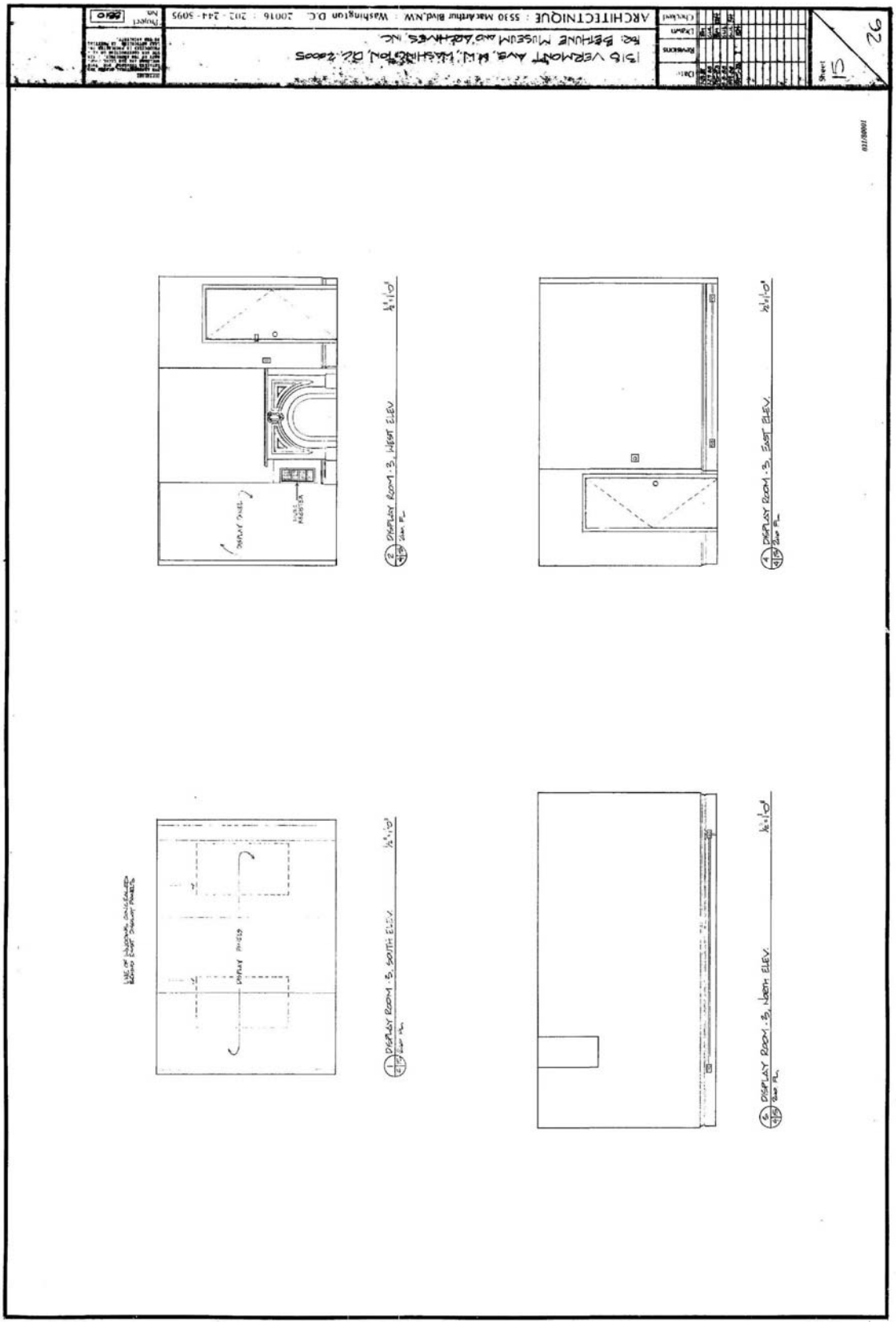


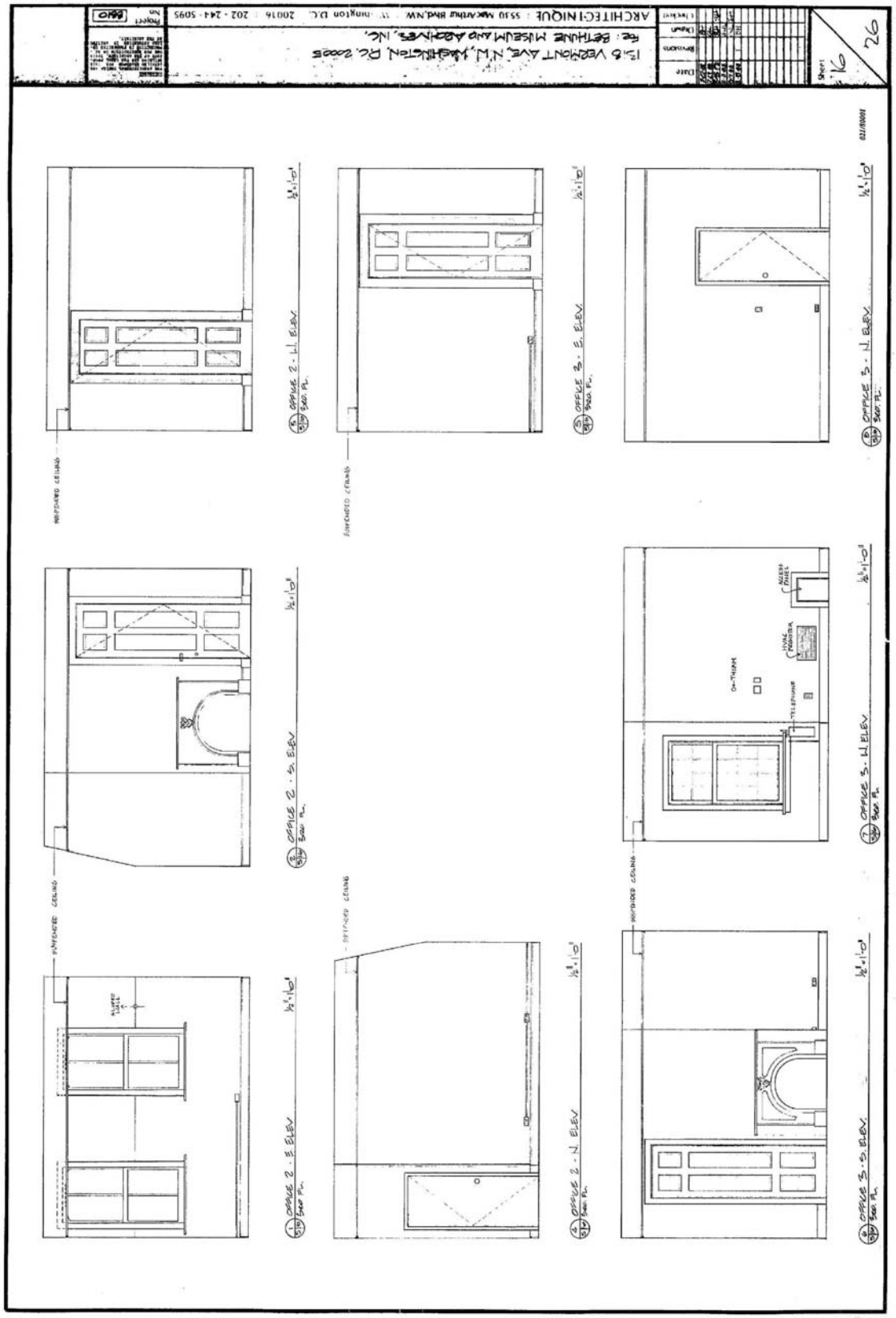

ARCHITECTNIQUE
SUSPENDED CEILING
SUSPENDED CEILING
DISPLAY ROOM - 1, SOUTH ELEVATION
DISPLAY ROOM - 1, NORTH ELEVATION
DISPLAY ROOM - 1, EAST ELEVATION
DISPLAY ROOM - 1, WEST ELEVATION

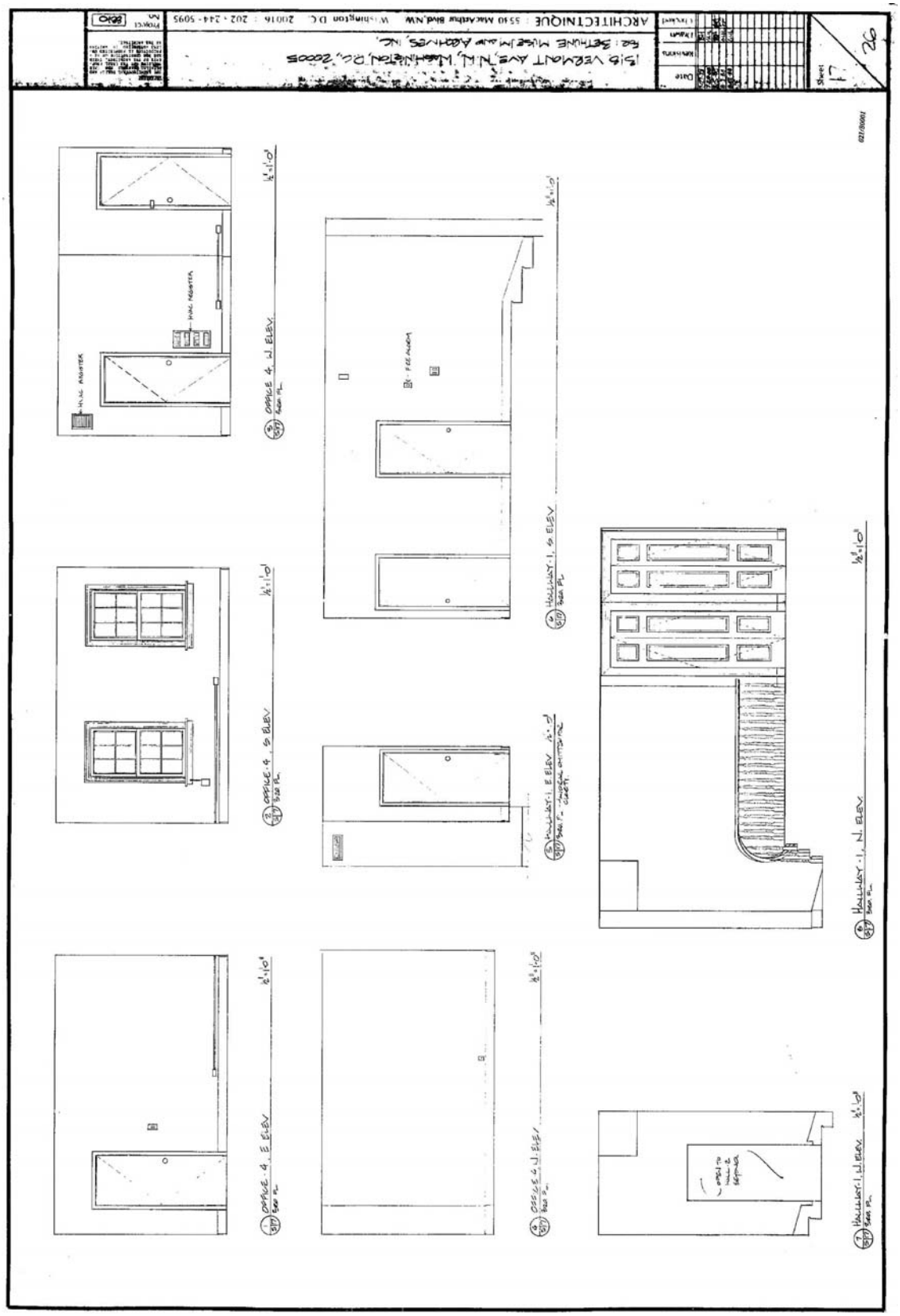

ARCHITECTURE
1318 Vermont Ave., N.W., Washington, D.C. 20005
for: Bethune Museum and Archives, Inc.
SUSPENDED CEILING
DISPLAY WALL PANELS
1/2"=1'-0"

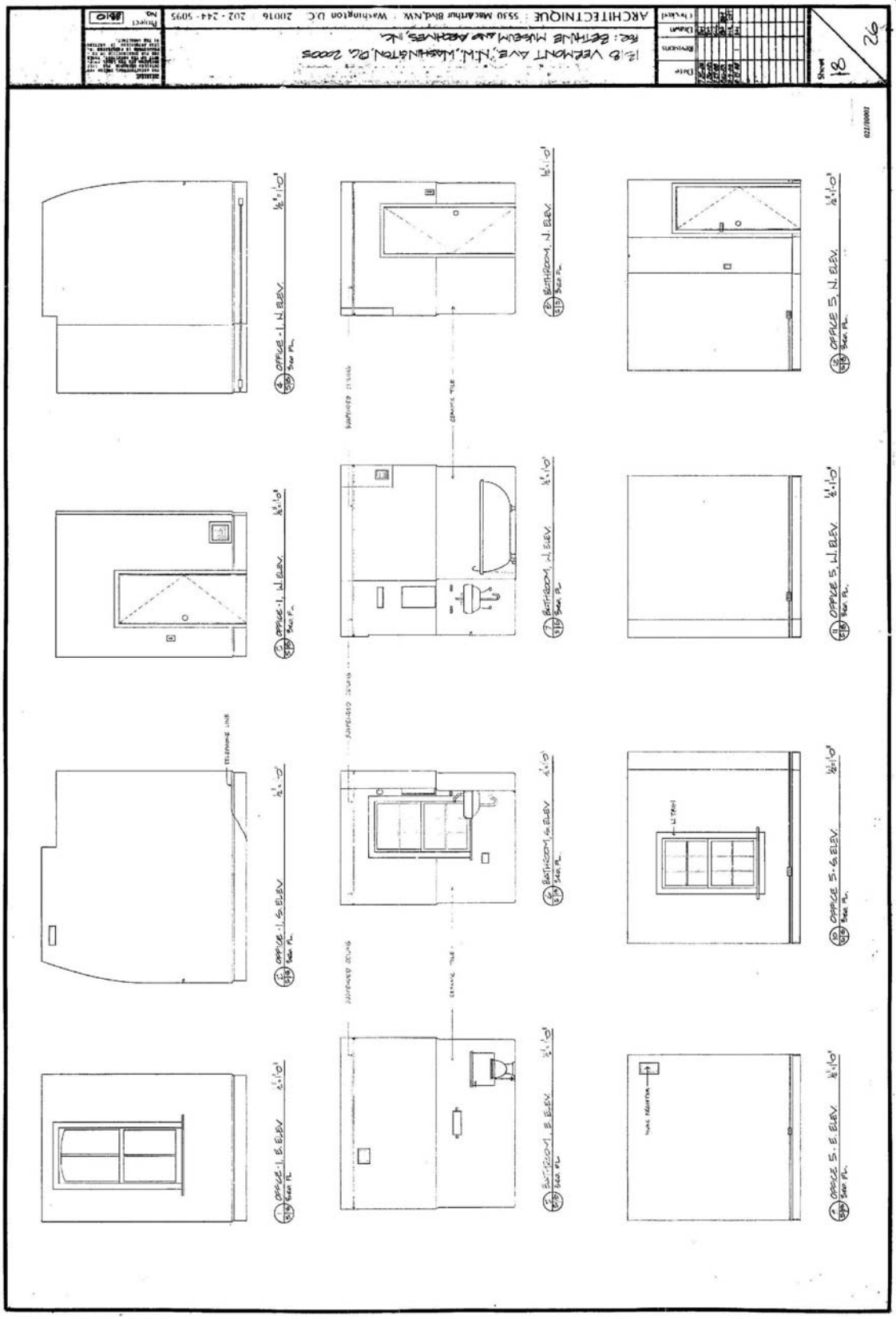

ARCHITECTURE : 5530 MacArthur Blvd.,NW Washington D.C. 20016 - 202 - 244 - 4095
For: Bethune Museum and Archives, Inc.
318 Vermont Ave. N.W., Washington DC. 20005
Sheet 17 26
HALLWAY - WEST ELEV.
HALLWAY - EAST ELEV.
HALLWAY - SOUTH ELEV.
HALLWAY - NORTH ELEV.
FIRE ALARM PULL
ALARM BELL

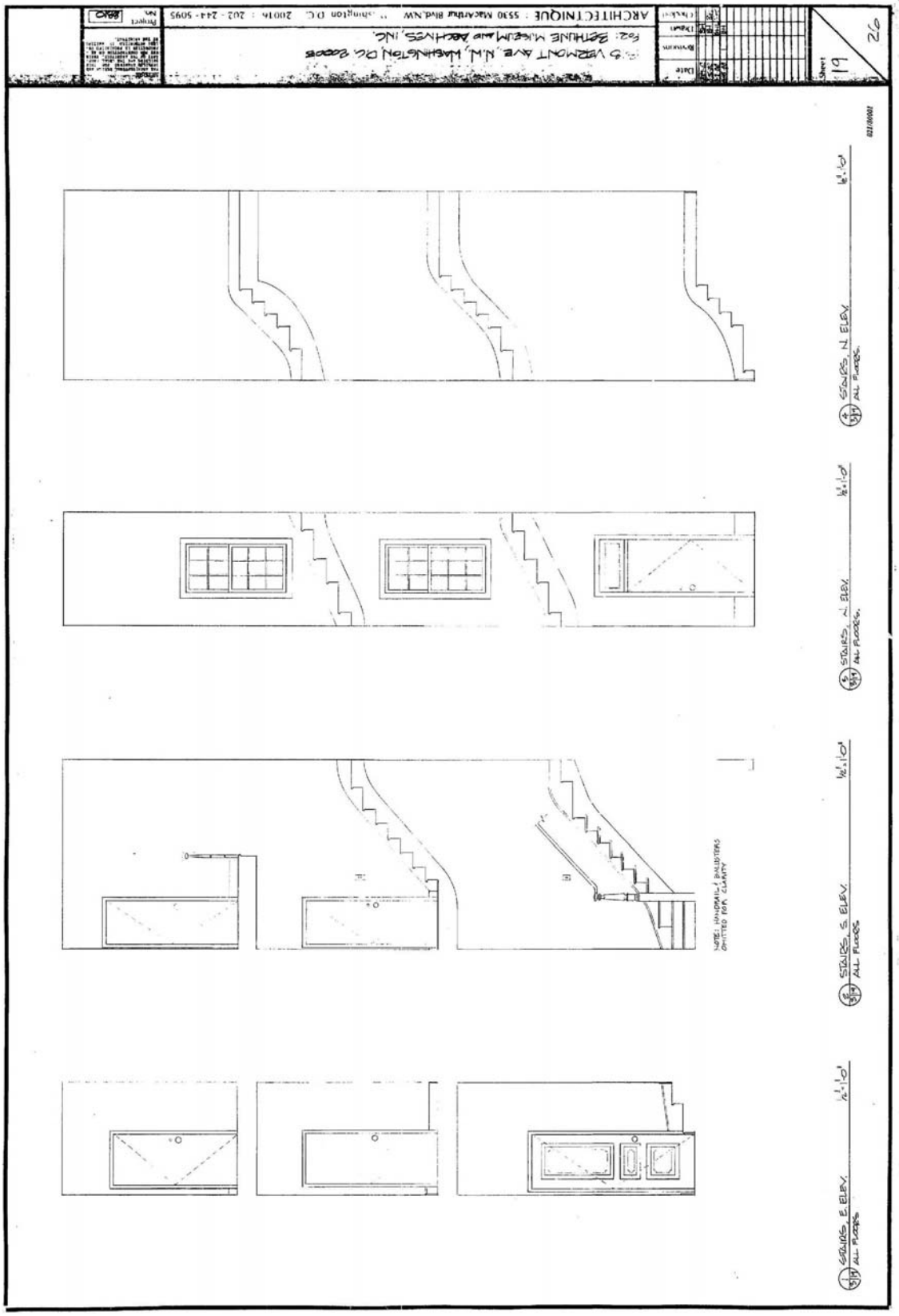


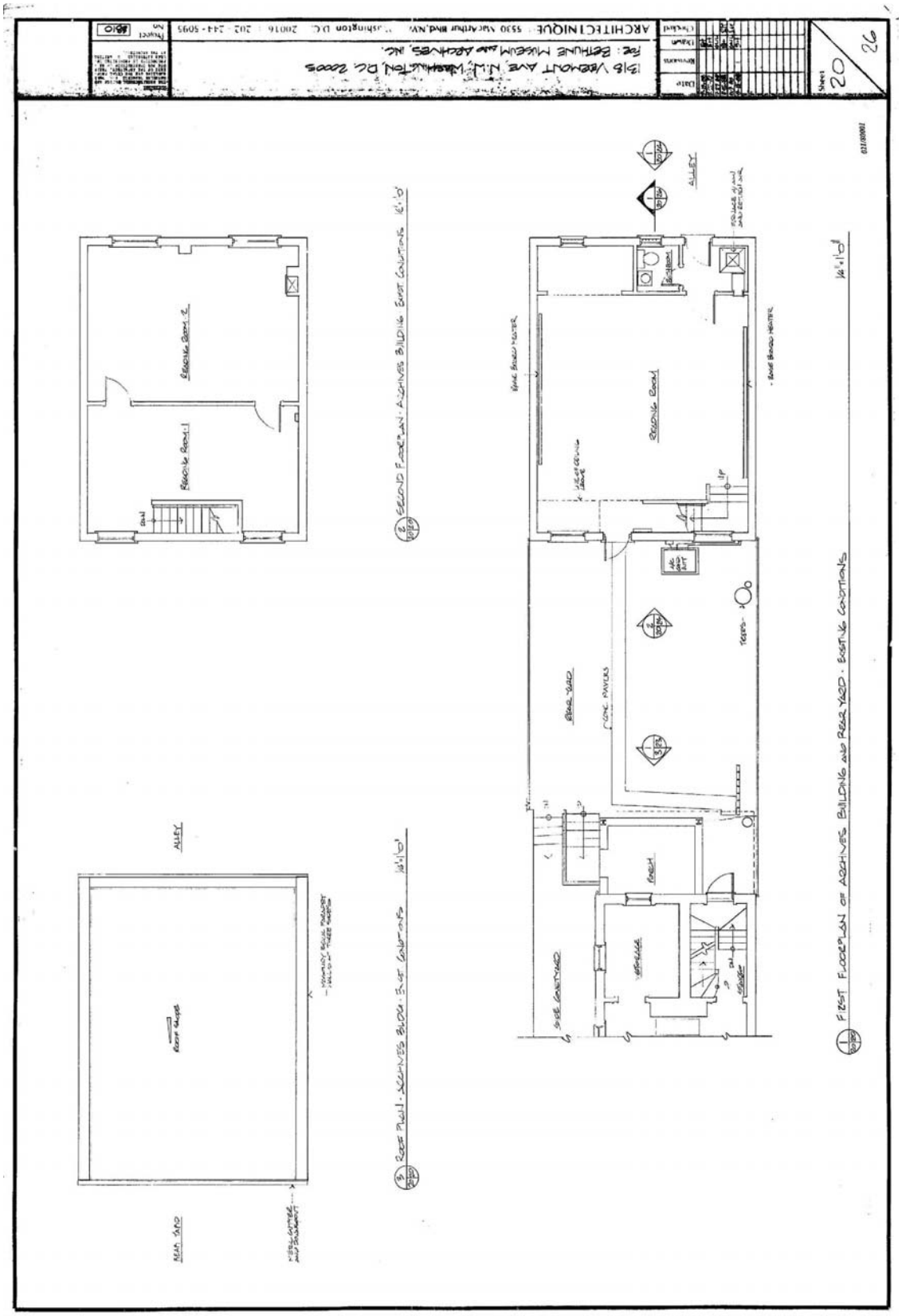

1318 VERMONT AVE. N.W. WASHINGTON, D.C. 20005
FOR: BETHUNE MUSEUM AND ARCHIVES, INC.
ARCHITECTNIQUE : 5530 MacArthur Blvd.,NW : Washington D.C. 20016 : 202 - 244 - 5095
Sheet 15
26
DISPLAY ROOM 3, WEST ELEV.
DISPLAY ROOM 3, EAST ELEV.
DISPLAY ROOM 3, SOUTH ELEV.
DISPLAY ROOM 3, NORTH ELEV.

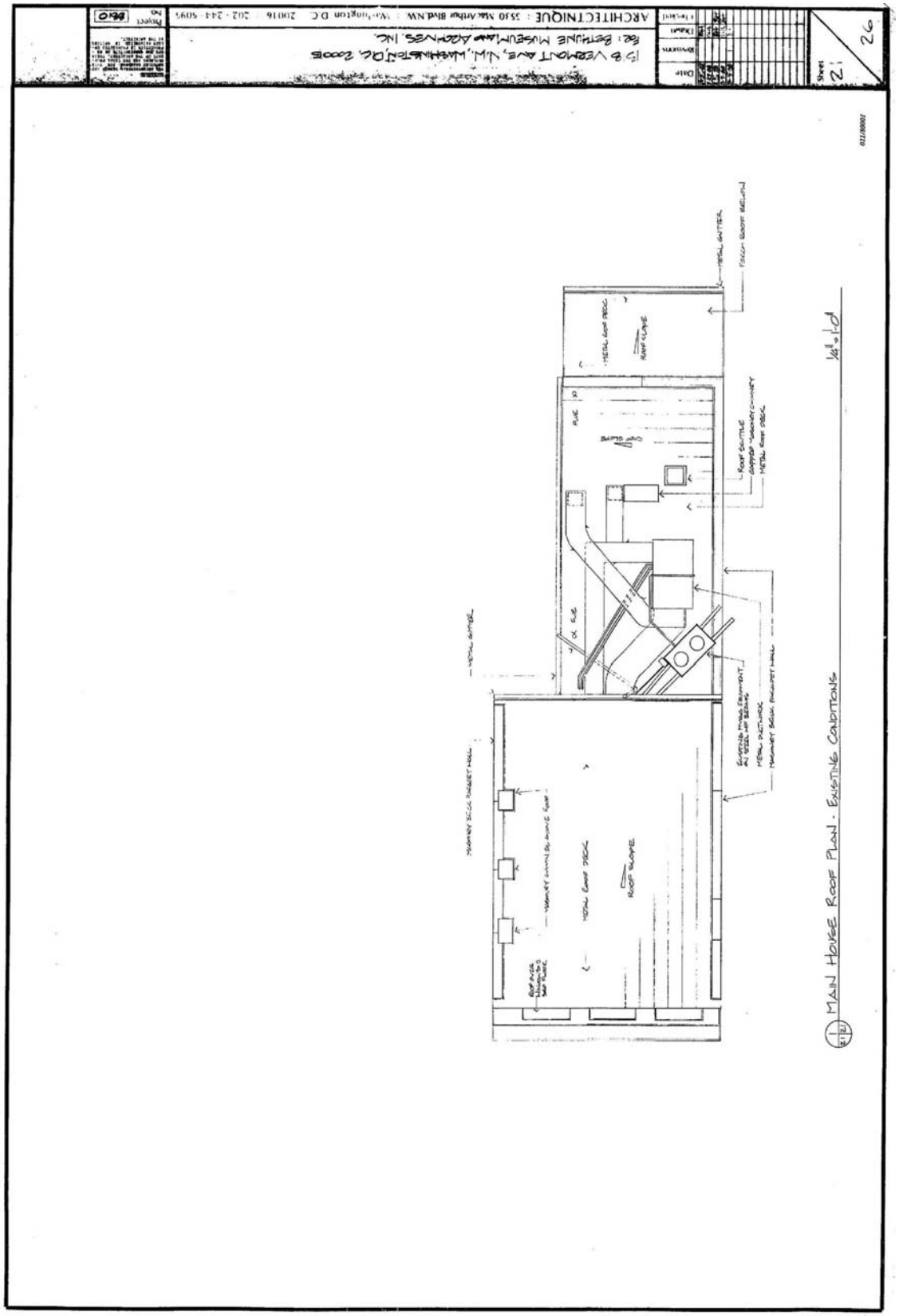


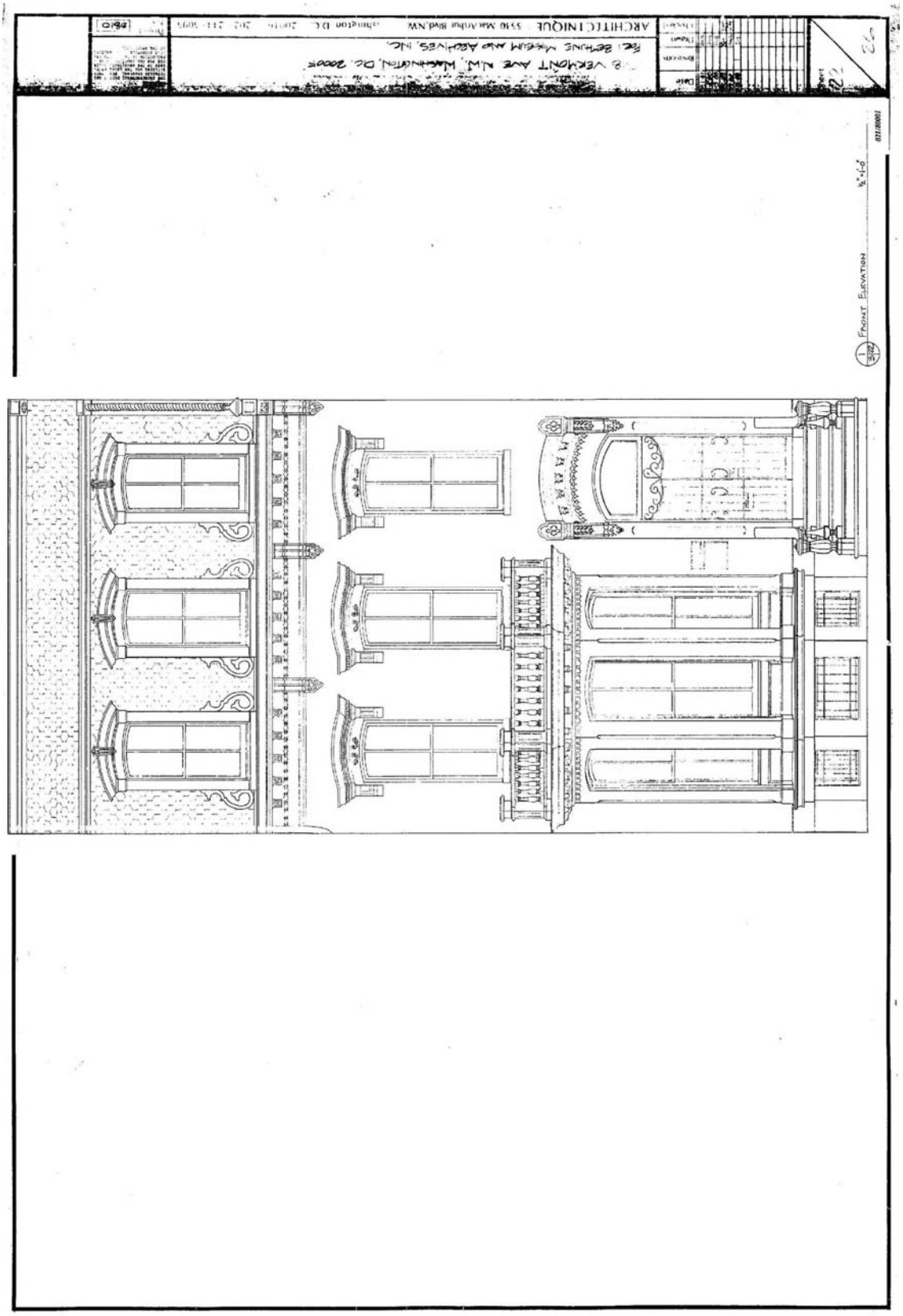


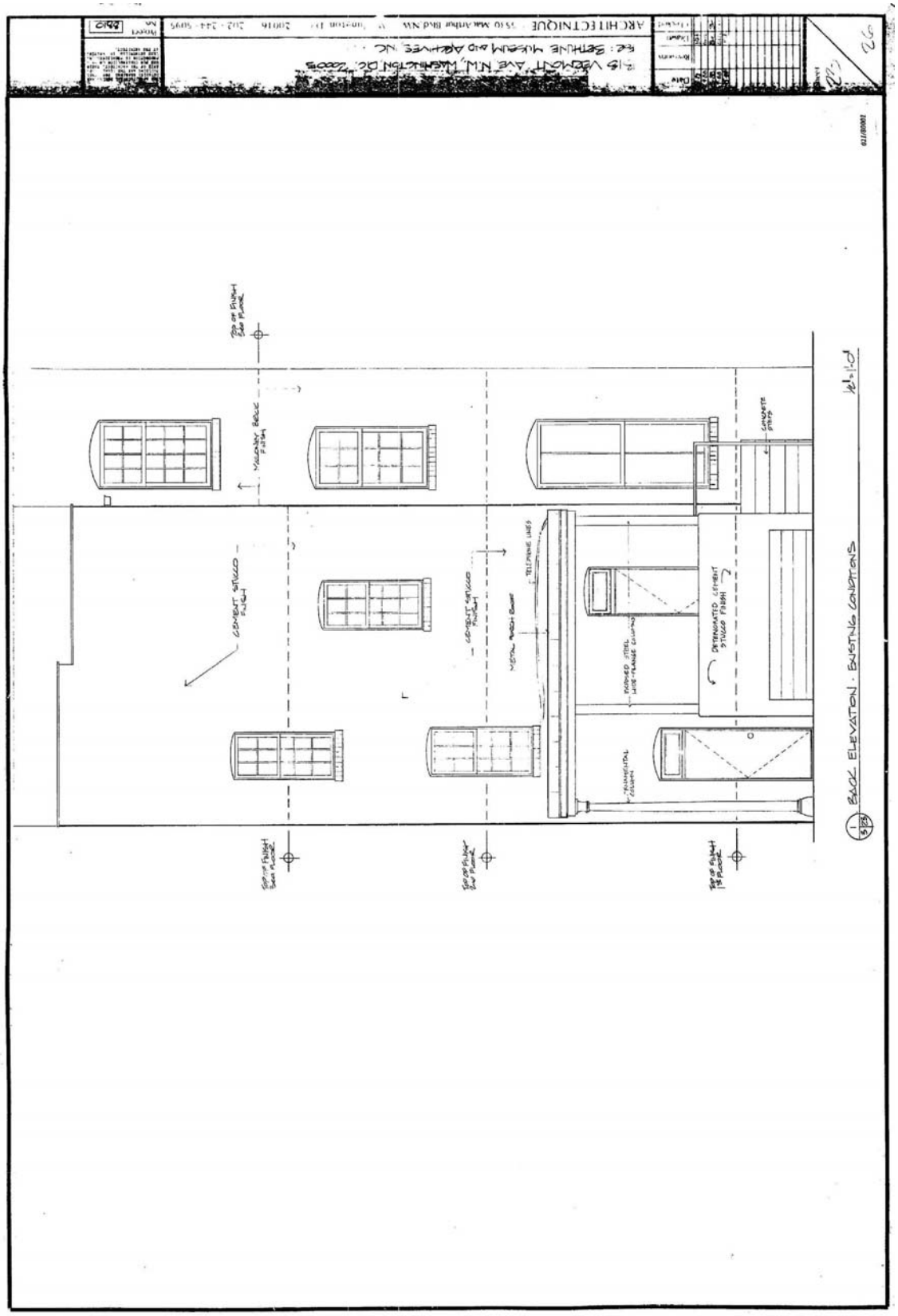


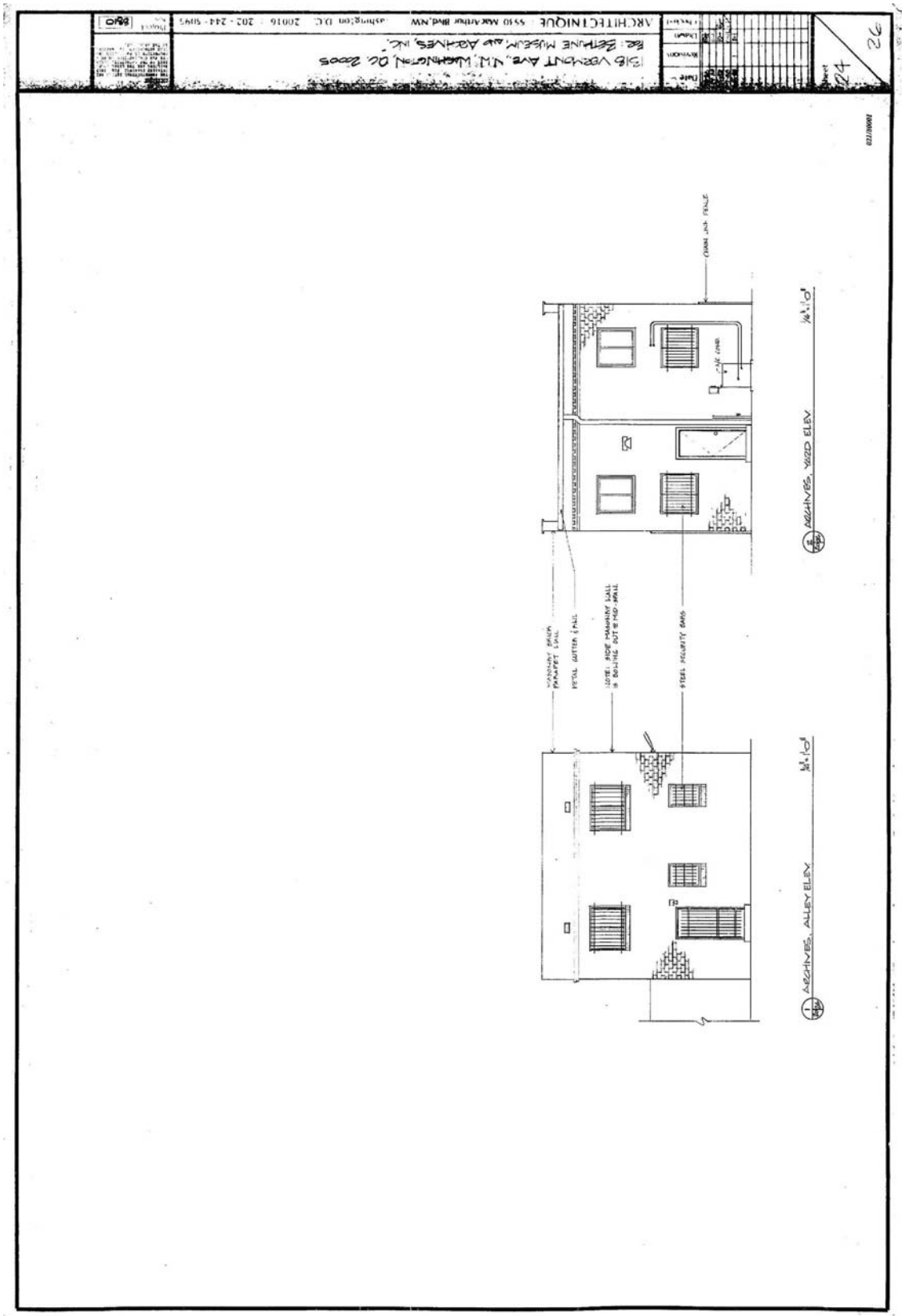

ARCHITECTURE
5530 MacArthur Blvd. NW
Washington D.C. 20016 202-244-5095
1519 VERMONT AVE. N.W. WASHINGTON, D.C. 20005
for: BETHUNE MUSEUM and ARCHIVES, INC.
Sheet 19
26
STAIRS, N. ELEV.
STAIRS, N. ELEV.
STAIRS, S. ELEV.
STAIRS, S. ELEV.
NOTE: HANDRAIL BALUSTERS OMITTED FOR CLARITY

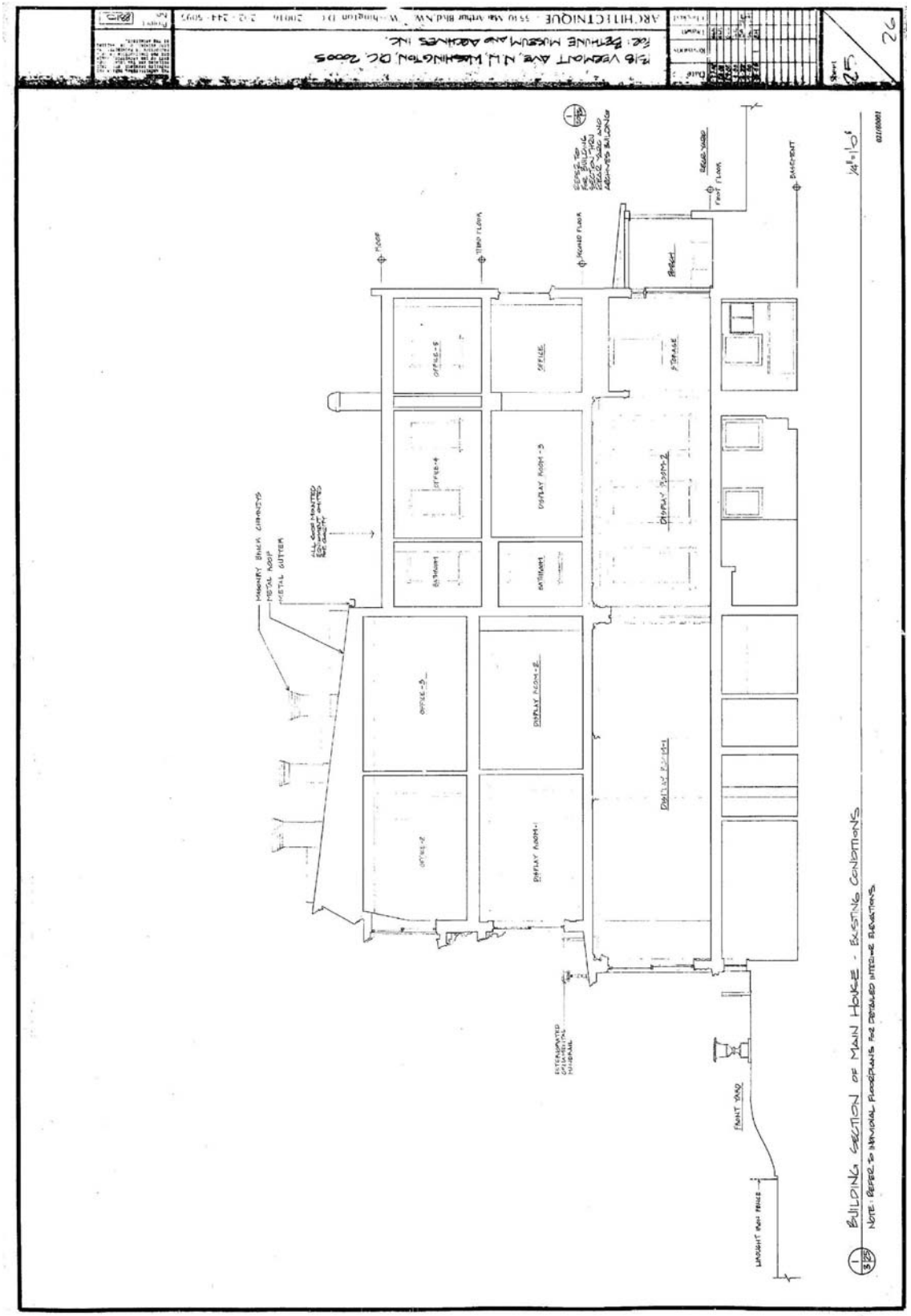

ARCHITECTNIQUE
5530 WISCONSIN AVE. SUITE 1405 CHEVY CHASE, MD. 20815 202 - 244 - 5095
RE: BETHUNE MUSEUM and ARCHIVES, INC.
1318 VERMONT AVE. N.W. WASHINGTON, DC. 20005
Sheet 20 26
ALLEY
SECOND FLOOR PLAN - ARCHIVES BUILDING EXIST CONDITIONS
FIRST FLOOR PLAN OF ARCHIVES BUILDING AND REAR YARD - EXISTING CONDITIONS
ROOF PLAN - ARCHIVES BLDG. - EXIST CONDITIONS
REAR YARD
ALLEY

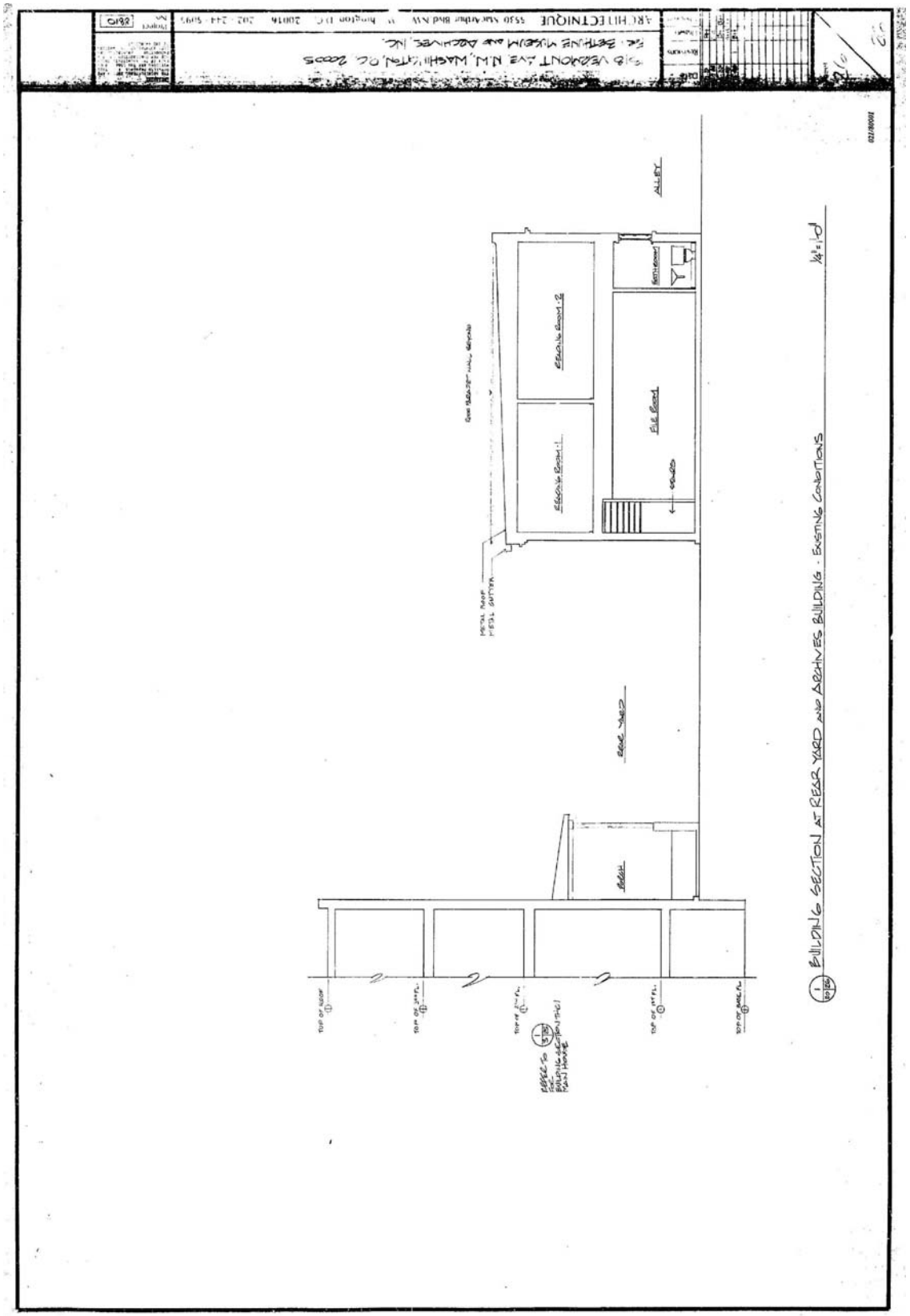

ARCHITECTNIQUE
MAIN HOUSE ROOF PLAN - EXISTING CONDITIONS


FRONT ELEVATION

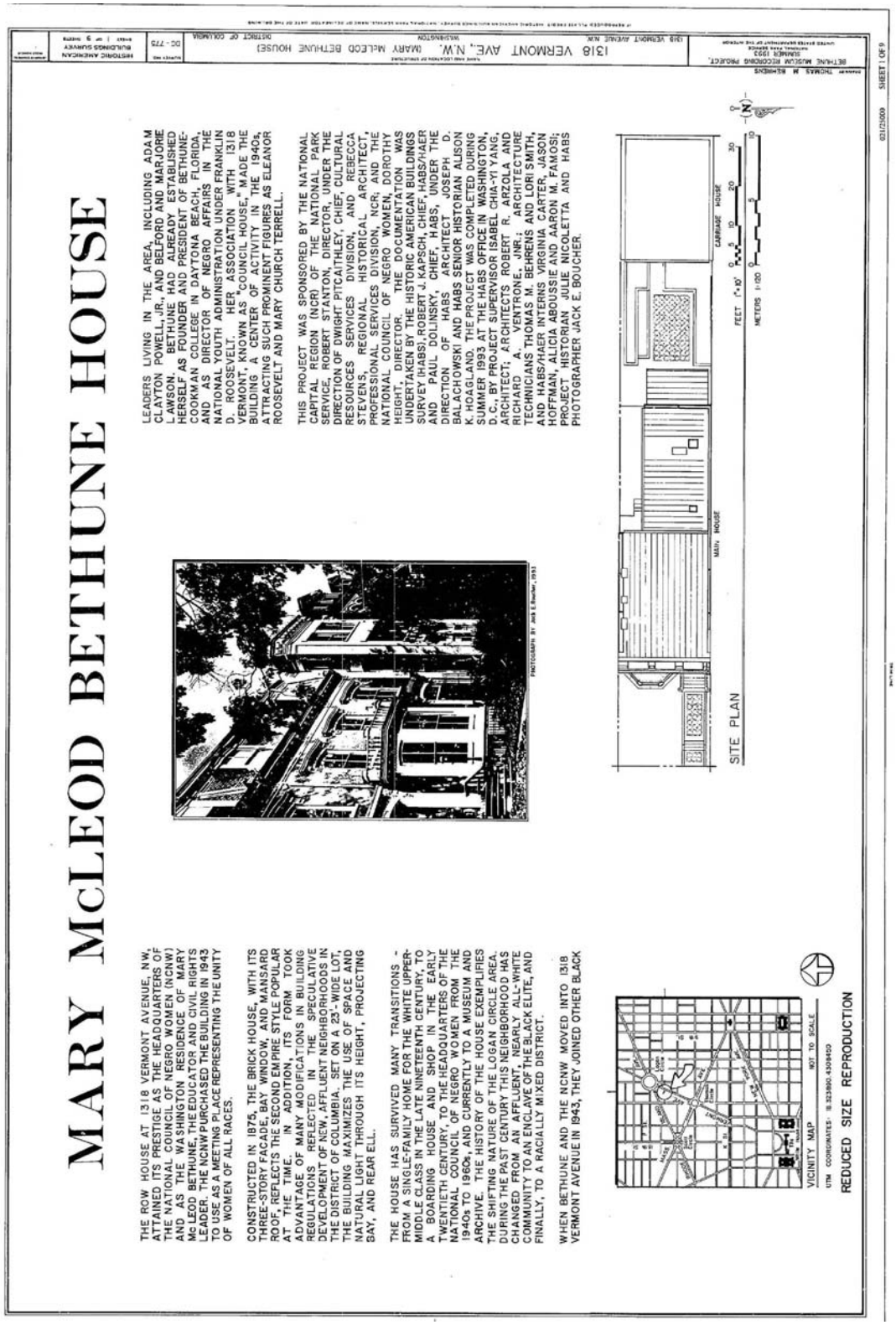

BACK ELEVATION - EXISTING CONDITIONS
CEMENT STUCCO FINISH
DETERIORATED CEMENT STUCCO FINISH
METAL MESH GUARD
TELEPHONE LINES
PAINTED STEEL WIRE-MESH GUARD
GUTTER
DOWNSPOUT

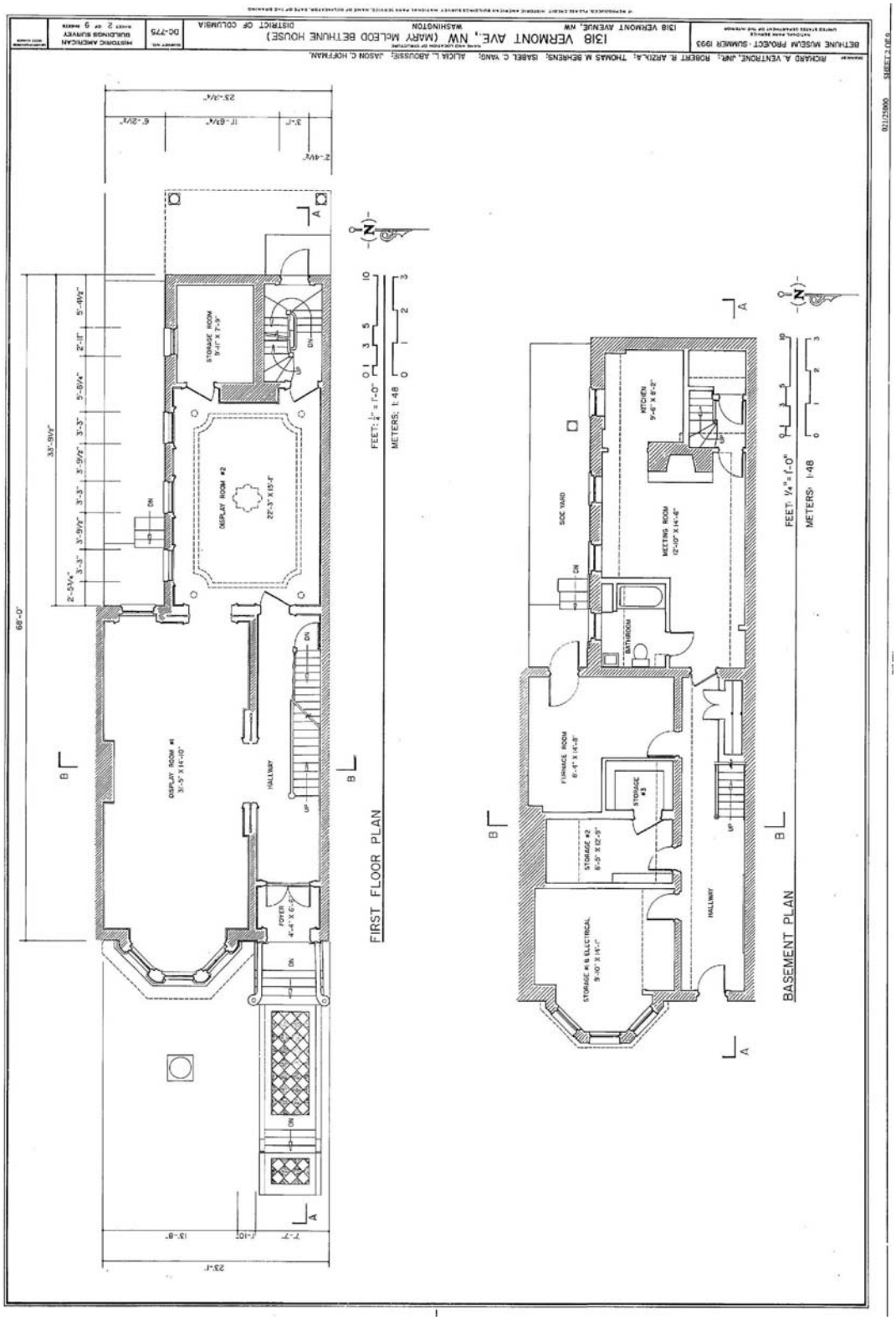

ARCHITECTNIQUE
5510 MACARTHUR BLVD.,NW
WASHINGTON, D.C. 20016 · 202 · 244 · 5043
1315 VERMONT AVE., N.W. WASHINGTON, D.C. 20005
for: BETHUNE MUSEUM AND ARCHIVES, INC.
24
26
CHAIN LINK FENCE
CHAIN LINK
ARCHIVES, YARD ELEV
1/4"=1'-0"
MASONRY DECK PARAPET WALL
METAL GUTTER & RAIL
LINE ROOF MASONRY WALL & RAILING BEYOND SHALL
STEEL SECURITY BARS
ARCHIVES, ALLEY ELEV
1/4"=1'-0"

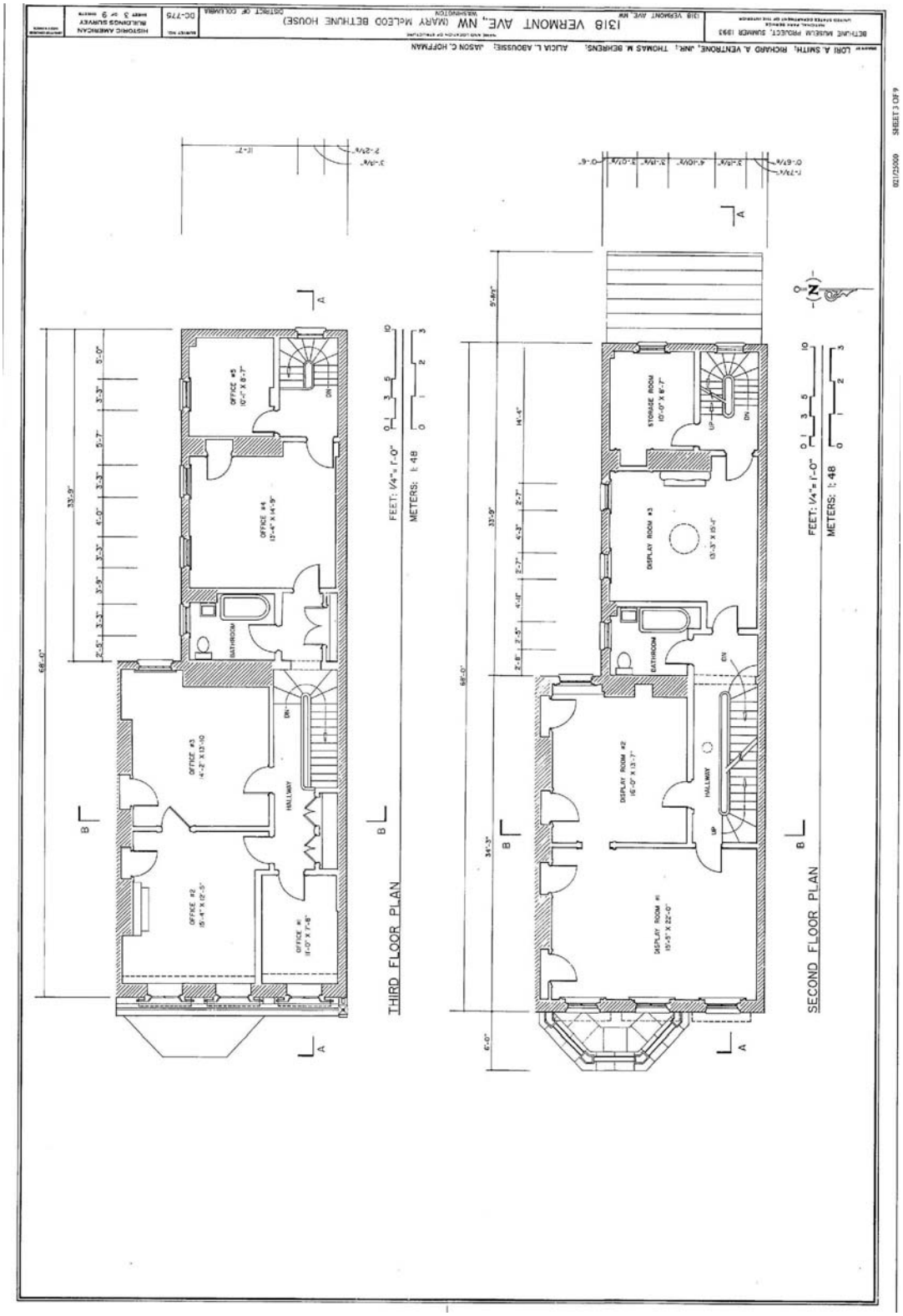

BUILDING SECTION OF MAIN HOUSE - EXISTING CONDITIONS
NOTE: REFER TO INDIVIDUAL FLOORPLANS FOR DETAILED INTERIOR ELEVATIONS
1/8"=1'0"
OFFICE-5
OFFICE
STORAGE
DISPLAY ROOM-3
DISPLAY ROOM-2
OFFICE-4
BATHROOM
BATHROOM
OFFICE-3
DISPLAY ROOM-1
OFFICE-2
DISPLAY ROOM-1
MASONRY BRICK CHIMNEYS
METAL HOOP
METAL GUTTER
ALL DOOR MOUNTED EQUIPMENT ON ROOF
EXTERIOR CONCRETE STEPS
FRONT YARD
LANDSCAPE AREA FENCE
FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
BASEMENT
REFER TO BUILDING SECTION THRU MAIN HOUSE AND ADJACENT BUILDINGS

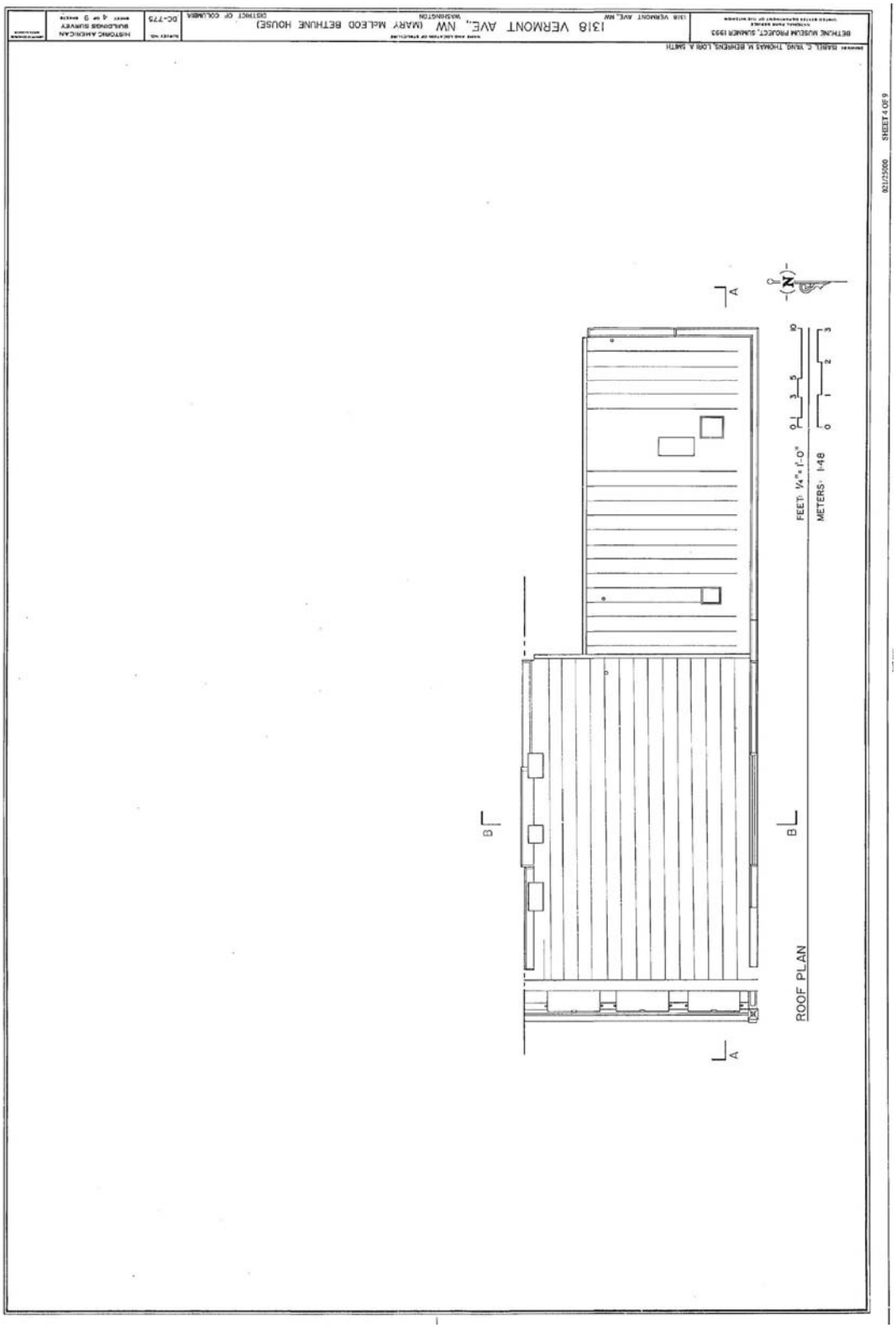


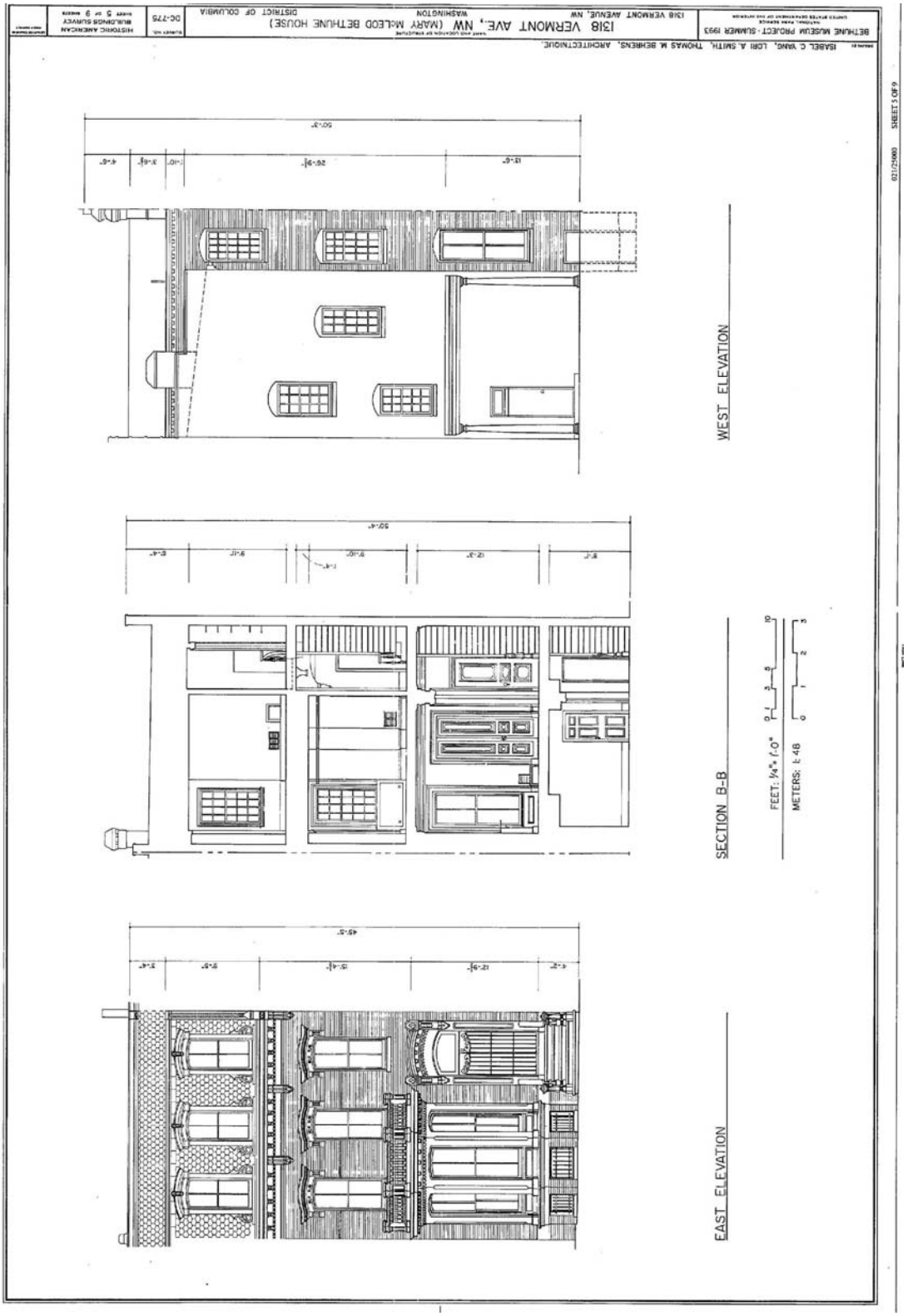
HABS, 1993 DRAWINGS

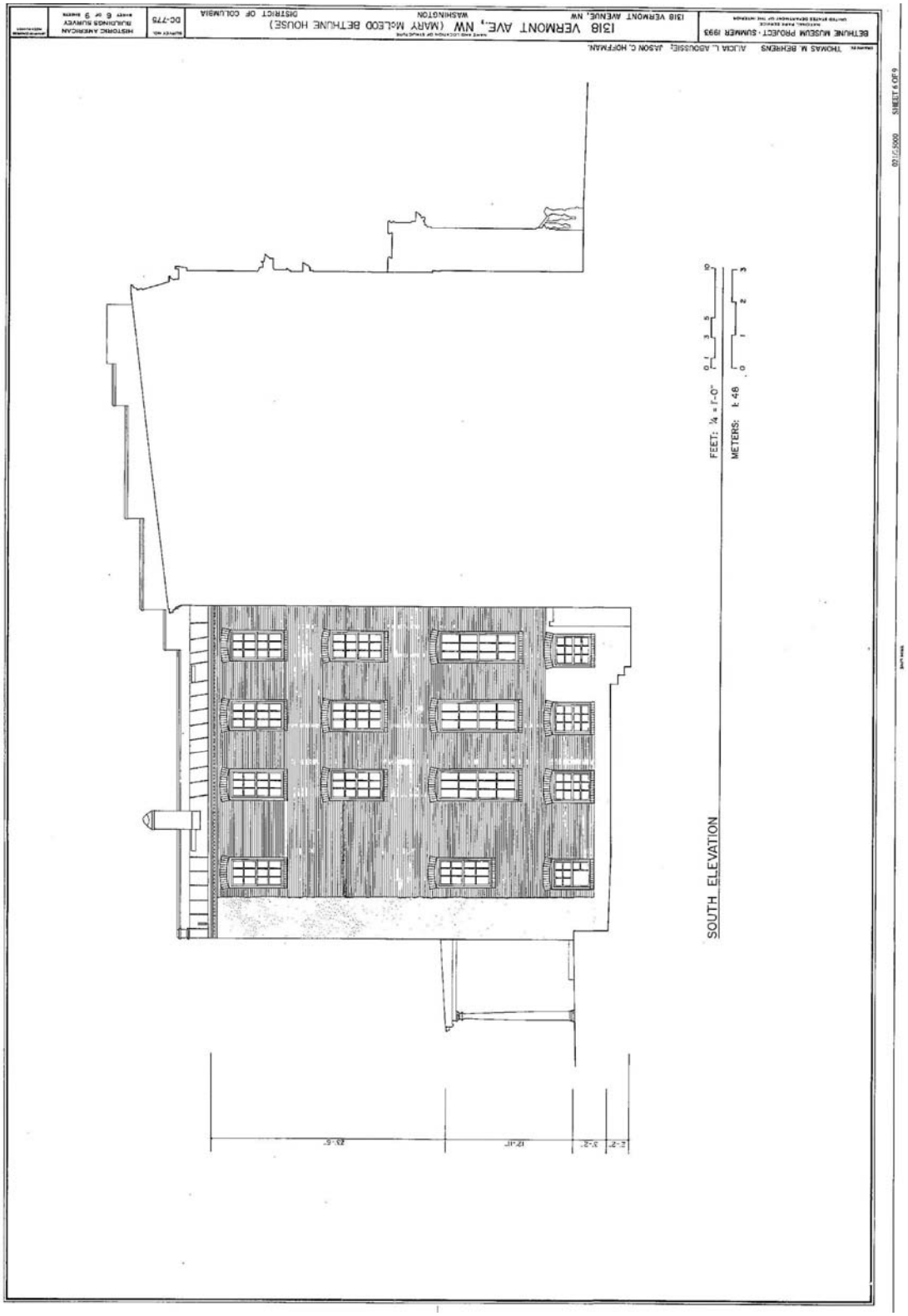

MARY McLEOD BETHUNE HOUSE
THE ROW HOUSE AT 1318 VERMONT AVENUE, NW, ATTAINED ITS PRESTIGE AS THE HEADQUARTERS OF THE NATIONAL COUNCIL OF NEGRO WOMEN (NCNW) AND AS THE WASHINGTON RESIDENCE OF MARY McLEOD BETHUNE, THE EDUCATOR AND CIVIL RIGHTS LEADER. THE NCNW PURCHASED THE BUILDING IN 1943 TO USE AS A MEETING PLACE REPRESENTING THE UNITY OF WOMEN OF ALL RACES.
CONSTRUCTED IN 1875, THE BRICK HOUSE, WITH ITS THREE-STORY FACADE, BAY WINDOW, AND MANSARD ROOF, REFLECTS THE SECOND EMPIRE STYLE POPULAR AT THE TIME. IN ADDITION, ITS FORM TOOK ADVANTAGE OF MANY MODIFICATIONS IN BUILDING REGULATIONS REFLECTED IN THE SPECULATIVE DEVELOPMENT OF NEW AFFLUENT NEIGHBORHOODS IN THE DISTRICT OF COLUMBIA. SET ON A 23'-WIDE LOT, THE BUILDING MAXIMIZES THE USE OF SPACE AND NATURAL LIGHT THROUGH ITS HEIGHT, PROJECTING BAY, AND REAR ELL.
THE HOUSE HAS SURVIVED MANY TRANSITIONS - FROM A SINGLE-FAMILY HOME FOR THE WHITE UPPER-MIDDLE CLASS IN THE LATE NINETEENTH CENTURY, TO A BOARDING HOUSE AND SHOP IN THE EARLY TWENTIETH CENTURY, TO THE HEADQUARTERS OF THE NATIONAL COUNCIL OF NEGRO WOMEN FROM THE 1940s TO 1960s, AND CURRENTLY TO A MUSEUM AND ARCHIVE. THE HISTORY OF THE HOUSE EXEMPLIFIES THE SHIFTING NATURE OF THE LOGAN CIRCLE AREA. DURING THE PAST CENTURY THIS NEIGHBORHOOD HAS CHANGED FROM AN AFFLUENT, NEARLY ALL-WHITE COMMUNITY TO AN ENCLAVE OF THE BLACK ELITE, AND FINALLY, TO A RACIALLY MIXED DISTRICT.
WHEN BETHUNE AND THE NCNW MOVED INTO 1318 VERMONT AVENUE IN 1943, THEY JOINED OTHER BLACK
LEADERS LIVING IN THE AREA, INCLUDING ADAM CLAYTON POWELL, JR., AND BELFORD AND MARJORIE LAWSON. BETHUNE HAD ALREADY ESTABLISHED HERSELF AS FOUNDER AND PRESIDENT OF BETHUNE-COOKMAN COLLEGE IN DAYTONA BEACH, FLORIDA, AND AS DIRECTOR OF NEGRO AFFAIRS IN THE NATIONAL YOUTH ADMINISTRATION UNDER FRANKLIN D. ROOSEVELT. HER ASSOCIATION WITH 1318 VERMONT, KNOWN AS "COUNCIL HOUSE," MADE THE BUILDING A CENTER OF ACTIVITY IN THE 1940s, ATTRACTING SUCH PROMINENT FIGURES AS ELEANOR ROOSEVELT AND MARY CHURCH TERRELL.
THIS PROJECT WAS SPONSORED BY THE NATIONAL CAPITAL REGION (NCR) OF THE NATIONAL PARK SERVICE, ROBERT STANTON, DIRECTOR, UNDER THE DIRECTION OF DWIGHT PITCAITHLEY, CHIEF, CULTURAL RESOURCES SERVICES DIVISION, AND REBECCA STEVENS, REGIONAL HISTORICAL ARCHITECT, PROFESSIONAL SERVICES DIVISION, NCR, AND THE NATIONAL COUNCIL OF NEGRO WOMEN, DOROTHY HEIGHT, DIRECTOR. THE DOCUMENTATION WAS UNDERTAKEN BY THE HISTORIC AMERICAN BUILDINGS SURVEY (HABS), ROBERT J. KAPSCH, CHIEF, HABS/HAER AND PAUL DOLINSKY, CHIEF, HABS, UNDER THE DIRECTION OF HABS ARCHITECT JOSEPH D. BALACHOWSKI AND HABS SENIOR HISTORIAN ALISON K. HOAGLAND. THE PROJECT WAS COMPLETED DURING SUMMER 1993 AT THE HABS OFFICE IN WASHINGTON, D.C., BY PROJECT SUPERVISOR ISABEL CHIA-YI YANG, ARCHITECT; ARCHITECTS ROBERT R. ARZOLA AND RICHARD A. VENTRONE, JNR.; ARCHITECTURE TECHNICIANS THOMAS M. BEHRENS AND LORI SMITH, AND HABS/HAER INTERNS VIRGINIA CARTER, JASON HOFFMAN, ALICIA ABOUSSIE AND AARON M. FAMOSI; PROJECT HISTORIAN JULIE NICOLETTA AND HABS PHOTOGRAPHER JACK E. BOUCHER.
1318 VERMONT AVE., N.W. (MARY McLEOD BETHUNE HOUSE)
SITE PLAN
VICINITY MAP
REDUCED SIZE REPRODUCTION
HISTORIC AMERICAN BUILDINGS SURVEY
DC - 775
SHEET 1 OF 9

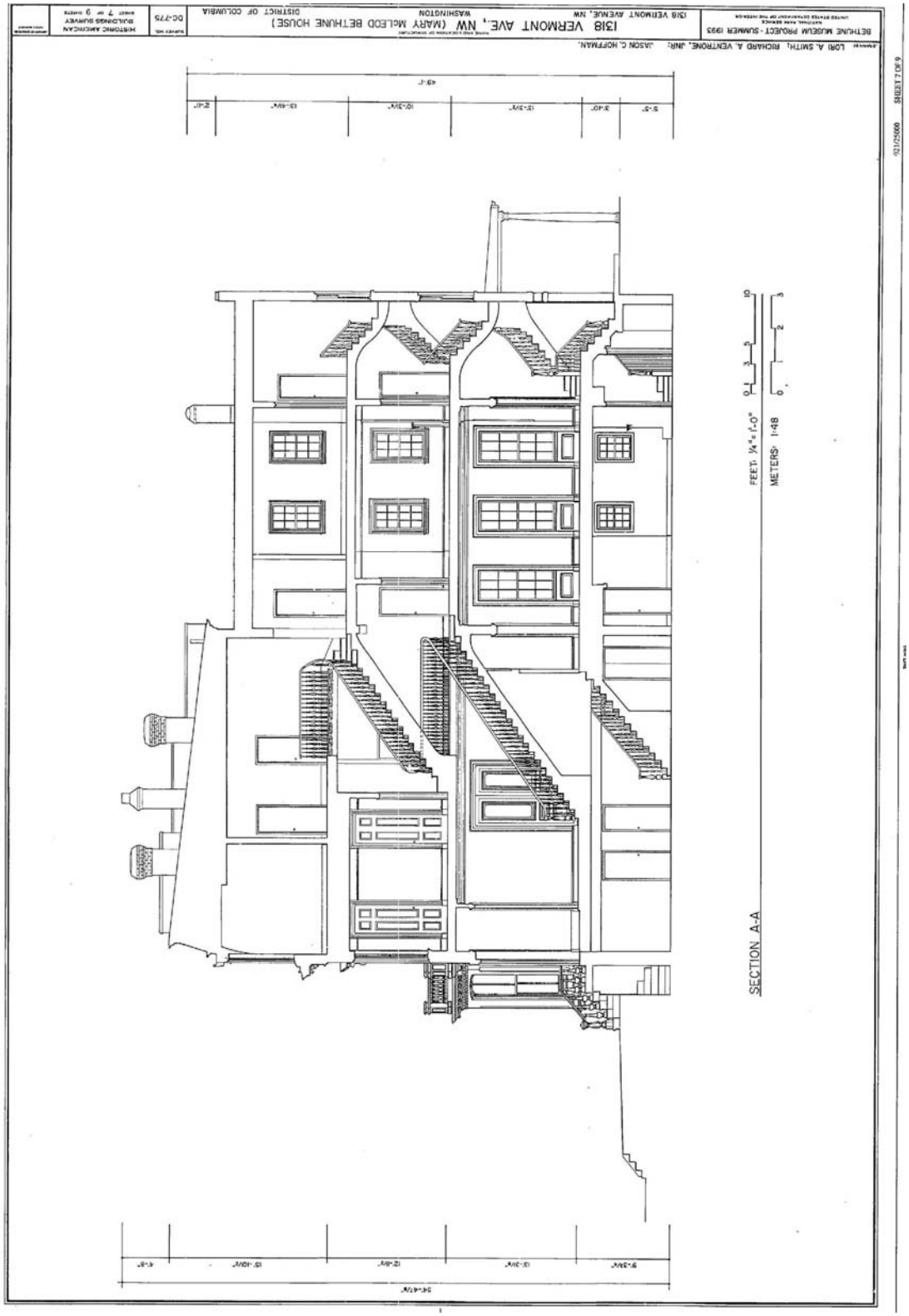

1318 VERMONT AVE., NW (MARY MCLEOD BETHUNE HOUSE)
WASHINGTON DISTRICT OF COLUMBIA
1318 VERMONT AVENUE, NW
BETHUNE MUSEUM PROJECT - SUMMER 1993
HISTORIC AMERICAN BUILDINGS SURVEY
DC-775
RICHARD A. VENTRONE, JR.; ROBERT R. ARZIX, JR.; THOMAS M. BEHRENS; ISABEL C. VANG; ALICIA L. ABOUSSIE; JASON C. HOFFMAN;
FIRST FLOOR PLAN
BASEMENT PLAN
FEET: 1/4" = 1'-0"
METERS: 1:48
DISPLAY ROOM #1
DISPLAY ROOM #2
STORAGE ROOM
HALLWAY
FOYER
SOC YARD
KITCHEN
MEETING ROOM
BATHROOM
FURNACE ROOM
STORAGE #1
STORAGE #2
STORAGE #3 & ELECTRICAL
68'-0"
33'-9½"

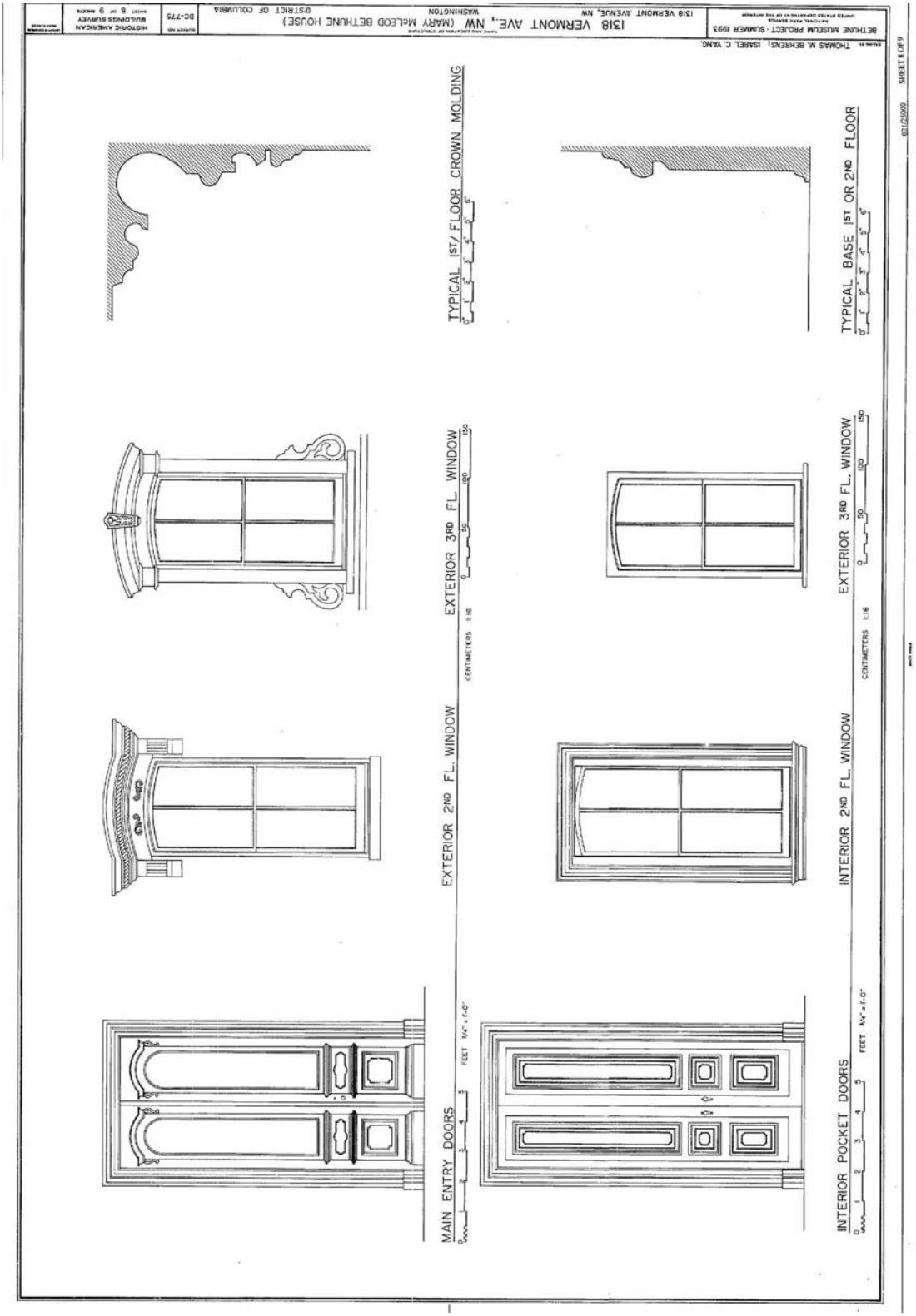

1318 VERMONT AVE., NW (MARY MCLEOD BETHUNE HOUSE)
DISTRICT OF COLUMBIA
DC-775
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 3 OF 9
LORI A. SMITH, RICHARD A. VENTRONE, JR., THOMAS M. BEHRENS, ALICIA L. ABOUSSIE, JASON C. HOFFMAN
BETHUNE MUSEUM PROJECT, SUMMER 1993
1318 VERMONT AVE. NW
WASHINGTON
SHEET 3 OF 9
021725009
OFFICE #5
10'-0" X 8'-7"
OFFICE #4
13'-4" X 14'-9"
BATHROOM
OFFICE #3
14'-2" X 13'-10"
HALLWAY
OFFICE #2
15'-4" X 12'-5"
OFFICE #1
11'-0" X 7'-8"
THIRD FLOOR PLAN
FEET: 1/4"= 1'-0"
METERS: 1: 48
STORAGE ROOM
10'-0" X 8'-7"
DISPLAY ROOM #3
13'-3" X 15'-4"
BATHROOM
DISPLAY ROOM #2
16'-0" X 13'-7"
HALLWAY
DISPLAY ROOM #1
15'-5" X 22'-0"
SECOND FLOOR PLAN
FEET: 1/4"= 1'-0"
METERS: 1: 48

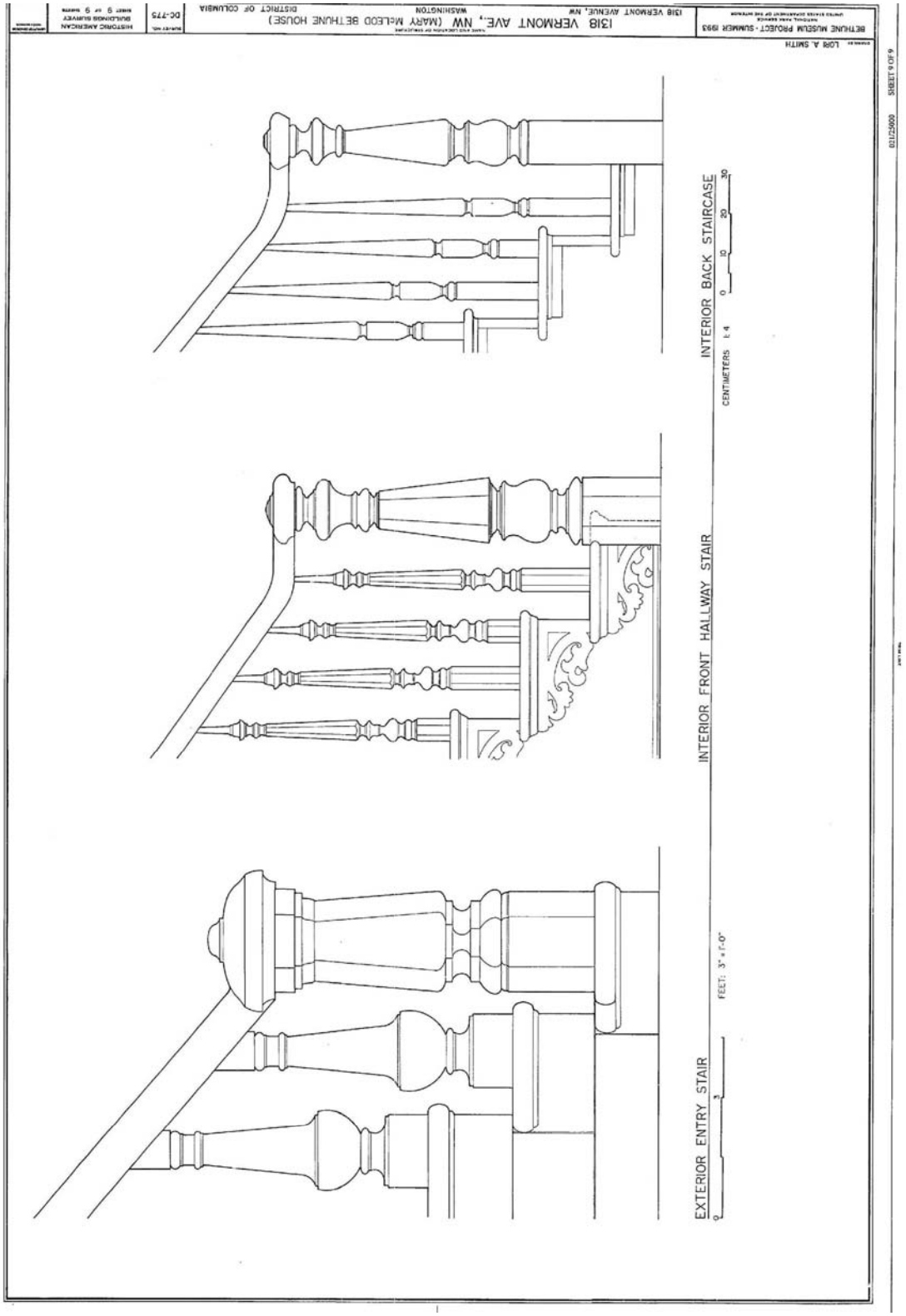

1318 VERMONT AVE., NW (MARY McLEOD BETHUNE HOUSE)
WASHINGTON
DISTRICT OF COLUMBIA
HISTORIC AMERICAN BUILDINGS SURVEY
DC-775
BETHUNE MUSEUM PROJECT, SUMNER 1980
ISAIAH C. REAG, THOMAS M. BERGENS, LORI A. SMITH
A
B
B
A
N
FEET: 1/4"=1'-0"
METERS: 1:48
0 1 2 3
0 3 5 10
ROOF PLAN
SHEET 4 OF 9


1318 VERMONT AVE., NW (MARY MCLEOD BETHUNE HOUSE)
WASHINGTON
DISTRICT OF COLUMBIA
HISTORIC AMERICAN BUILDINGS SURVEY
DC-775
BETHUNE MUSEUM PROJECT - SUMMER 1993
ISABEL C. VANG, LORI A. SMITH, THOMAS M. BEHRENS, ARCHITECTS/DOE.
WEST ELEVATION
SECTION B-B
EAST ELEVATION
FEET: 1/4"= 1'-0"
METERS: 1: 48
SHEET 5 OF 9

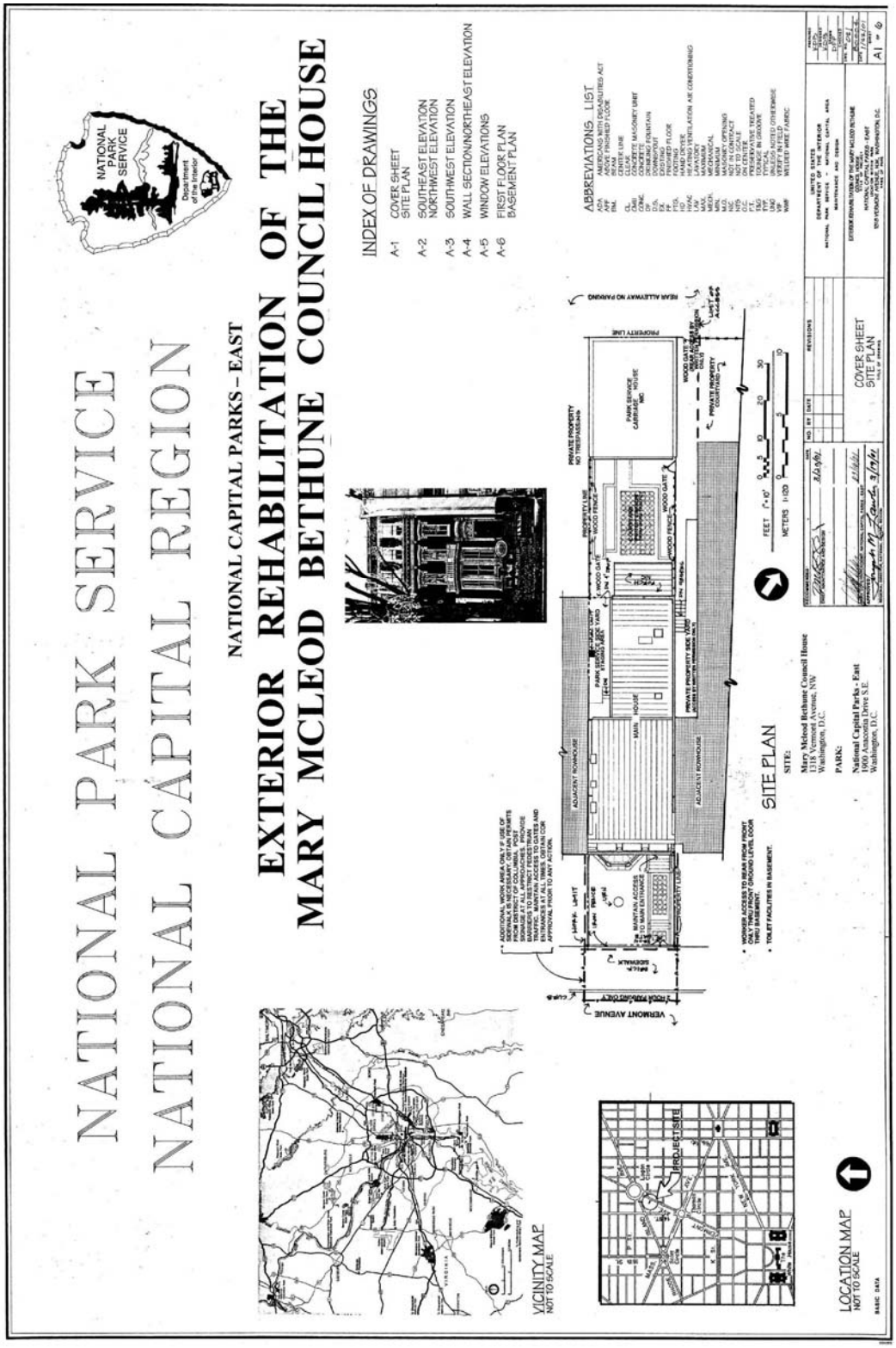

1318 VERMONT AVE., NW (MARY McLEOD BETHUNE HOUSE)
1318 VERMONT AVENUE, NW
WASHINGTON
DISTRICT OF COLUMBIA
BETHUNE MUSEUM PROJECT - SUMMER 1993
THOMAS M. BEHRENS ALICIA L. ABOUSSIE, JASON C. HOFFMAN,
HISTORIC AMERICAN BUILDINGS SURVEY
DC-778
SHEET 6 OF 9
FEET: ¼" = 1'-0"
METERS: 1:48
SOUTH ELEVATION

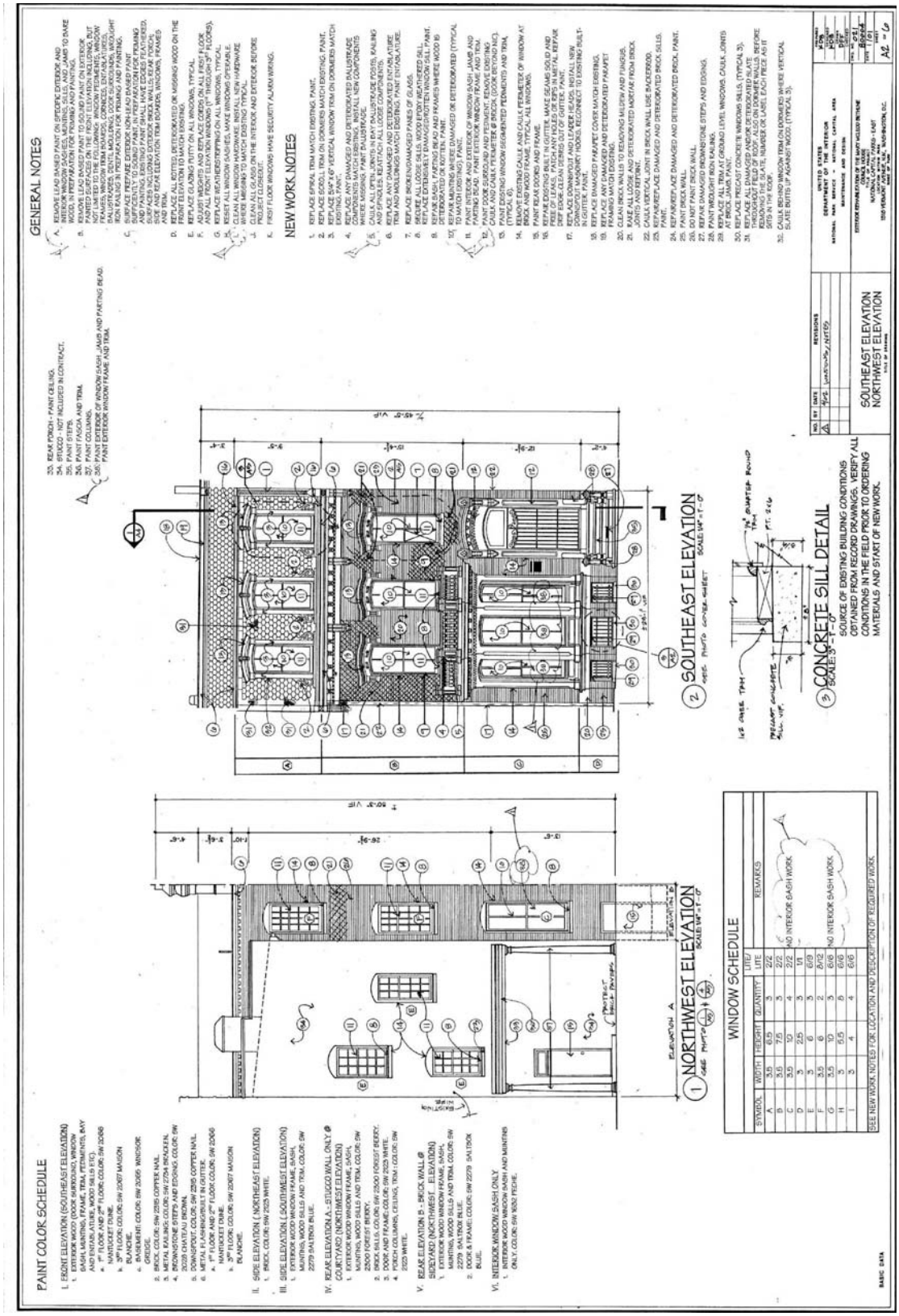

1318 VERMONT AVE., NW (MARY McLEOD BETHUNE HOUSE)
WASHINGTON
DISTRICT OF COLUMBIA
SECTION A-A
FEET: 1/4" = 1'-0"
METERS: 1:48

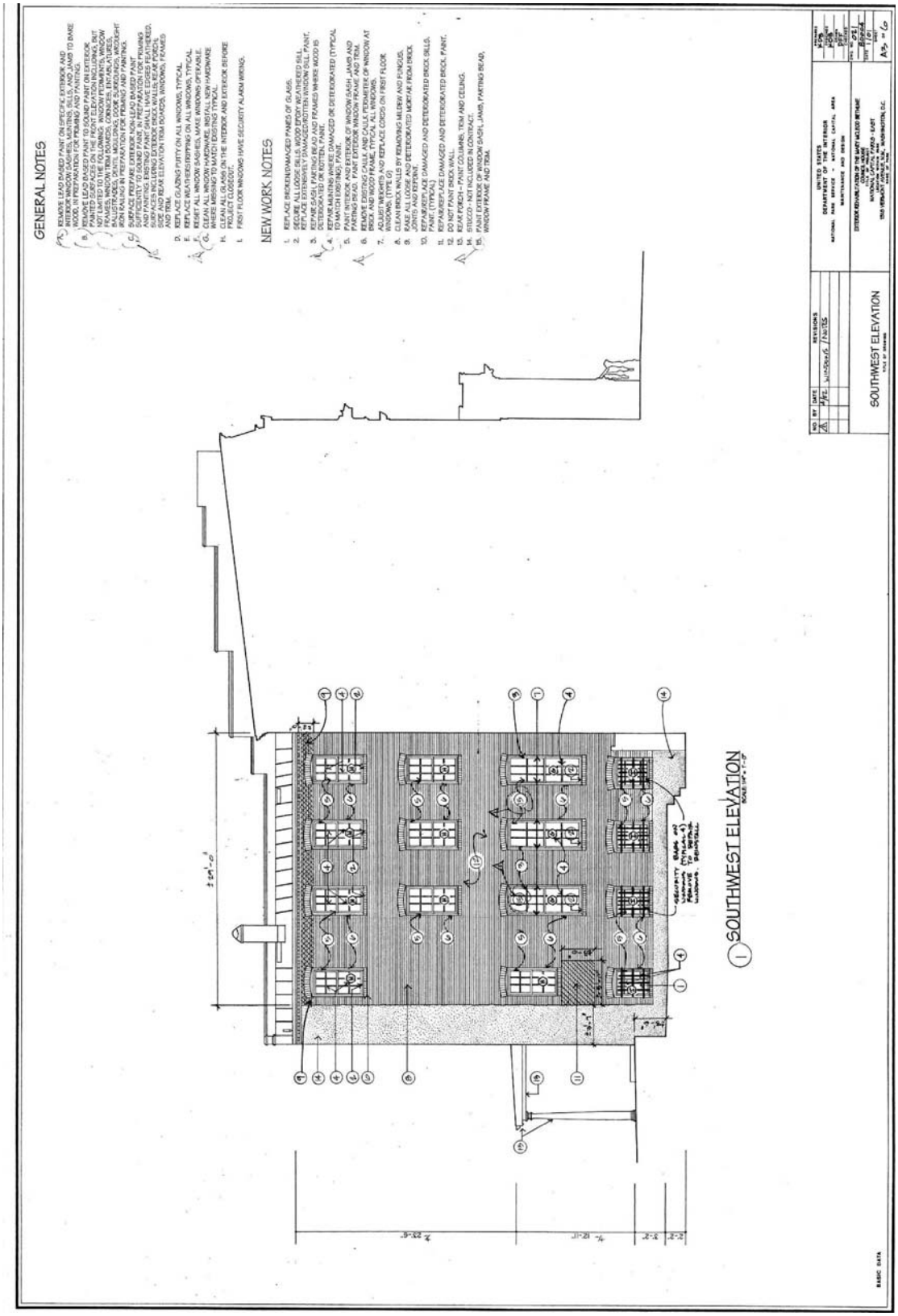

1318 VERMONT AVE., NW (MARY MCLEOD BETHUNE HOUSE)
WASHINGTON
DISTRICT OF COLUMBIA
1318 VERMONT AVENUE, NW
BETHUNE MUSEUM PROJECT - SUMMER 1993
THOMAS M. BEHRENS, ISABEL C. WANG
HISTORIC AMERICAN BUILDINGS SURVEY
DC-775
SHEET 8 OF 9
TYPICAL 1ST/ FLOOR CROWN MOLDING
TYPICAL BASE 1ST OR 2ND FLOOR
EXTERIOR 3RD FL. WINDOW
EXTERIOR 2ND FL. WINDOW
INTERIOR 2ND FL. WINDOW
EXTERIOR 3RD FL. WINDOW
CENTIMETERS
MAIN ENTRY DOORS
INTERIOR POCKET DOORS
FEET

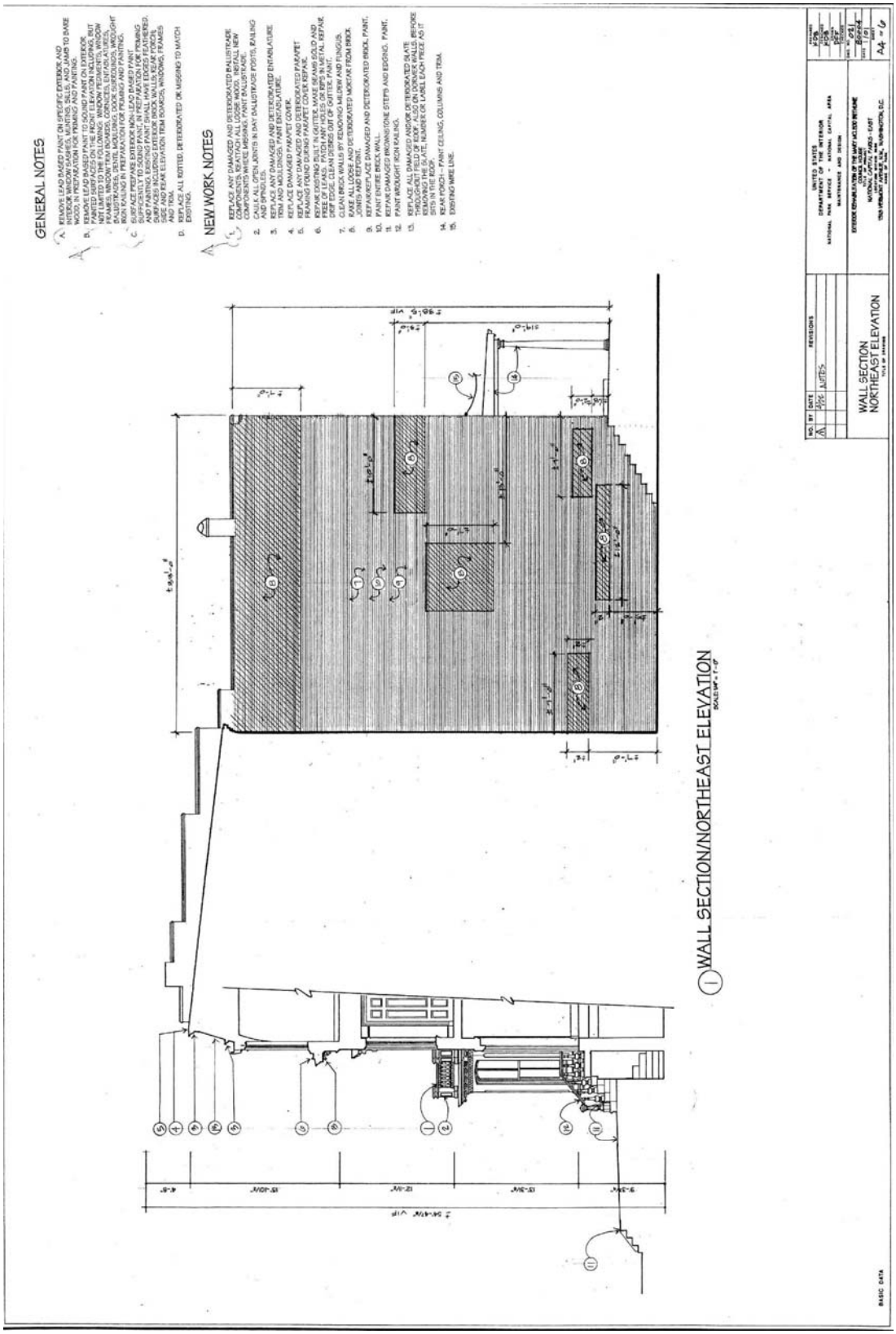

1318 VERMONT AVE., NW (MARY MCLEOD BETHUNE HOUSE)
WASHINGTON DISTRICT OF COLUMBIA
1318 VERMONT AVENUE, NW
BETHUNE MUSEUM PROJECT - SUMMER 1993
HISTORIC AMERICAN BUILDINGS SURVEY
DC-775
SHEET 9 OF 9
INTERIOR BACK STAIRCASE
CENTIMETERS
INTERIOR FRONT HALLWAY STAIR
EXTERIOR ENTRY STAIR
FEET: 3" = 1'-0"

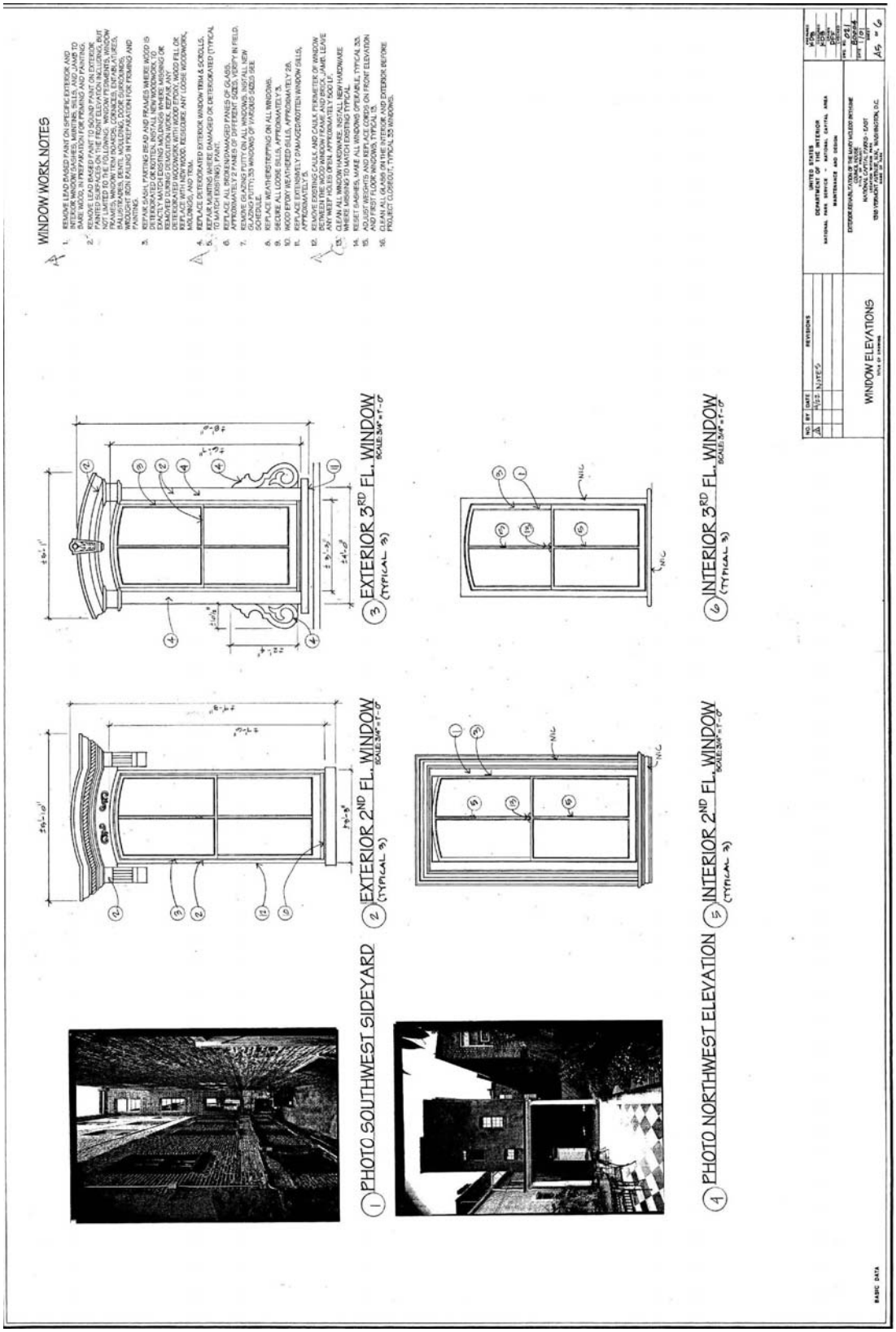
EXTERIOR REHABILITATION 2001 DRAWINGS

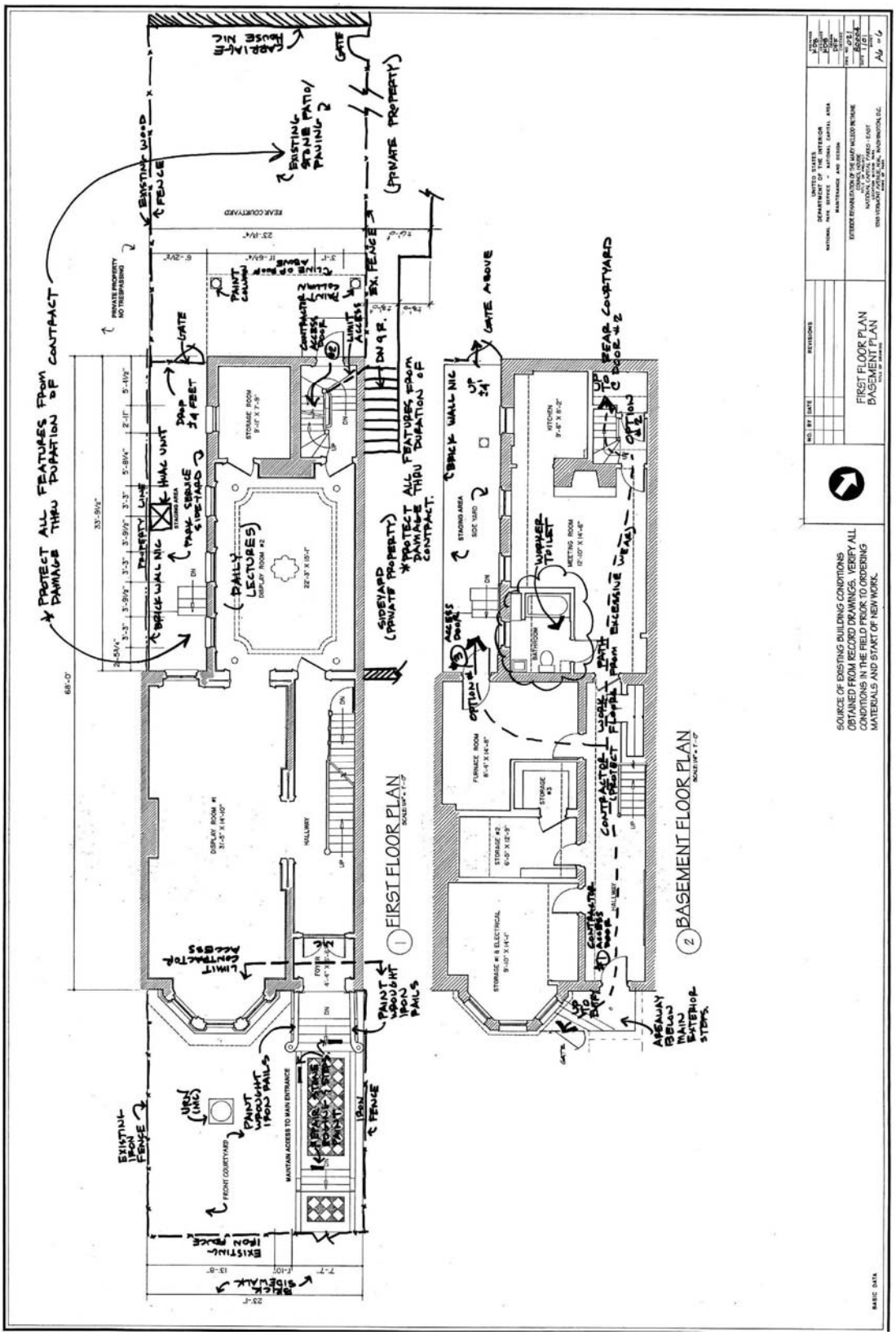



GENERAL NOTES
NEW WORK NOTES
PAINT COLOR SCHEDULE
WINDOW SCHEDULE
SOUTHEAST ELEVATION
NORTHWEST ELEVATION
CONCRETE SILL DETAIL


GENERAL NOTES
NEW WORK NOTES
SOUTHWEST ELEVATION
SOUTHWEST ELEVATION


GENERAL NOTES
NEW WORK NOTES
WALL SECTION NORTHEAST ELEVATION
1 WALL SECTION/NORTHEAST ELEVATION


WINDOW WORK NOTES
1. REMOVE LEAD PASSED PAINT ON SPECIFIC EXTERIOR AND INTERIOR WINDOW SASHES, MUNTINS, SILLS, AND JAMB TO BARE WOOD. TEST PAINT TO DETERMINE IF LEAD IS PRESENT.
2. REMOVE LEAD BASED PAINT TO SOUND PAINT ON EXTERIOR PAINTED SURFACES ON THE FRONT ELEVATION INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: WINDOW PEDIMENTS, WINDOW TRIM, WINDOW SASHES, WINDOW JAMBS, WINDOW SILLS, BALUSTRADES, DENTIL MOULDING, DOOR SURROUNDS, WINDOW SURROUNDS, IRON RAILING IN PREPARATION FOR PRIMING AND PAINTING.
3. REPAIR SASH, PAINTING READ AND FRAMES WHERE WOOD IS DETERIORATED, OR ROTTEN. INSTALL NEW WOODWORK TO EXACTLY MATCH EXISTING WHERE WOODWORK IS DETERIORATED OR REMOVED DURING DEMOLITION WORK. REPAIR, ANY DETERIORATED WOODWORK WITH WOOD EPOXY, WOOD FILL OR BEDDING COMPOUND AS NECESSARY. RESEAL ANY LOOSE WOODWORK, MOLDINGS, AND TRIM.
4. REPLACE DETERIORATED EXTERIOR WINDOW TRIM & SCROLLS.
5. REPAIR MUNTINS WHERE DAMAGED OR DETERIORATED (TYPICAL TO ALL WINDOWS).
6. REPLACE ALL BROKEN/DAMAGED PANES OF GLASS, APPROXIMATELY 2 PANES OF DIFFERENT SIZES. VERIFY IN FIELD.
7. REMOVE GLAZING PUTTY ON ALL WINDOWS. INSTALL NEW GLAZING PUTTY TO MINIMIZE OF 3 WINDOWS NEED SEE SCHEDULE.
8. REPLACE WEATHERSTRIPPING ON ALL WINDOWS.
9. SECURE ALL LOOSE SILLS, APPROXIMATELY 5.
10. WOOD EPOXY WEATHERED SILLS, APPROXIMATELY 25.
11. REPLACE COMPLETELY DAMAGED/ROTTEN WINDOW SILLS, APPROXIMATELY 5.
12. REMOVE EXISTING CAULK AND CAULK PERIMETER OF WINDOW (BOTH INTERIOR AND EXTERIOR) WHERE BRICK, FRAME AND TRIM ANY MEET. RESEAL WINDOW FRAME AND BRICK. LEAVE ANY WEEP HOLES OPEN. APPROXIMATELY 75 L.F.
13. CLEAN ALL WINDOW HARDWARE. INSTALL NEW HARDWARE WHERE MISSING TO MATCH EXISTING TYPICAL
14. RESET CASHES, MAKE ALL WINDOWS OPERABLE, TYPICAL 33.
15. PAINT WINDOWS, TYPICAL FOR ALL WINDOWS ON FRONT ELEVATION AND FIRST FLOOR WINDOWS, TYPICAL 15.
16. CLEAN ALL GLASS ON THE INTERIOR AND EXTERIOR BEFORE PROJECT CLOSEOUT, TYPICAL 33 WINDOWS.
EXTERIOR 3RD FL. WINDOW
(TYPICAL 3)
EXTERIOR 2ND FL. WINDOW
(TYPICAL 3)
INTERIOR 3RD FL. WINDOW
(TYPICAL 3)
INTERIOR 2ND FL. WINDOW
(TYPICAL 3)
PHOTO SOUTHWEST SIDEYARD
PHOTO NORTHWEST ELEVATION
WINDOW ELEVATIONS
UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE - NATIONAL CAPITAL AREA
MAINTENANCE AND DESIGN
EXTERIOR REHABILITATION OF THE MARY MCLEOD BETHUNE
COUNCIL HOUSE
NATIONAL HISTORIC SITE
1318 VERMONT AVENUE, N.W. WASHINGTON, D.C.
BASIC DATA


FIRST FLOOR PLAN
BASEMENT FLOOR PLAN
1 FIRST FLOOR PLAN
2 BASEMENT FLOOR PLAN
PROTECT ALL FEATURES FROM DAMAGE THRU DURATION OF CONTRACT
EXISTING STONE PATIO/ PAVING
EX. FENCE
GATE
GATE ABOVE
BRICK WALL N/C
SIDEYARD (PRIVATE PROPERTY)
*PROTECT ALL FEATURES FROM DAMAGE THRU DURATION OF CONTRACT.
DAILY LECTURES
DISPLAY ROOM #2
22'-3" X 15'-0"
STORAGE ROOM
8'-6" X 7'-3"
HALLWAY
DISPLAY ROOM #1
31'-5" X 14'-10"
FOYER
4'-4" X 7'-3"
KITCHEN
9'-6" X 6'-2"
MEETING ROOM
12'-10" X 14'-6"
WOMEN'S TOILET
BATHROOM
FURNACE ROOM
8'-4" X 14'-6"
STORAGE #1
STORAGE #2
6'-6" X 12'-6"
STORAGE # 3
STORAGE # 4 ELECTRICAL
9'-10" X 14'-4"
CONTRACTOR TO PROTECT FLOORS
LIMIT CONTRACTOR ACCESS
PAINT WROUGHT IRON RAILS
EXISTING IRON FENCE
IRON FENCE
FRONT COURTYARD
MAINTAIN ACCESS TO MAIN ENTRANCE
REAR COURTYARD
ACCESS DOOR
OPTIONAL
SOURCE OF EXISTING BUILDING CONDITIONS OBTAINED FROM RECORD DRAWINGS. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO ORDERING MATERIALS AND START OF NEW WORK.
UNITED STATES
DEPARTMENT OF THE INTERIOR
MARY MCLEOD BETHUNE
68'-0"

STRUCTURAL REPORTS

United States Department of the Interior

NATIONAL PARK SERVICE
DENVER SERVICE CENTER
12795 W. ALAMEDA PARKWAY
P.O. BOX 25287
DENVER, COLORADO 80225-0287

IN REPLY REFER TO:

ALSO- HIST SCHOOL
-106 COMPL.
-SHADE W/
BASE (APP?
-OVERALL ARRANGE.
FROM HOUSE.

Memorandum

To: Betty Janes, Project Manager, Denver Service Center

From: Dan Tower, Structural Engineer, Engineering , Denver Service Center

Reference: Mary McLeod Bethune Council House National Historic Site, Pkg. 200, PT: 02; Site Investigation of Bethune Council House and Carriage House

Subject: Trip Report, October 15-17, 1997

PURPOSE

Bethune Council House

The purpose of the inspection of the Bethune Council House was to determine the framing of the second and third floors in order to calculate the allowable live load floor capacity of the floor systems. This data will then be used to recommend the size of groups that can be allowed on the floors at any one time.

Carriage House

The purpose of the investigation of the Carriage House was to inspect the structural system of the building and to make recommendations on if and how additional floor space may be added to the structure to provide additional storage space.

A third issue which affects both buildings is the possible future addition of handicapped accessible access to the Bethune Council House. This would most likely involve the addition of an elevator to the Bethune Council House building. Access to the elevator would possibly be through the Carriage House.

DISCUSSION

Bethune Council House

The Bethune Council House was built in 1875. It is a brick, bearing wall structure with mainly wood interior framing and an interior brick bearing wall. It is a three story structure that is 23 feet wide from north to south and 68 feet long from east to west and with a mansard roof. There is a large bay window at the first floor which supports a second floor balcony. The first and second floors are display areas and are used for interpretive purposes. There are offices and storage areas located in the basement and third floor of the building.

Carriage House

The Carriage House is located behind (to the west of) the Bethune Council House. It was built in the mid-1800's. It is a two story, double wythe brick structure. Interior walls and floor framing were improved or added around 1965. There were probably other renovations done prior to 1965. During the 1965 work there were, apparently, new window openings added to the east and west walls.

FINDINGS

Bethune Council House

Because destructive investigation of the building was not possible, it was difficult to determine much of the building's framing system. It was possible, however, to determine the first floor joist size and spacing by removing a floor register at one of the heating ducts. The first floor joists appear to be 2x10's spaced at 16 inches. The maximum span of the floor joists are approximately 15 feet.

The second floor framing was not accessible. However, by measuring the distance between the first floor ceiling and the second floor at the stair well, the joist depths appear to be 10 inches. The assumption is that the second floor joists are also spaced at 16 inches. The first and second floor joists are supported by bearing walls; the connection of the floor systems to the walls, however, was not determined.

The third floor framing system is unknown. At the east end of the building, the second floor display room is open the entire width of the building. This implies that if the third floor joists span in the north-south direction, they would have to either span about 22 feet or there is a beam that runs from the intersection of the west Display Room and hallway walls to the east exterior wall. It is most likely that there is a beam and that the joists span from the beam to the east wall which is a 15 foot span.

The load carrying capacity of the floor system for this report is based on joist spacing and size. The design values used to calculate allowable loads are based on those of southern pine. It is assumed that all joist bearing conditions and beam sizes are adequate to carry the calculated floor load. The calculated allowable floor live load is **65 pounds per square foot (psf)**. To put this into context, the ANSI/ASCE 7-93 "Minimum Design Loads for Buildings and Other Structures" building code requires residential floors to be designed for a live load of 40 psf. Seating in assembly areas are to be designed for a live load of 60 psf. On the other hand, corridors in assembly halls, schools, and hospitals are designed for a live load of 80 psf.

It is difficult to equate 65 psf to numbers of people. My judgment is that, with an allowable floor live load of 65 psf, there should be no problem with the sizes of groups that have visited the building in the past. One concern, however, is the capacity of the stairs. The stair stringers span about 18 feet. It is unknown, however, how many of and what size the stringers are. The stairs appear to be solid with little deflection and there is no visible damage, such as cracking in the exposed wood or in the ceilings below. Therefore, I believe the stairs are adequate for the live loads they are expected to carry.

Carriage House

There are two alternatives that can be considered in deciding how to add floor space to the Carriage House. Alternative 1 is to add a third floor to the top of the building. Alternative 2 is to add a basement below the building. The following is a discussion of the advantages and disadvantages for each alternative.

Alternative 1 - Third Story Addition

Advantages:

1. This alternative would have the least impact on surrounding property although it would require scaffolding for brick work.
2. It would, probably, not require any improvement to the existing foundation.
3. The construction would be fairly simple.
4. This would be a significantly less expensive alternative than Alternative 2.

Disadvantages:

1. This alternative would have a significant architectural impact.
2. It would require improving the second floor to exterior wall connection.
3. It may require reinforcement of the lintels above window and door openings.
4. It may require strengthening of the wall at the location of the floor and roof beams.
5. It may require relocation or reconfiguration of the stairway.

Alternative 2 - Basement Addition

Advantages:

1. This alternative would have the least architectural impact.
2. It would provide easier access form each floor to the ground floor.

Disadvantages:

1. It will require underpinning the structure, including removing the existing foundation.
2. It will require excavation equipment at a restricted site.
3. This alternative may have a significant construction impact on adjacent properties.
4. Ground water depth is unknown and may present a problem during and after construction.
5. Even if ground water is not a problem, basements are not ideal for archival storage because of the humid environment.

Cost Estimate

Because of the extreme difficulty in underpinning, the site constraints, and the potential ground water problem, Alternative 2, though possible, is not considered a feasible alternative. Therefore, cost estimates for Alternative 1 only are presented. The estimated cost for adding a third floor to the Carriage House includes the following:

1. Remove all interior furring, drywall, and partitions.
2. Install a continuous ledger and joist hangers to the second floor framing.
3. Remove the existing roof framing and replace with new third floor framing and floor sheathing.
4. Remove the top courses of the existing brick wall down to the beginning of the new third floor framing.
5. Build new third floor walls (2x4 @ 16-inch stud walls with 4-inch brick veneer).
6. Build new roof, including new roofing.
7. Remodel the interior with new furring, drywall, partitions, rest rooms, carpet, etc.

The estimated cost for doing this work is **$500,000.**

CONCLUSION

Bethune Council House

The load carrying capacity of the Bethune Council House floors was determined based on observed joist size and spacing at the first floor and on assumptions for the remainder of the house. If the assumptions are correct, the floor system is adequate for the size of tour groups that have historically visited the house.

Carriage House

Two alternatives for increasing the floor area of the Carriage House were discussed. The first alternative is to add a third floor to the building. The second alternative is to add a basement. Based on the disadvantages of Alternative 2, it is not considered feasible. The preferred alternative, therefore, is Alternative 1.

The feasibility of Alternative 1 is based on constructibility. There are other factors which also need to be considered. The alternative should be looked at from an architectural perspective. It should be determined whether or not adding a third floor will:

- be approved of by local building officials
- meet all local and national building code and compliance laws (e.g., fire codes)
- have any negative impacts to the surrounding neighborhood.

AGREED:

for Mary E. Fuge 10/30/97

Elizabeth A. Janes, Project Manager, Date

cc: Superintendent, MAMC NHS
Superintendent, NACE
Rebecca Stevens, Historic Architect, NCR SO
Patrick Gregerson, NCR SO Planning

4

U.S. DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
National Capital Region
Natural Resources and Science
Integrated Pest Management Program

Structural Inspection of the Mary McLeod Bethune House NHS

August 15, 2006

Attendees

- Kenneth Chandler, Archivist, Mary McLeod Bethune Council House NHS
- Kari Grabinski, Historical Architect, NPS Cultural Resource Preservation
- Albert Greene, U.S. Government Services Administration
- Randall Howes, U.S. Government Services Administration
- Robert Parker, Carter Woodson House
- Kenvi Phillips, Park Guide, Mary McLeod Bethune Council House NHS
- Jil Swearingen, Pest Management Coordinator, NPS National Capital Region

A structural inspection of the Council House building was arranged by Jil Swearingen on the suggestion of Darwina Neal (NPS Cultural Resource Preservation) and the urging of Ken Chandler. Randy Howes led the inspection with the assistance of Al Greene and Jil Swearingen. The inspection started in the basement and proceeded upstairs to the top floor. No signs of active termites were observed although some old damage was seen in the Carriage House Archives building north wall baseboard. Evidence of historic treatment of the Council House, likely with the now banned but extremely effective chemical Chlordane was noted and is likely responsible for the lack of termite activity and damage.

Moisture problems exist in both buildings and need to be addressed, as well as the filling and patching of numerous holes in walls and floors and around windows. In some places, door strips also need to be installed. Drains outside back and front doors of the Council House are blocked or non-functioning and result in flooding of basement rooms during heavy rain events. Sand bags have been piled up outside these doors to prevent water from entering the building but they are not an adequate solution to this problem.

Air conditioning condensation outlets drip water at the foundations of both buildings -- one of the outlets likely is from house next door to the South.

Outdoor spigots or hoses were observed to be leaking on the north side of the Carriage House Archives building, and water was running to feed a sprinkler for the neighboring property that was dripping a steady stream of water directly onto the Carriage House foundation wall with the old termite damage mentioned above. Additionally, the sprinkler was trained on the neighbor's fence and not the grass, indicating a general lack of attention. Installation of an in-ground Sentricon bait station was discussed to monitor for termites at that location. Also discussed was the possibility of a treatment of the Carriage House with Termidor (active ingredient is fipronil) if that is determined to be warranted. Termidor is highly effective for termite control and prevention of future damage.

It was noticed that insect sticky traps in the Council House were very dusty (and therefore no longer effective) after a relatively short period of use. The use by the contract housekeeping staff of a standard, non-HEPA-filtering upright vacuum is likely a contibuting factor to this. Purchase of a professional-grade HEPA filtering vacuum cleaner is recommended. The non-filtered machine should be discarded.

Ivy covering the sides of the Carriage House Archives building should be removed to protect the foundation and reduce harborage for insects and rodents, if it would not violate historic integrity.

A spectacular, huge and fortunately no longer active German yellow jacket nest in the attic was the grand finale for the morning's inspection.

Repair work should be done by a qualified contractor with experience working in historic structures so as to do quality repairs that are in line with the needs of the historic nature of the building. A possibility for this work - the Historic Preservation Training Center in Frederick Maryland, was suggested by Kari.

Identification:

Preferred Structure Nam	Mary McLeod Bethune Council House--Res. 725
Structure Number:	72502000

Other Structure Name(s)

Other Structure Name(s):	
1.	Nat'l Council of Negro Women's Headquarters
2.	Mary McLeod Bethune Council House
3.	1318 Vermont Avenue, NW

Park:	Mary McLeod Bethune Council House National Historic Site
Park District:	NACE Miscellaneous Reservations

Historic District

Historic District:	
1.	Logan Circle Historic District

Structure State:	District of Columbia
Structure County:	Washington
Region:	National Capital
Administrative Unit:	National Capital Parks-East
LCS:	046807

UTM:	Zone	Easting	Northing	Source	Datum
1.	18	323912	4308544	GPS-Differentially Corrected	NAD 83

Historical Significance:

National Register Status:	Entered - Documented
National Register Date:	10/15/1982
National Historic Landmark?:	No
Significance Level:	Local

Short Significance Description: The Bethune Council House was the last official residence in Washington, D.C. of noted educator Mary McLeod Bethune, and the first headquarters of the National Council of Negro Women, an organization she founded. It also houses the National Archives of Black Women's History.

Long Significance Description: Mary McLeod Bethune (1875-1955) dedicated her life to improving educational opportunities and achieving equal rights for American blacks. Born in Mayesville, Maryland, she attended a mission school and a seminary before enrolling in the Moody Bible institute. In 1904, she opened a school for black girls in Daytona Beach, Florida. For her two sole students, she made use of an abandoned house, secured packing crates from a dump for furniture, and wrapping paper from a butcher shop for writing paper. Her determination made the school flourish, and in 1923, the expanded school merged with a boys school to form the Bethune-Cookman College. She remained president until 1942. Mrs. Bethune served in various appointed posts under the administrations of Calvin Coolidge, Herbert Hoover, Franklin Roosevelt and Harry Truman. A close friend of Eleanor Roosevelt, she served in the Roosevelt administration as Special Adviser on Minority Affairs and as Director of Negro Affairs of the National Youth Administration; in this latter post she was the first black woman to head a federal agency. Ever active in advancing the cause of education and equal rights for African Americans, the house is now administered by the National Park Service, and the National Archives for Black Women's History is located at the site.

Construction Period:

Construction Period:	Historic

Chronology:		Begin Year	Begin AD/BC	End Year	End AD/BC	Designer	Designer Occupation
	1. Built	1876	AD	1876	AD		Other
	2. Altered	1934	AD	1934	AD		Other
	3. Altered	1945	AD	1945	AD		Other

Function and Use:

Primary Historic Function:	Single Family House
Primary Current Use:	Interpretation Facility
Structure Contains Museum Collections?:	Yes

Other Functions or Uses:	Other Function(s) or Use(s)	Historic or Current
1.	Administrative Office (HDOS)	Historic
2.	Educational Related Housing	Current

Physical Description:

Structure Type:	Building
Volume:	1 - 2,000 cubic feet
Square Feet:	2244

Material(s):	Structural Component(s)	Material(s)
1.	Walls	Brick
2.	Roof	Metal
3.	Foundation	Stone

Short Physical Description: 2 1/2 story 3-ranked brick Victorian house is part of a row of three townhouses. Features projecting bay window, full basement, deeply hooded 2/2-light sash segmental arched windows, segmental arched door, and mansard roof.

Condition and Impacts:

Later Construction:	Good
Latest Year Assessed:	2006

Conditions:	Condition	Year Assessed

1. Good 2002
2. Good 2006

Impact Level: Low

Primary Impact: Park Operations

Other Impacts:

Other Impact Type
1. Violation

Management - Legal:

Legal Interest: Fee Simple

Management Agreement: Cooperative Agreement

Management Agreement Expiration Date: 09/30/2000

Management - Category:

Management Category: Must Be Preserved and Maintained

Management Category Date: 07/14/2006

Management - Treatment:

Latest Est. Interim Treatment Cost: 70000

Latest Ultimate Treatment: Preservation

Interim Treatment:

	Interim Treatment Responsibility	Interim Treatment Cost Estimate	Interim Treatment Cost Estimate Date	Was Interim Treatment Completed?
1.	National Park Service	70000	03/27/2000	

Ultimate Treatment:

	Structure Ultimate Treatment (UT)	UT Document	UT Document Date	UT Responsibility	Was UT Approved?	Was UT Completed?	UT Completion Date
1.	Preservation	General Management Plan	06/15/2001	National Park Service	Yes	No	

	UT Estimate Level	UT Estimator	UT Cost Estimate	UT Cost Estimate Date	UT Cost Actual
1.	Similar Facilities	Regional Office	0	03/27/2000	

Routine Maintenance Responsibility: National Park Service

Cyclic: National Park Service

Maintenance Responsibility:

FMSS Number: 18318

Management - Description:

Short Management Text: House is well-maintained but requires routine maintenance.

Documentation:

References:

	Source	Reference Number	Other Information	Sequence
1.	National Register Information System	82005389	"Mary McLeod Bethune Council House" National Register nomination with supporting documentation accepted by the Keeper October 15, 1982.	1
2.	National Register Information System	72001426	"Logan Circle Historic District," National Register nomination, approved by the Keeper on June 30, 1972.	2
3.	NPS Property Number:	3000-0599	Mary McLeod Bethune Council House	3
4.	HABS	DC-775	1318 Vermont Avenue, Northwest (House), Washington, District of Columbia County, DC.	4
5.	Cultural Resource Management Bibliography	450012	Collier-Thomas, Bettye, Dr. "Points of Interpretation for Congressional Consideration of Incorporating the Bethune "Council House" National Historic Site into the National Park Service, Sept. 1989.	5

Documentation Level: Good

Last Updated By: Stevens, Rebecca

Last Updated: 07/28/2006 12:25pm

Graphics:

Graphics:

	Graphic	Caption	Graphic Date/Year	Sequence
1.		Bethune Council House, exterior	3/9/2000	1

Identification:

Preferred Structure Nam	Mary McLeod Bethune Council House, Fence
Structure Number:	02-01
Other Structure Name(s):	Other Structure Name(s) No records.
Park:	Mary McLeod Bethune Council House National Historic Site
Park District:	NACE Miscellaneous Reservations
Historic District:	Historic District 1. Logan Circle Historic District
Structure State:	District of Columbia
Structure County:	Washington
Region:	National Capital
Administrative Unit:	National Capital Parks-East
LCS ID:	211420
UTM:	Zone Easting Northing Source Datum 1. 18 323927 4308537 GPS-Differentially Corrected NAD 83

Historical Significance:

National Register Status:	Determined Eligible - SHPO
National Register Date:	07/30/2001
National Historic Landmark?:	No
Significance Level:	Contributing
Short Significance Description:	This decorative iron fence is characteristic of the fences in this Victorian townhouse setting and contributes to the historical character of the Logan Circle Historic District.
Long Significance Description:	No date of construction of the cast-iron fence could be determined, but it is typical of the Victorian-era cast-iron fences of the surrounding Logan Circle area. This area is one of mostly Victorian rowhouses with small front yards bordered at the front by these ubiquitous fences.

Co.. .uction Period:

Construction Period:	Historic				
Chronology:	Physical	Begin	Begin Year	End	End Year	Designer

Bethune Council House, exterior 7/6/1999

Mary McLeod Bethune

Certified By:

atest Certified Year:	2006
atest Certified Month:	July

Certified By:

	Month	Year
1.	July	2002
2.	July	2006

	Event	Year	AD/BC	Year	AD/BC	Designer	Occupation
1.	Built	1874	AD	1687	AD		Other

Function and Use:

Prior Historic Function: Enclosure/Exclosure

Primary Current Use: Enclosure/Exclosure

Structure Contains Museum Collections?: Yes

Other Function(s) or Use(s)	Historic or Current
No records.	

Physical Description:

Structure Type: Grounds/Landscape

Volume: 1 - 2,000 cubic feet

	Structural Component(s)	Material(s)
1.	Substructure	Concrete
2.	Superstructure	Cast Iron

Short Physical Description: This is a black, wrought-iron fence surrounding the front yard. It has spear-like finials on all of its verticals; these alternate between full height, approximately 3', and half height. There are three horizontal bars. The fence has an arched, double-leaf gate with a simple gravity latch.

Condition and Impacts:

Latest Condition: Good

Latest Year Assessed: 2006

	Condition	Year Assessed
1.	Good	2002
2.	Good	2006

Impact Level: Low

Primary Impact: Unknown

Other Impacts:	Other Impact Type
	No records.

Management - Legal:

Legal Interest: Fee Simple

Management - Category:

Management Category: Should Be Preserved and Maintained

Management Category Date: 07/14/2006

Management - Treatment:

Late st Interim Treatment: 500

Latest Ultimate Treatment: Preservation

Interim Treatment Responsibility	Interim Treatment Cost Estimate	UT Document Date	UT Responsibility	Interim Treatment Cost Estimate Date	Was UT Approved?	Was Interim Treatment Completed?		
1. National Park Service	500			07/06/1993				

Ultimate Treatment (UT)	Structure Ultimate Treatment (UT) Document	UT Document Date	UT Responsibility	UT Cost Estimate	UT Cost Estimate Date	Was UT Completed?	UT Completion Date
1. Preservation	Resource Management Plan	03/08/1998	National Park Service		02/06/2001	Yes	

	UT Estimate Level	UT Estimator	UT Cost Estimate	UT Cost Estimate Date	UT Cost Actual
1.	Similar Facilities	Park	0	02/06/2001	

Routine Maintenance Responsibility: National Park Service

Cyclic Maintenance Responsibility: National Park Service

Management - Description:

Short Management Text: The fence is in excellent condition and no ultimate treatment is required. The interim treatment cost of $500 is based on regular rust removal and painting.

Documentation:

References:	Source	Reference Number	Other Information	Sequence
1.	National Register Information System	72001426	Mary McLeod Bethune Council House nomination. 1982.	1
2.	National Register Information System	72001406	Logan Circle Historic District nomination. 1972.	2
3.	NPS Property Number:	3500-0660		3
4.	HABS	DC-775(A)		4

Documentation Level: Fair

Last Updated By: Stevens, Rebecca

Last Updated: 07/23/2006 12:25pm

Identification:

Preferred Structure Nar	Mary McLeod Bethune Council House, Outbuilding
Structure Number:	02
Other Structure Name(s)	1. National Archives for Black Women's History
Park:	Mary McLeod Bethune Council House National Historic Site
Park District:	NACE Miscellaneous Reservations
Historic District:	1. Logan Circle Historic District
Structure State:	District of Columbia
Structure County:	Washington
Region:	National Capital
Administrative Unit:	National Capital Parks-East
LCS ID:	211471

UTM:

	Zone	Easting	Northing	Source	Datum
1.	18	323886	4308557	GPS-Differentially Corrected	NAD 83

Historical Significance:

National Register Status:	Determined Eligible - SHPO
National Register Date:	07/30/2001
National Historic Landmark?:	No
Significance Level:	Contributing
Short Significance Description:	This minor outbuilding is significant not for its associations with Mary McLeod Bethune but rather as a contributing element to the Logan Circle Historic District. The structure is a typical alley outbuilding of the type characterizing the district streetscape.
Long Significance Description:	The outbuilding behind the Mary McLeod Bethune Council House is not individualy significant, nor does it retain sufficient integrity for associations with the period of occupancy by Mrs. Bethune to contribute to the nomination for the National Council of Negro Women's Headquarters. However, the structure does retain its basic original form and does contribute to the Logan Circle Historic District as it is characteristic of dependencies to the townhouses and maintains the pattern of cluster arrangement for structures in the district. The structure houses the National Archives for Black Women's History. The house itself was constructed about 1875 by tobacco merchant and developer William S. Roose. Upon its completion, Roose sold the property to John J. McElhone, a reporter for the U.S. House of Representatives. In 1893, McElhone's widow sold the house to journalist Frank G. Carpenter. It was in

Graphics:

Graphics:

	Graphic	Caption	Graphic Date/Year	Sequence
1.		Mary McLeod Bethune Council House Fence (Young)	02/23/2000	

Certified By:

Latest Certified Year: 2006

Latest Certified Month: July

Certified By:

	Month	Year
1.	July	2002
2.	July	2006

turn purchased by immigrant tailor Alphonso Gravelles and his wife Anna in 1912. The National Council of Negro Women acquired the property in 1943 for their national headquarters; it became a unit of the National Park Service in the early 1990s.

The outbuilding, originally a carriage house, probably dates from a period roughly contemporaneous with the house itself, or from the period of the first owners. It has modest details suggesting a late Victorian design, namely the dentilled cornice and jack voussoirs over a door and a missing window. It was certainly present by 1918 when the Gravalles secured a building permit to install steel I-beams in the "garage."

Over the years, the carriage house has been substantially altered. The Gravalles used the building for storage, and may have replaced the original sliding carriage doors with the single-leaf door on the rear ir alley side. A major rehabilitation by the Council in 1968 replaced the original fenestration with metal casement windows. The interior has since been gutted and renovated to house the National Archives for Black Women's History.

Although the structure has undergone the alterations, it retains its original form and integrity of materials. It replicates the common cluster arrangement of buildings in the Logan Circle Historic District, which follow the general pattern of front street/fence/yard/townhouse/rear yard/outbuilding/alley. The unassuming structure is a typical one in the district and contributes to the historic district's landscape and streetscape character.

Construction Period:

Construction Period: Historic

Chronology:

	Physical Event	Begin Year AD/BC	End Year	End Year AD/BC	Designer	Designer Occupation
1.	Built	1874 AD	1887	AD		Other
2.	Altered	1918 AD	1918	AD		Other
3.	Altered	1968 AD	1968	AD		Other
4.	Altered	1985 AD	1995	AD		Other
5.	Rehabilitated	2003 AD	2003	AD	NPS	

Function and Use:

Primary Historic Function: Secondary Structure (Garage)

Primary Current Use: Library

Structure Contains Museum Collections?: Yes

	Other Function(s) or Use(s)	Historic or Current
1.	Research Facility (Laboratory)	

Other Functions or Uses:

Physical Description:

Structure Type: Building

Volume: 1 - 2,000 cubic feet

Square Feet: 1200

Material(s):

	Structural Component(s)	Material(s)
1.	Foundation	Concrete
2.	Walls	Brick
3.	Roof	Tin

Short Physical Description: Fronting on the alley between Vermont Avenue and 14th Street, NW, the outbuilding is a two-story brick structure with a side-gable terne roof. Originally featuring carriage doors facing the alley, these doors have been removed and the structure now serves as a research center.

Long Physical Description: The outbuilding is a two-story rectangular plan common-bond brick structure resting on a concrete footing and topped by a low-pitched side-gable standing-seam terne roof. The three-ranked main façade has a single-leaf metal core door off the left-center of the ground floor. There are two windows on each floor; these are 1-by-1 metal casement windows installed in the 1968 renovation. Disturbed brick around the windows to the right of the door indicate the windows are not in historic reveals. There is a ghost of a narrow fixed window, evidenced by jack voussoirs; this opening has been filled in. A dentilled brick cornice tops the wall. An exit sign, electrical fittings, a security lamp and plumbing pipes are all visible on the façade.

The rear wall is of a similar configuration as the façade, except the door is a metal door with an iron security gate. The replacement casement windows on the first floor are smaller, and both are to the right of the door. There is no evidence of the original carriage doors.

The north and south elevations are plain brick walls, topped with a brick cornice with a sheet-metal cap that conceals the gable of the roof. A large I-beam, installed in 1918 and running from one wall to the other to support the second floor, is visible at the center. There are iron hurricane bolts with structural stars at both ends of the walls. In 1968, the window fenestration was added and in 1995 the building was gutted for use as an archive.

Condition and Impacts:

Latest Condition: Fair

Latest Year Assessed: 2006

Conditions:

	Condition	Year Assessed
1.	Fair	2002
2.	Fair	2006

Impact Level: Severe

Primary Impact: Park Operations

Other Impacts:

	Other Impact Type
1.	Structural Deterioration

Management - Legal:

Legal Interest: Fee Simple

Management - Category:

Management Category: Should Be Preserved and Maintained

Management Category Date: 07/14/2006

Management - Treatment:

Latest Est. Interim Treatment Cost: 0

Latest Ultimate Treatment: Rehabilitation

	Interim Treatment Responsibility	Interim Treatment Cost Estimate	Interim Treatment Cost Estimate Date	Was Interim Treatment Completed?
1.	National Park Service	0	06/06/2001	

Ultimate Treatment:

	Structure Ultimate Treatment (UT)	UT Document	UT Document Date	UT Responsibility	Was UT Approved?	Was UT Completed?	UT Completion Date
1.	Rehabilitation	General Management Plan	06/15/2001	National Park Service	Yes	No	

	UT Estimate Level	UT Estimator	UT Cost Estimate	UT Cost Estimate Date	UT Cost Actual
1.					

Routine Maintenance Responsibility: National Park Service

Cyc Maintenance Responsibility: National Park Service

FMSS Number: 36301

Management - Description:

Short Management Text: The ultimate use of the structure has not been determined; and there are no ultimate treatment costs documented.

Documentation:

References:

	Source	Reference Number	Other Information	Sequence
1.	National Register Information System	82005389	"Mary McLeod Bethune Council House" National Register nomination with supporting documentation accepted by the Keeper October 15, 1982	1
2.	Determination of Eligibility	7/27/2001	A consensus determination of eligibility was completed on this structure, approved by the State Historic Preservation Office on July 27, 2001.	2
3.	NPS Property Number:	3500-1382	Mary McLeod Bethune Council House, Outbuilding	3
4.	HABS	DC-775(A)	1318 Vermont Avenue, Northwest (House), Washington, District of Columbia County, DC.	4

Documentation Level: Good

Last Updated By: Stevens, Rebecca

Last Updated: 07/26/2006 12:25pm

Graphics:

Graphics:

	Graphic	Caption	Graphic Date/Year	Sequence
1.		Mary McLeod Bethune Council House Outbuilding	02/13/2001	
2.		Mary McLeod Bethune Council House Outbuilding	02/13/2001	

Certified By:

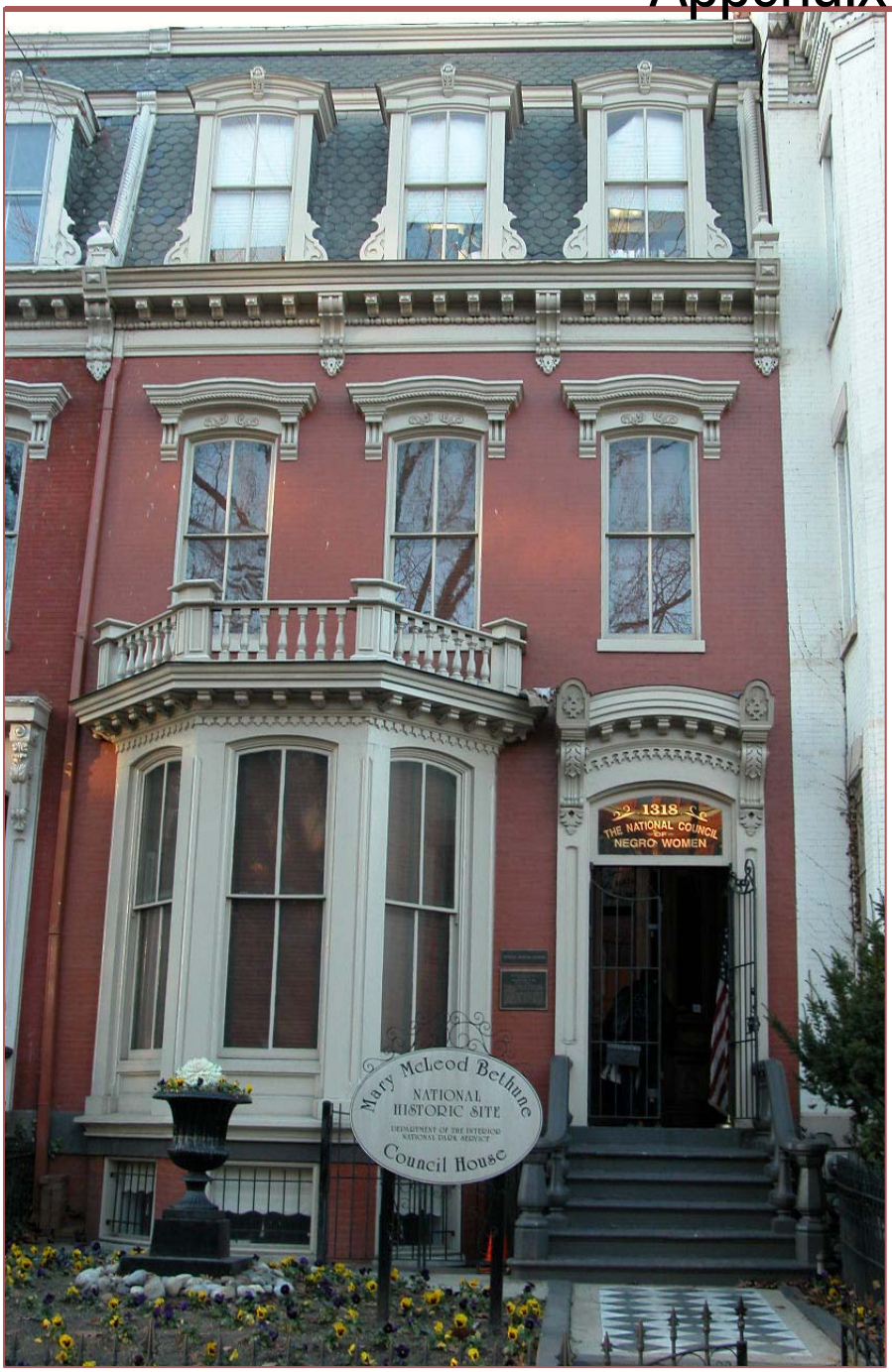
Latest Certified Year: 2006

Latest Certified Month: July

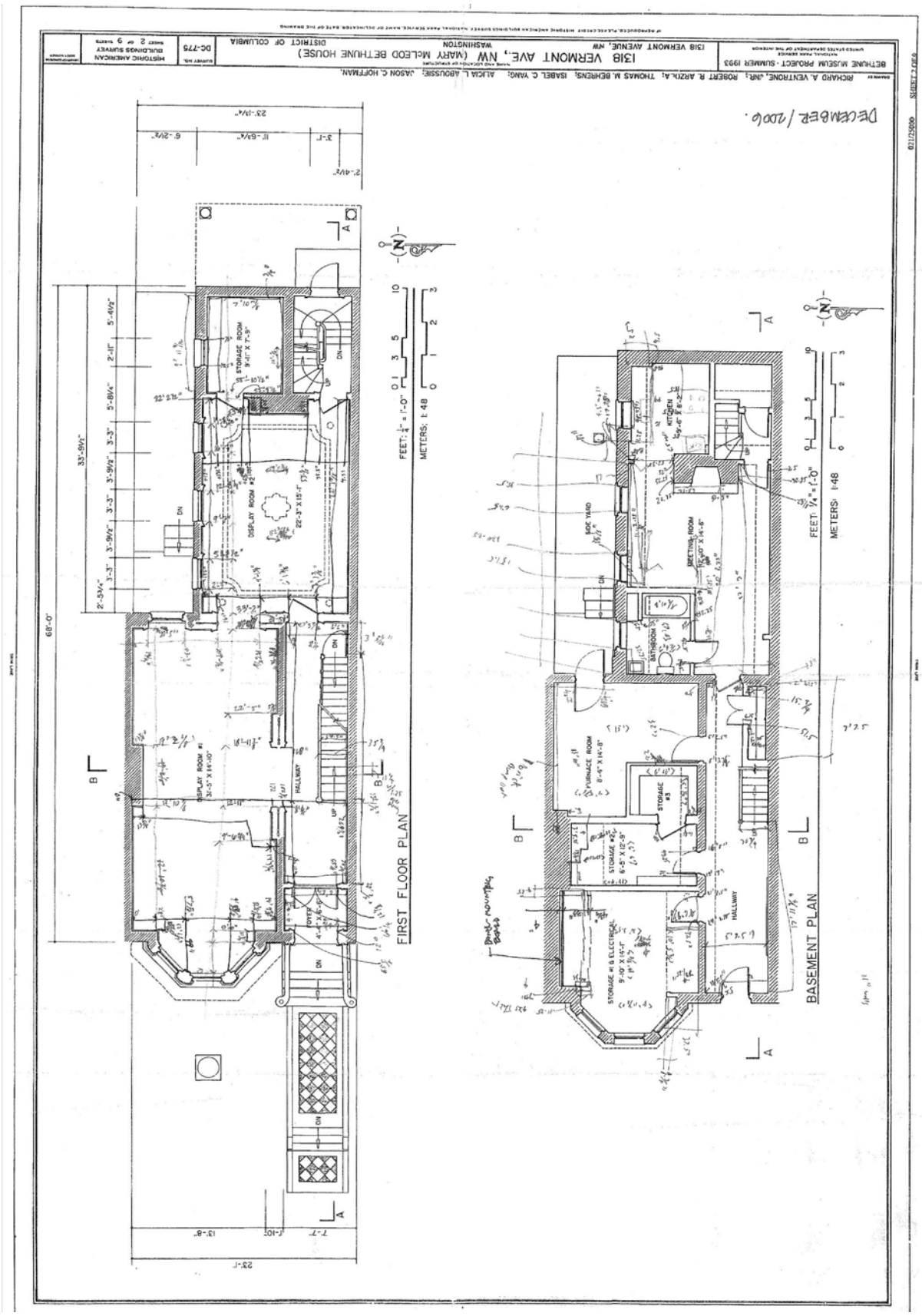
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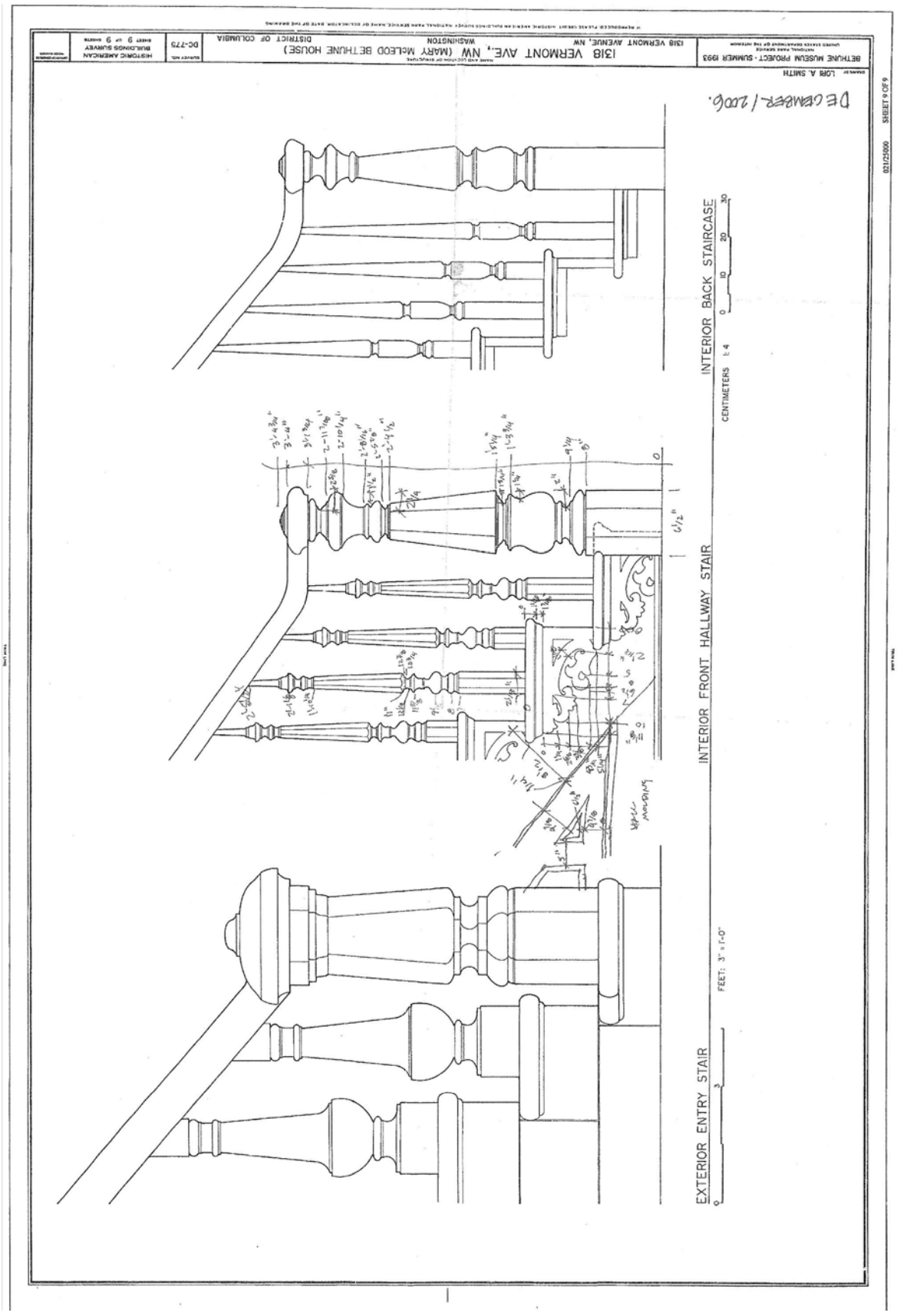
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2.	July	2006

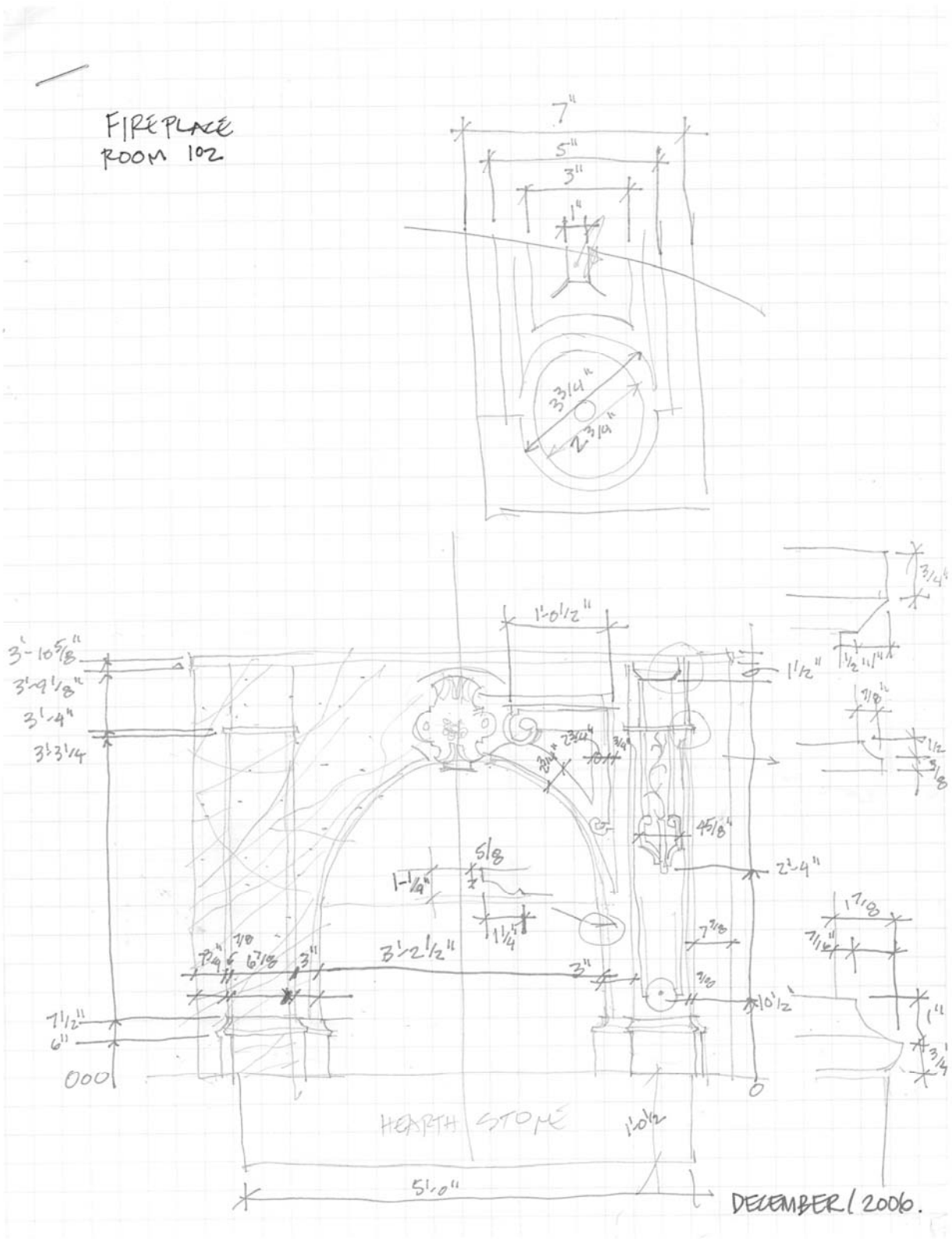
Appendix E: Field Notes

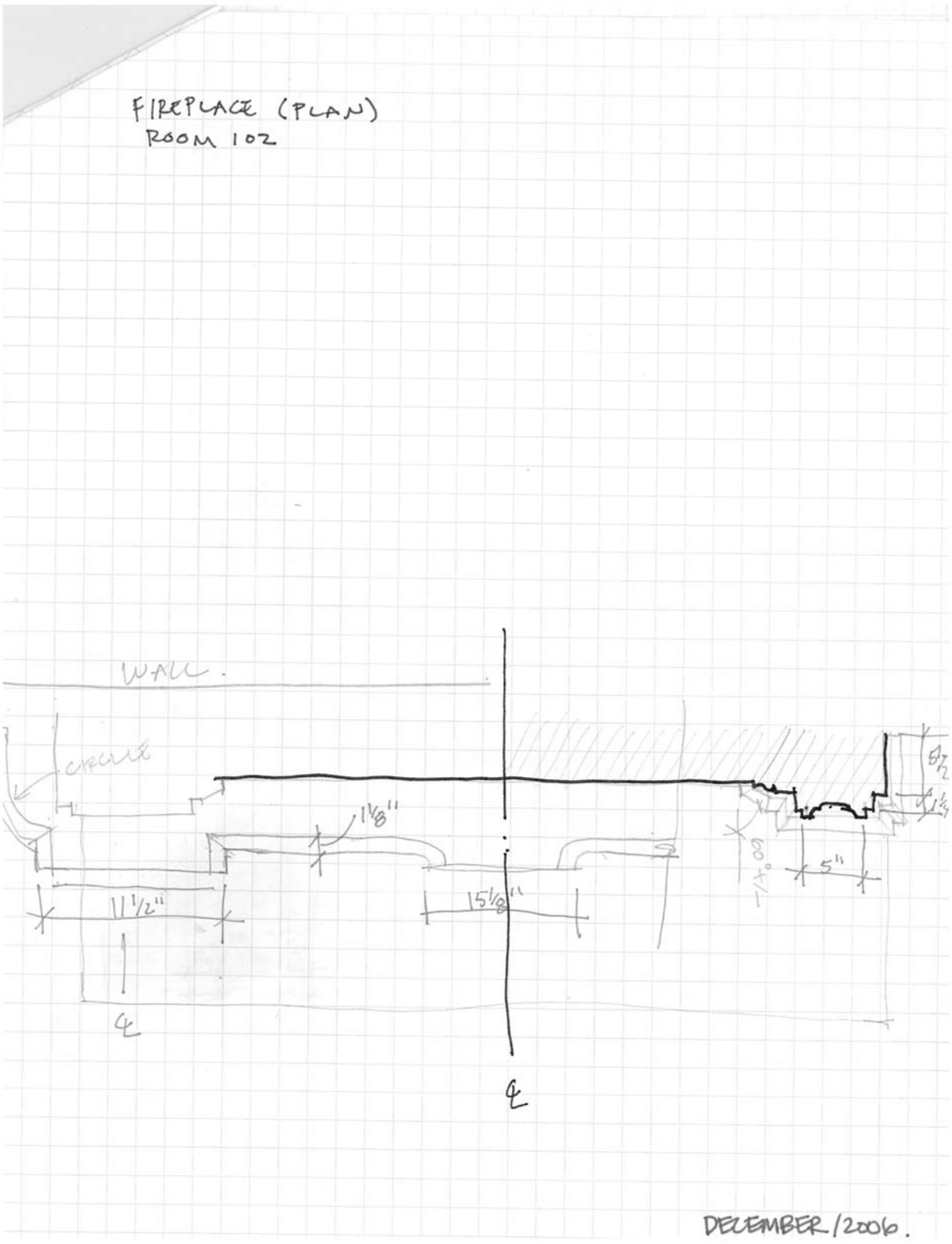


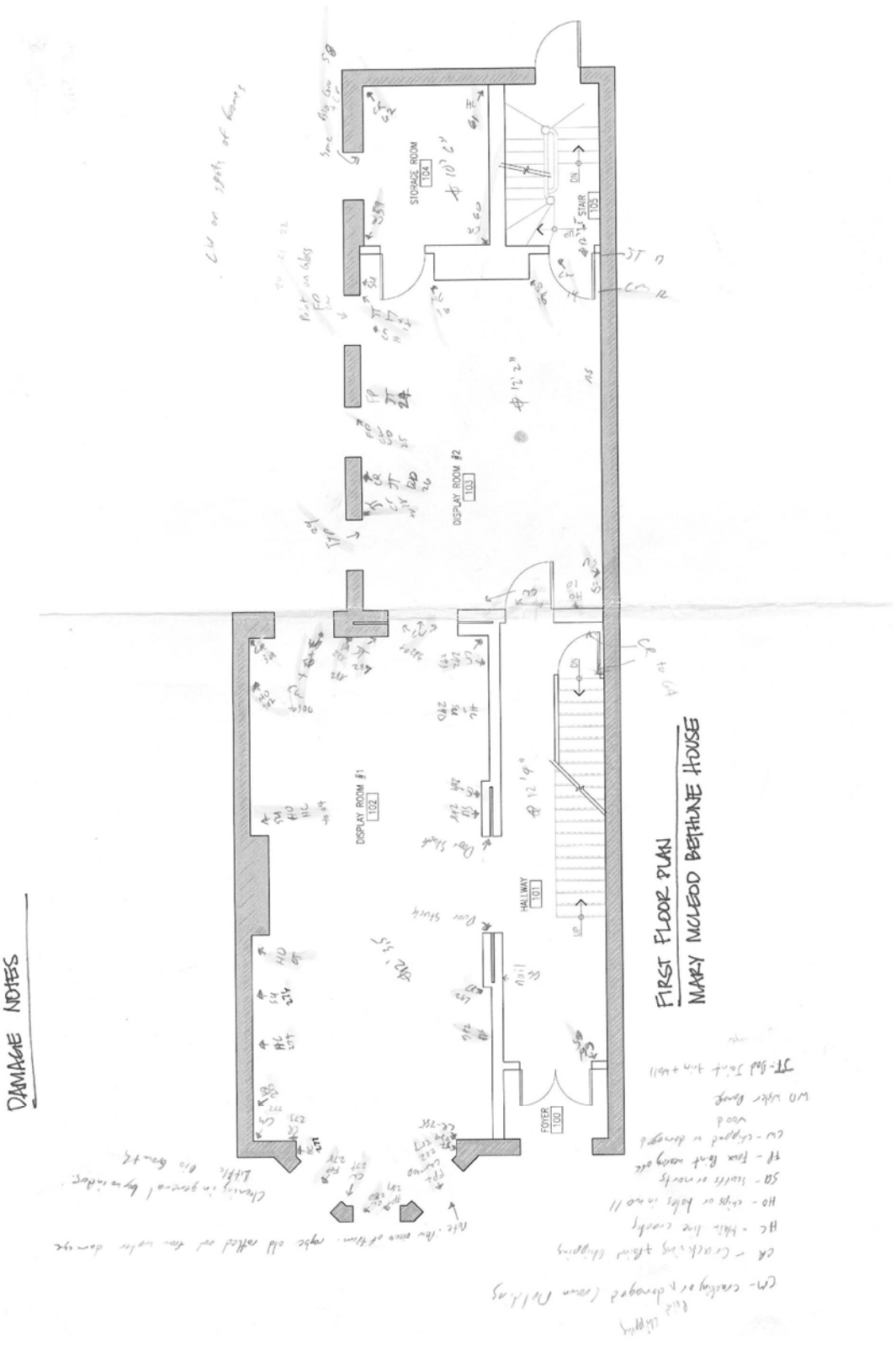
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1318 VERMONT AVE., NW (MARY MCLEOD BETHUNE HOUSE)
1318 VERMONT AVENUE, NW
WASHINGTON
DISTRICT OF COLUMBIA
BETHUNE MUSEUM PROJECT - SUMMER 1993
RICHARD A. VENTRONE, JNR.; ROBERT R. ARZYK; THOMAS M. BEHRENS; ISABEL C. VANG; ALICIA L. ABOUSSIE; JASON C. HOFFMAN.
DECEMBER / 2006.
FIRST FLOOR PLAN
BASEMENT PLAN
FEET: 1/4" = 1'-0"
METERS: 1:48
STORAGE ROOM
DISPLAY ROOM #2
DISPLAY ROOM #1
HALLWAY
FOYER
KITCHEN
DRESSING ROOM
BATHROOM
SIDE YARD
FURNACE ROOM
STORAGE #1
STORAGE #2
STORAGE #3
STORAGE & ELECTRICAL
HALLWAY

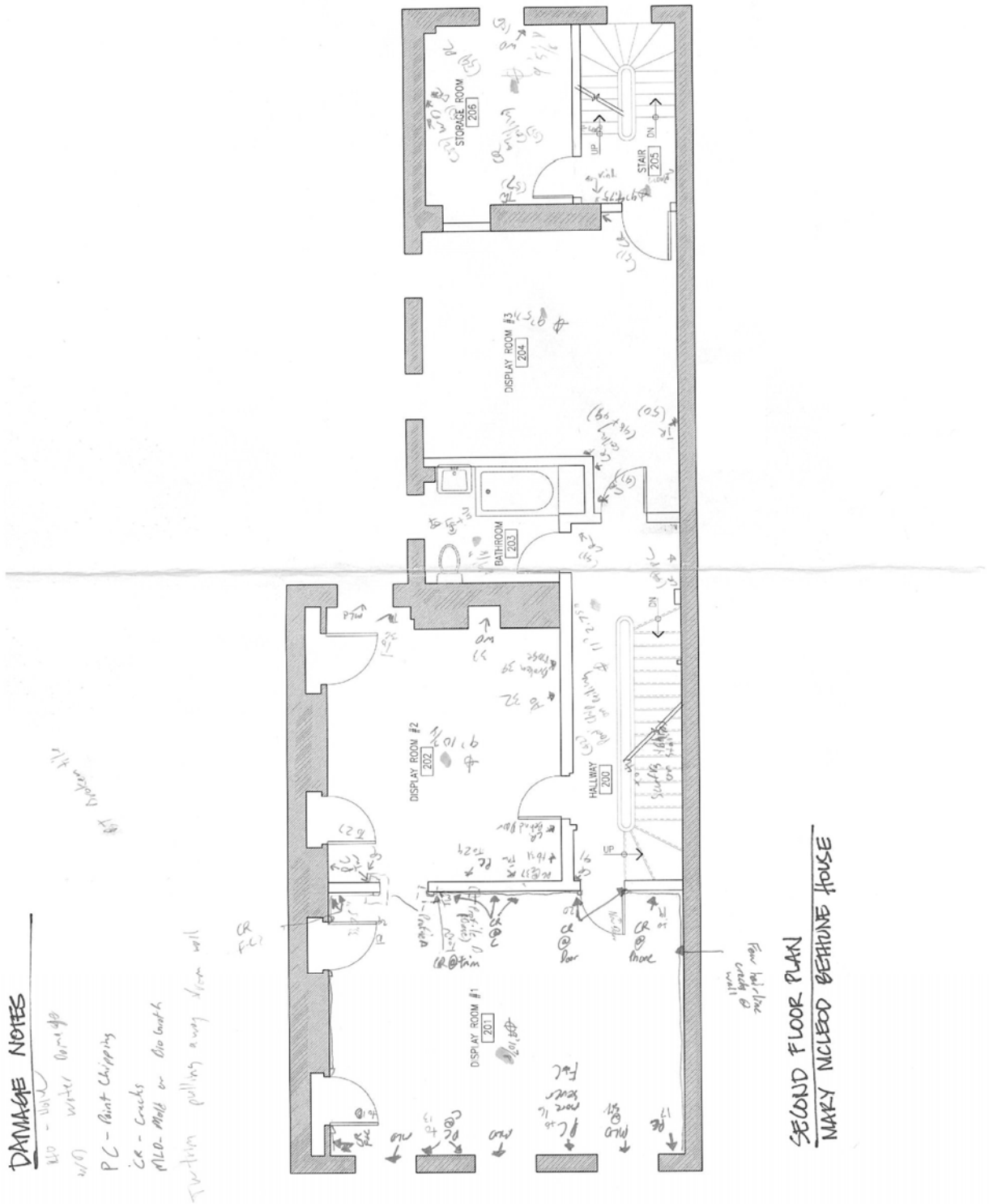

1318 VERMONT AVE., NW (MARY McLEOD BETHUNE HOUSE)
WASHINGTON
DISTRICT OF COLUMBIA
1318 VERMONT AVENUE, NW
BETHUNE MUSEUM PROJECT - SUMMER 1993
LORI A. SMITH
DECEMBER / 2006.
INTERIOR BACK STAIRCASE
CENTIMETERS
INTERIOR FRONT HALLWAY STAIR
EXTERIOR ENTRY STAIR
FEET: 3" = 1'-0"
SHEET 9 OF 9


FIREPLACE
ROOM 102
7"
5"
3"
1"
33/4"
2 3/4"
3'-10 5/8"
3'-9 1/8"
3'-4"
3'-3 1/4"
1'-0 1/2"
1 1/2"
3/4"
1 1/2"
1 1/4"
7/8"
1 1/2"
5/8"
2 3/4"
3/4"
45/8"
2'-4"
5/8
1-1/4"
1 1/4"
7 1/4"
6 7/8"
3"
3'-2 1/2"
3"
7 7/8"
7/8"
10 1/2"
7 1/2"
6"
000
0
HEARTH STONE
1'-0 1/2"
5'-0"
1 7/8"
7 1/2"
1"
3/4"
DECEMBER/2006.

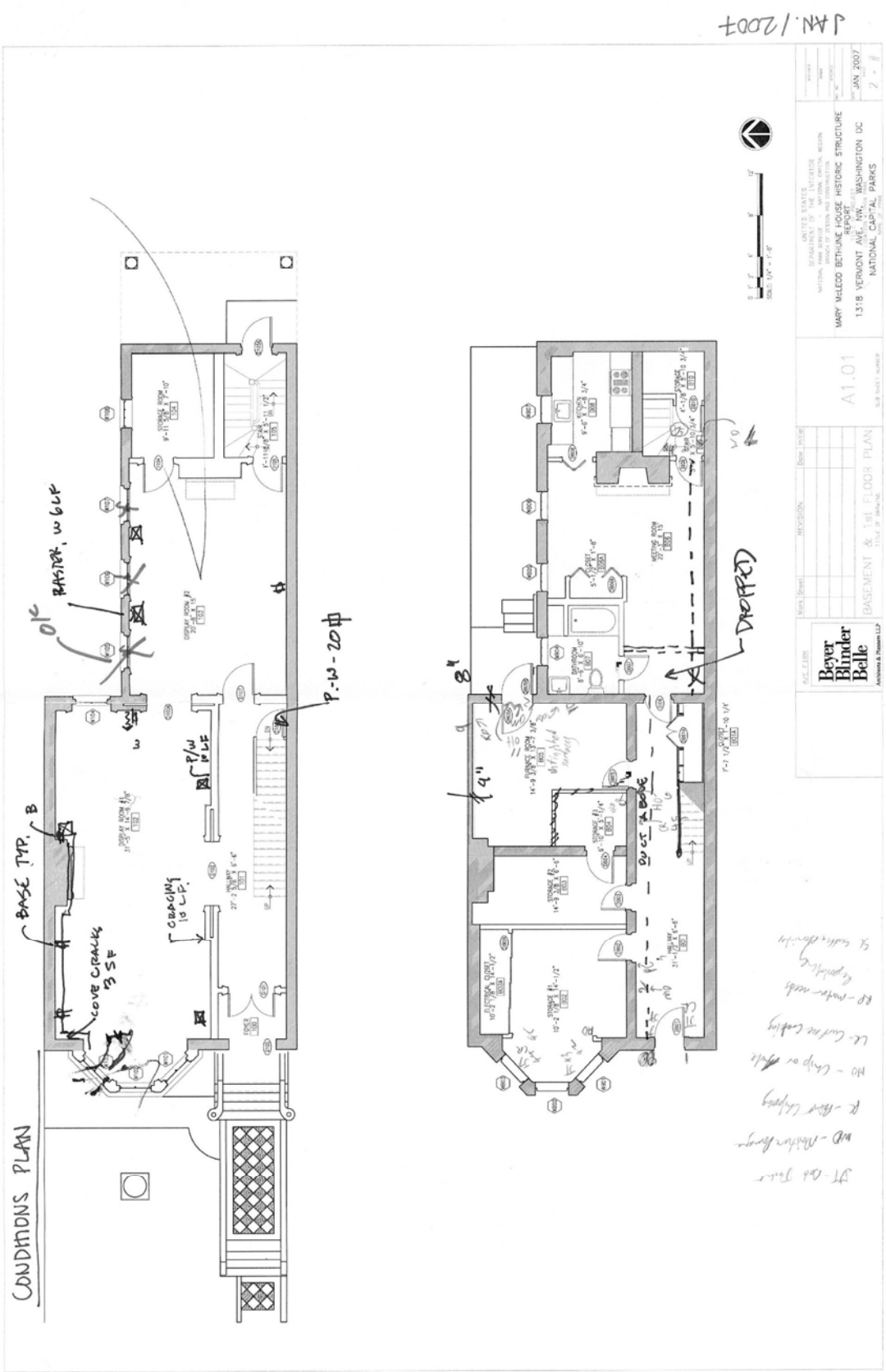

FIREPLACE (PLAN)
ROOM 102
WALL.
CIRCA
1 1/8"
11 1/2"
15 1/8"
5"
℄
℄
DECEMBER/2006.

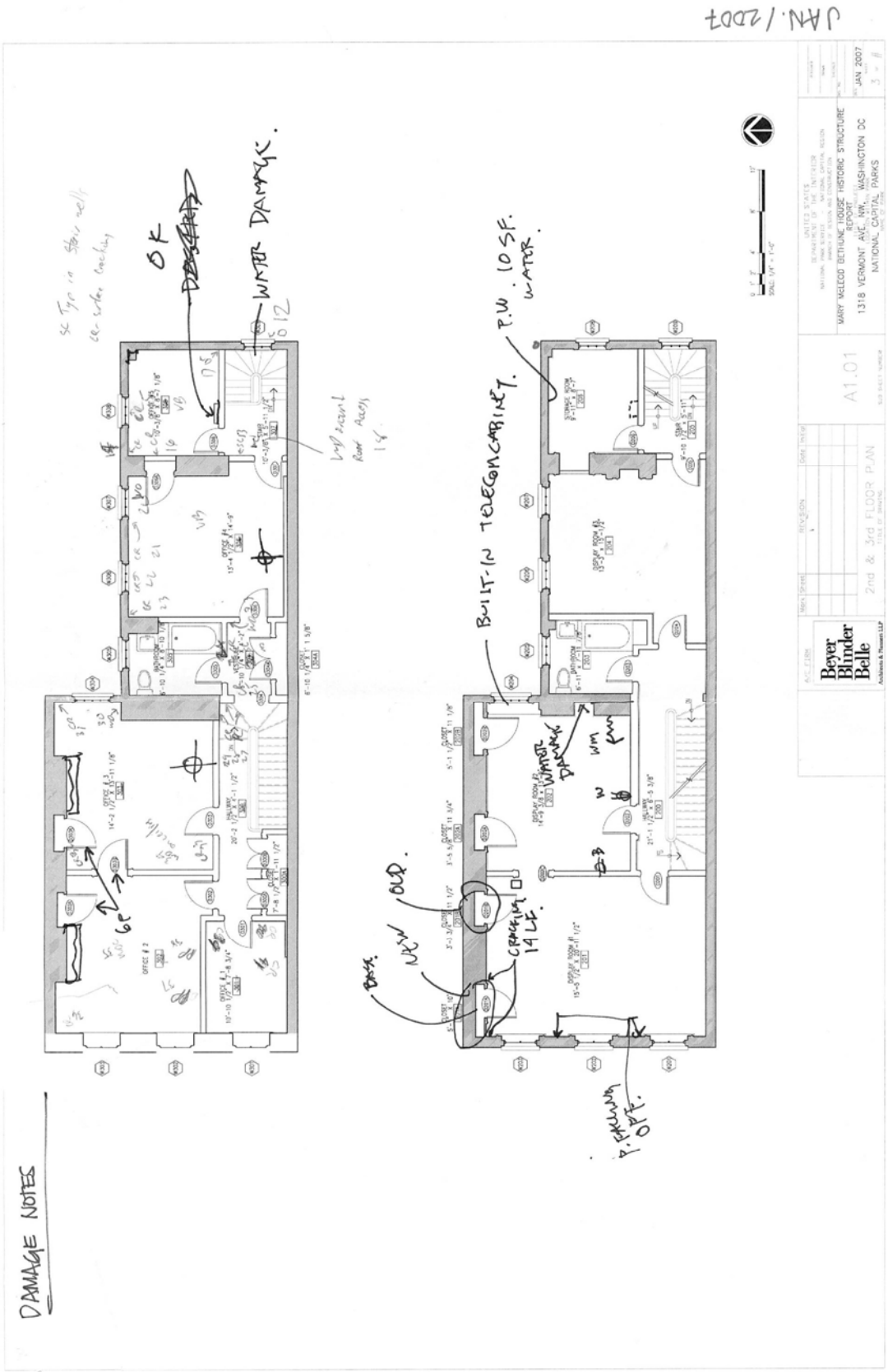

JAN. / 2004
STORAGE ROOM
104
STAIR
105
DISPLAY ROOM #2
103
DISPLAY ROOM #1
102
HALLWAY
101
FOYER
100
DN
UP
DAMAGE NOTES
FIRST FLOOR PLAN
MARY MCLEOD BETHUNE HOUSE

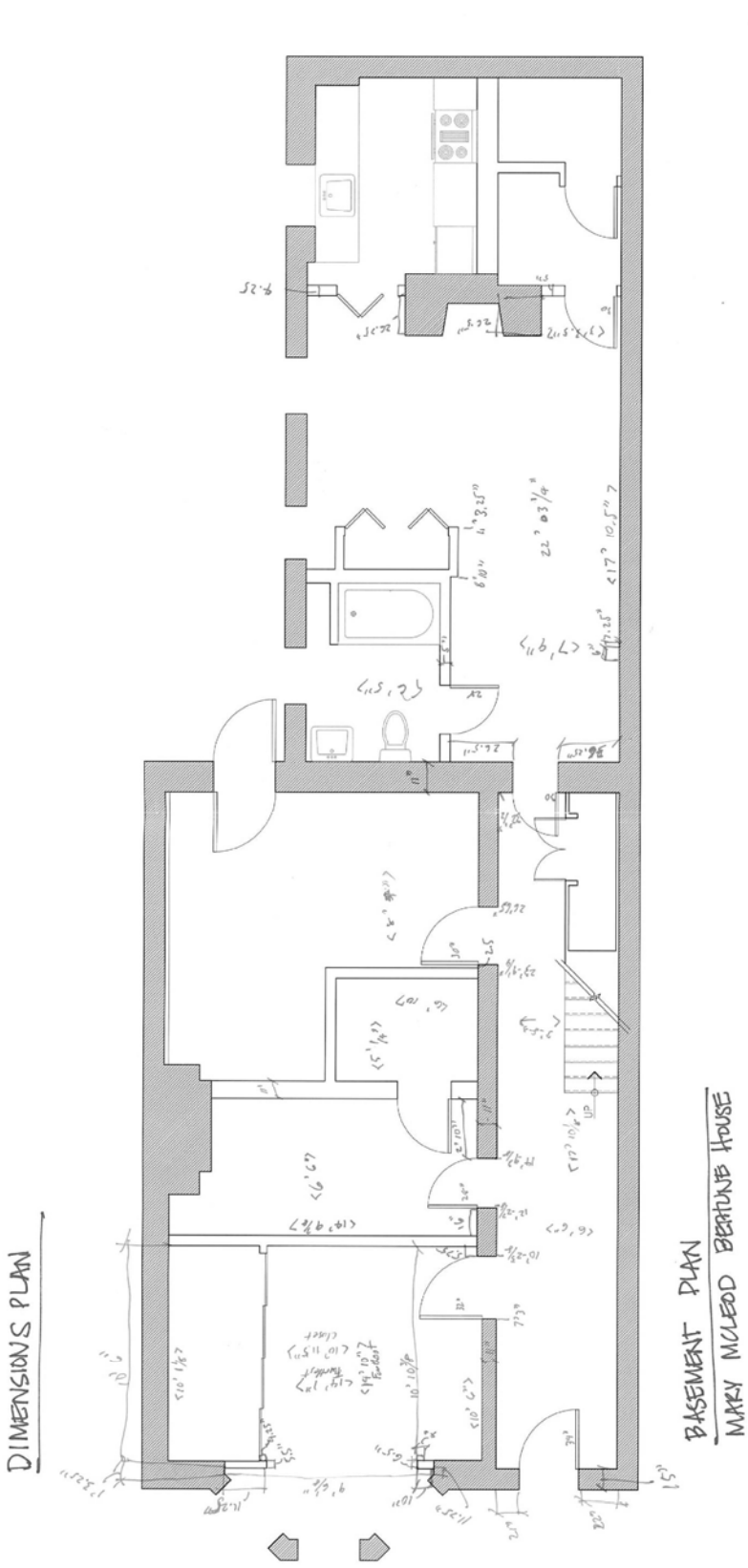
JAN. /2007

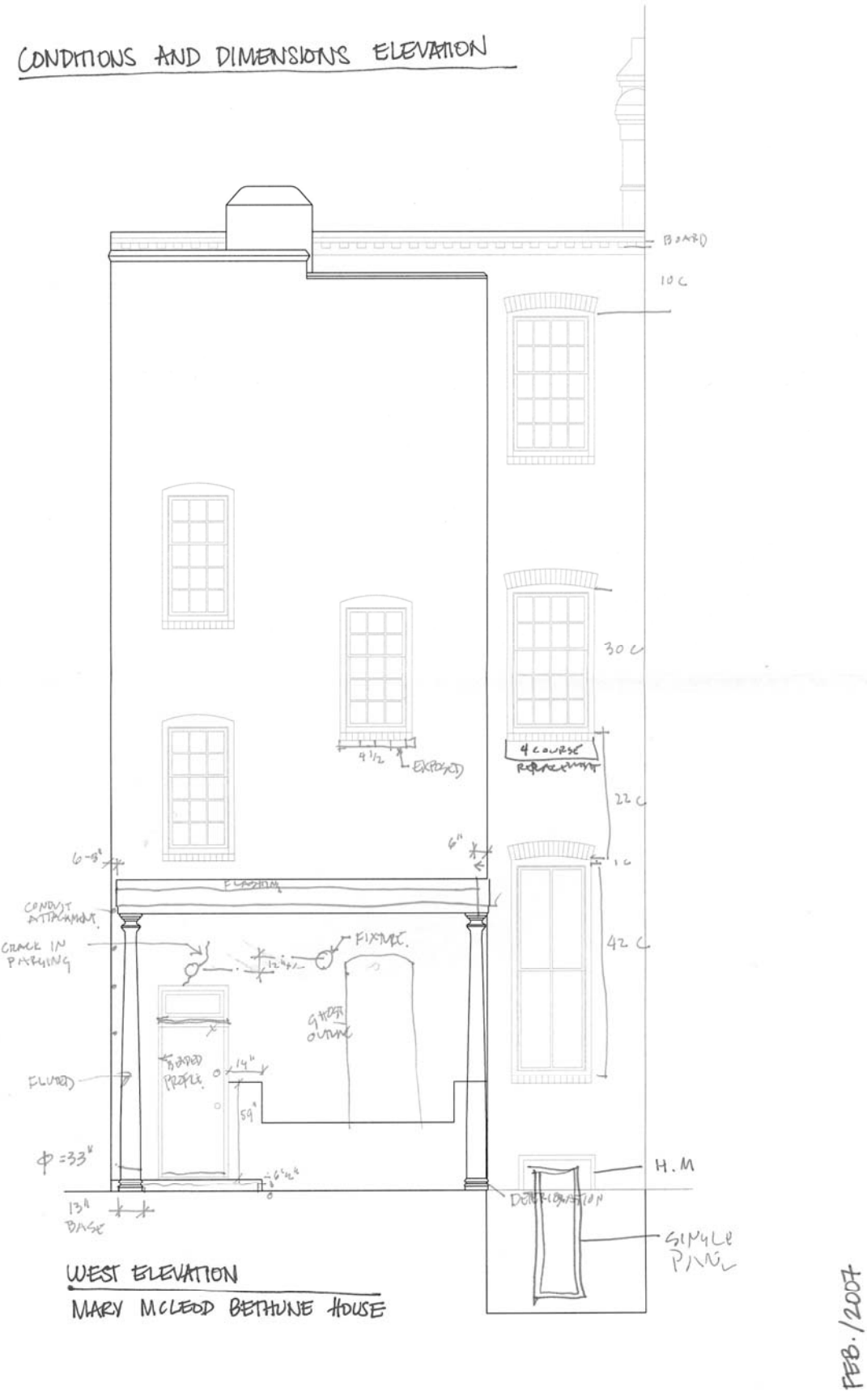

STORAGE ROOM 206
STAIR 205
UP
DN
DISPLAY ROOM #3 204
BATHROOM 203
DISPLAY ROOM #2 202
HALLWAY 200
DISPLAY ROOM #1 201
DAMAGE NOTES
P/C - Paint Chipping
C/R - Cracks
MLD- Mold on Dry Wall
SECOND FLOOR PLAN
MARY MCLEOD BETHUNE HOUSE

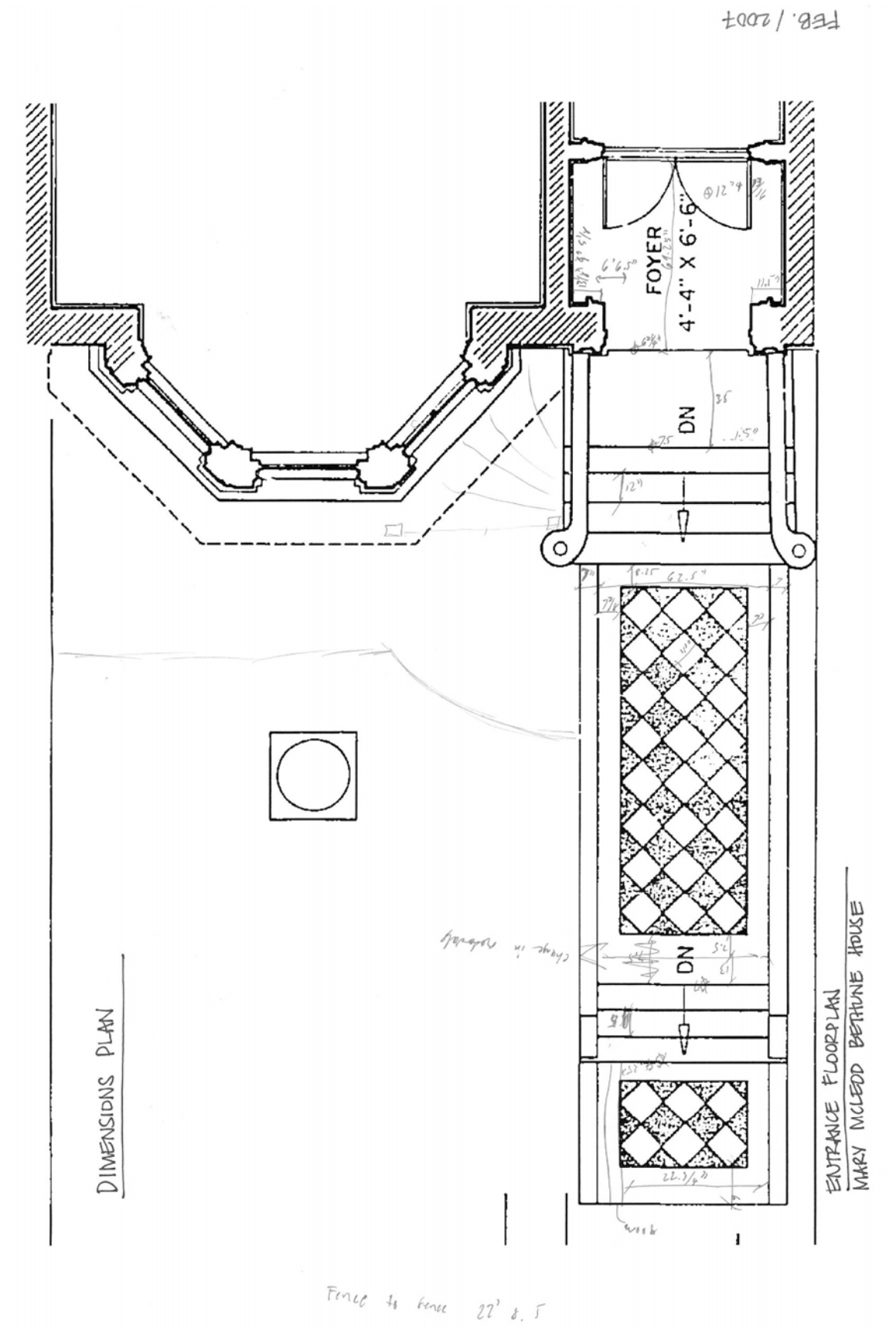
JAN. 2002
OFFICE #5
308
STAIR
307
DN
OFFICE #4
306
BATHROOM
305
OFFICE # 3
303
HALLWAY
306
OFFICE # 2
302
OFFICE # 1
301
DAMAGE NOTES
THIRD FLOOR PLAN
MARY MCLEOD BETHUNE HOUSE

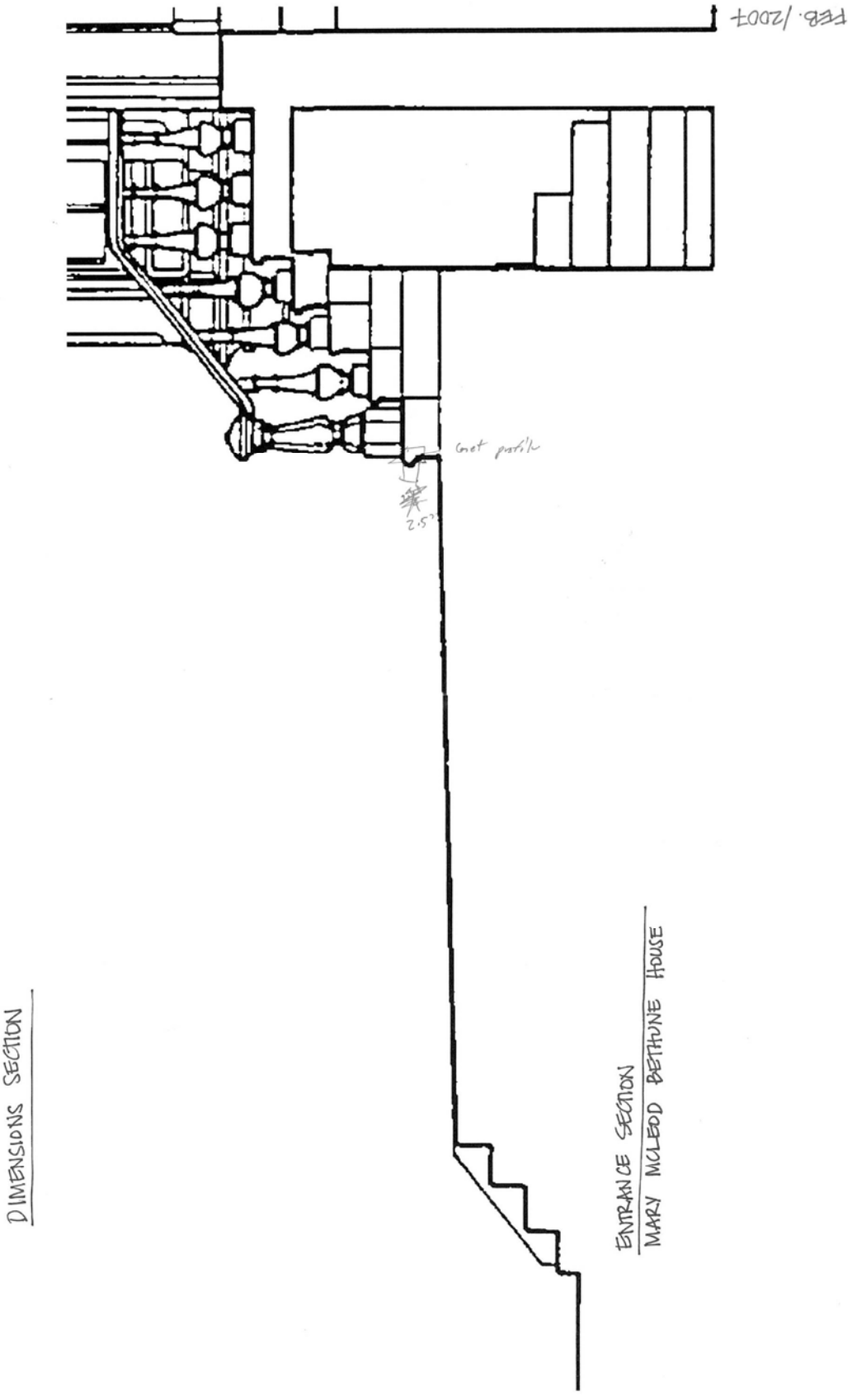

JAN. / 2007
CONDITIONS PLAN
BASE TYP.
COVE CRACK
BASEM. W GLF
CRACKING
P-W - 20中
DROPPED
BASEMENT & 1st FLOOR PLAN
A1.01
MARY MCLEOD BETHUNE HOUSE HISTORIC STRUCTURE REPORT
1318 VERMONT AVE. NW. WASHINGTON DC
NATIONAL CAPITAL PARKS
JAN. 2007
Beyer Blinder Belle
Architects & Planners LLP

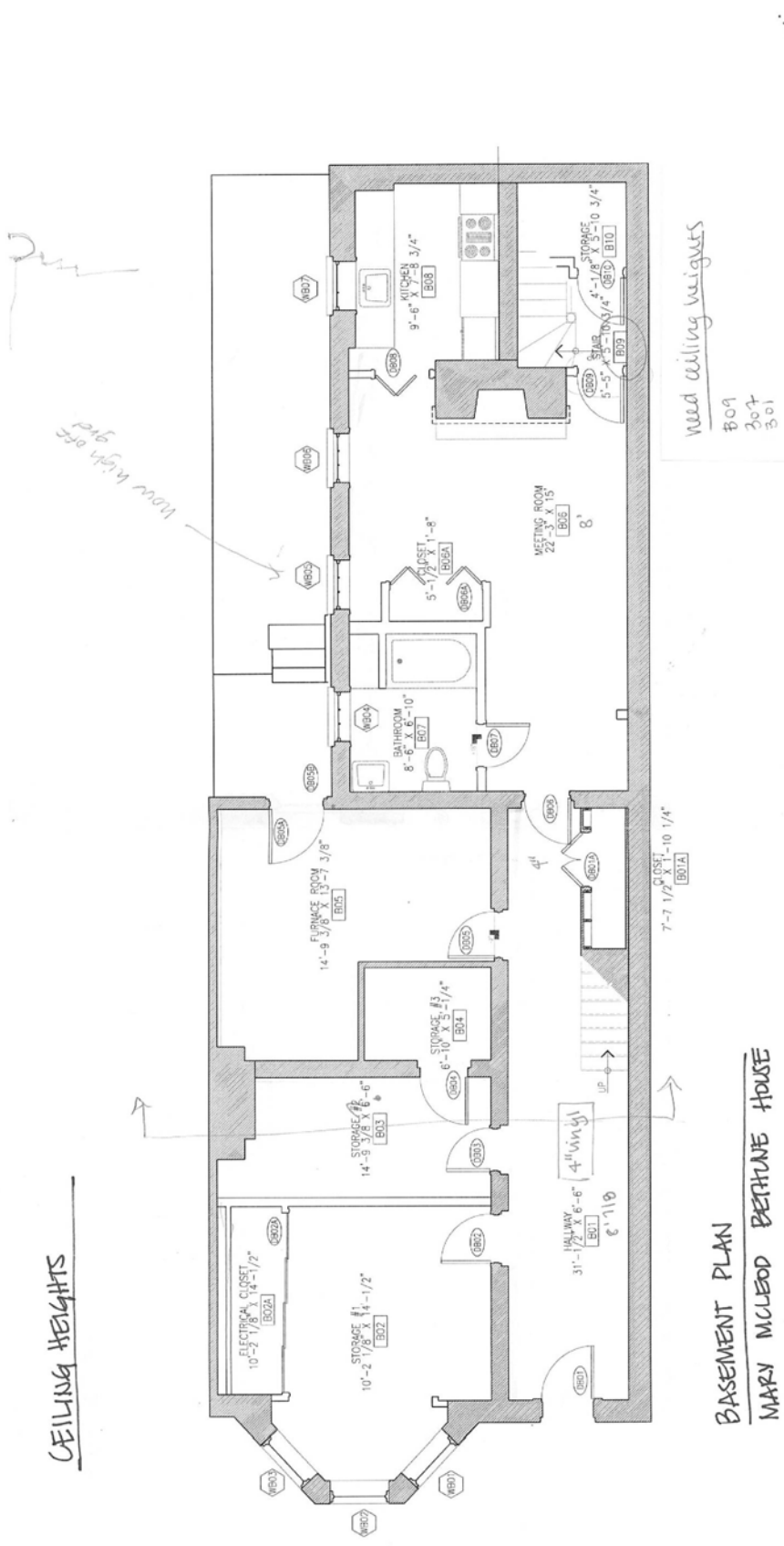

JAN. / 2007
WATER DAMAGE.
OK
BUILT-IN TELECOMMUNICATIONS CABINET.
P.W. 10 SF.
WATER DAMAGE
OLD.
NEW
CRACKING
DAMAGE NOTES
WARY MCLEOD BETHUNE HOUSE HISTORIC STRUCTURE REPORT
1318 VERMONT AVE. NW, WASHINGTON DC
NATIONAL CAPITAL PARKS
JAN 2007
A1.01
2nd & 3rd FLOOR PLAN
Beyer Blinder Belle

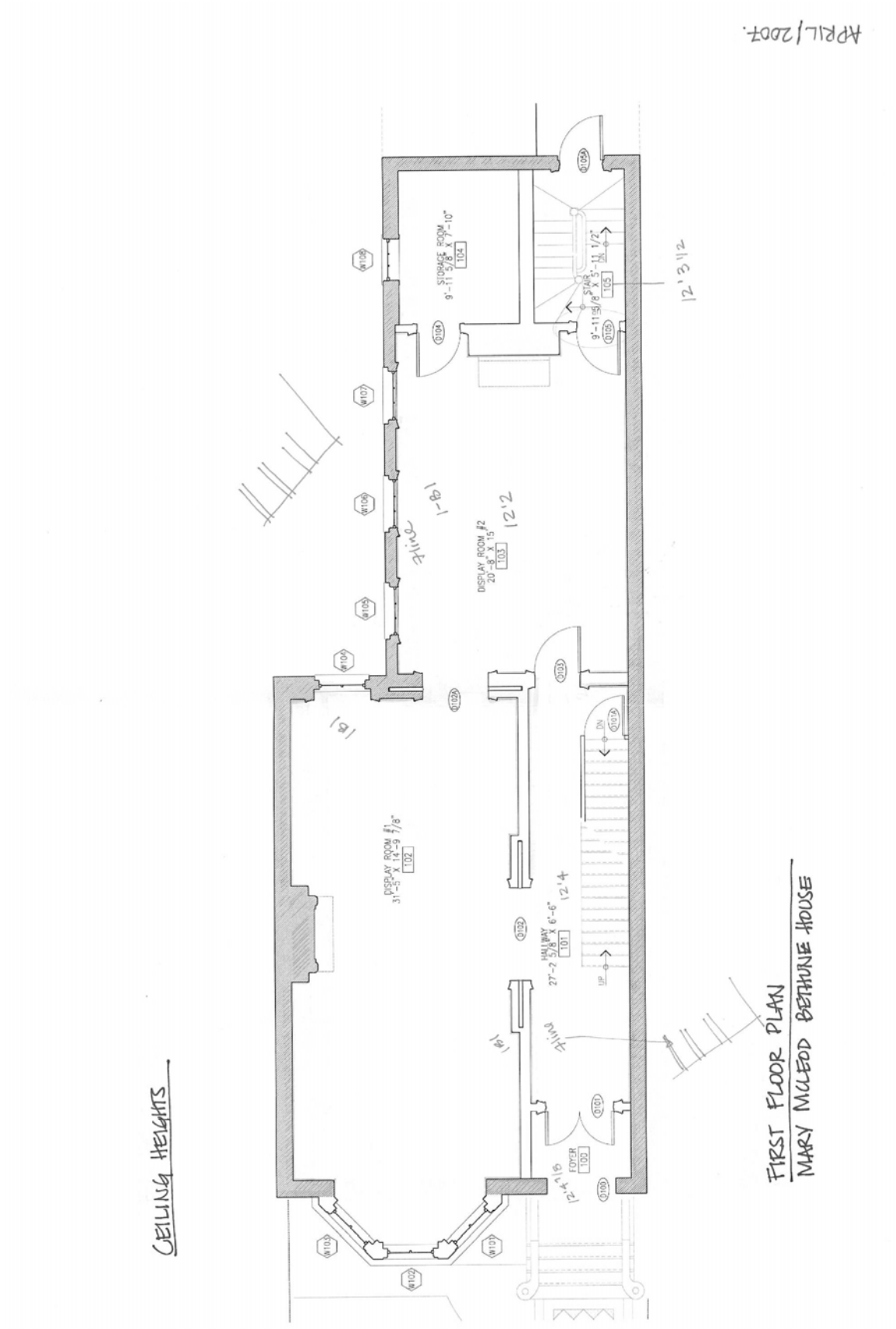

FEB./2007
DIMENSIONS PLAN
BASEMENT PLAN
MARY MCLEOD BETHUNE HOUSE

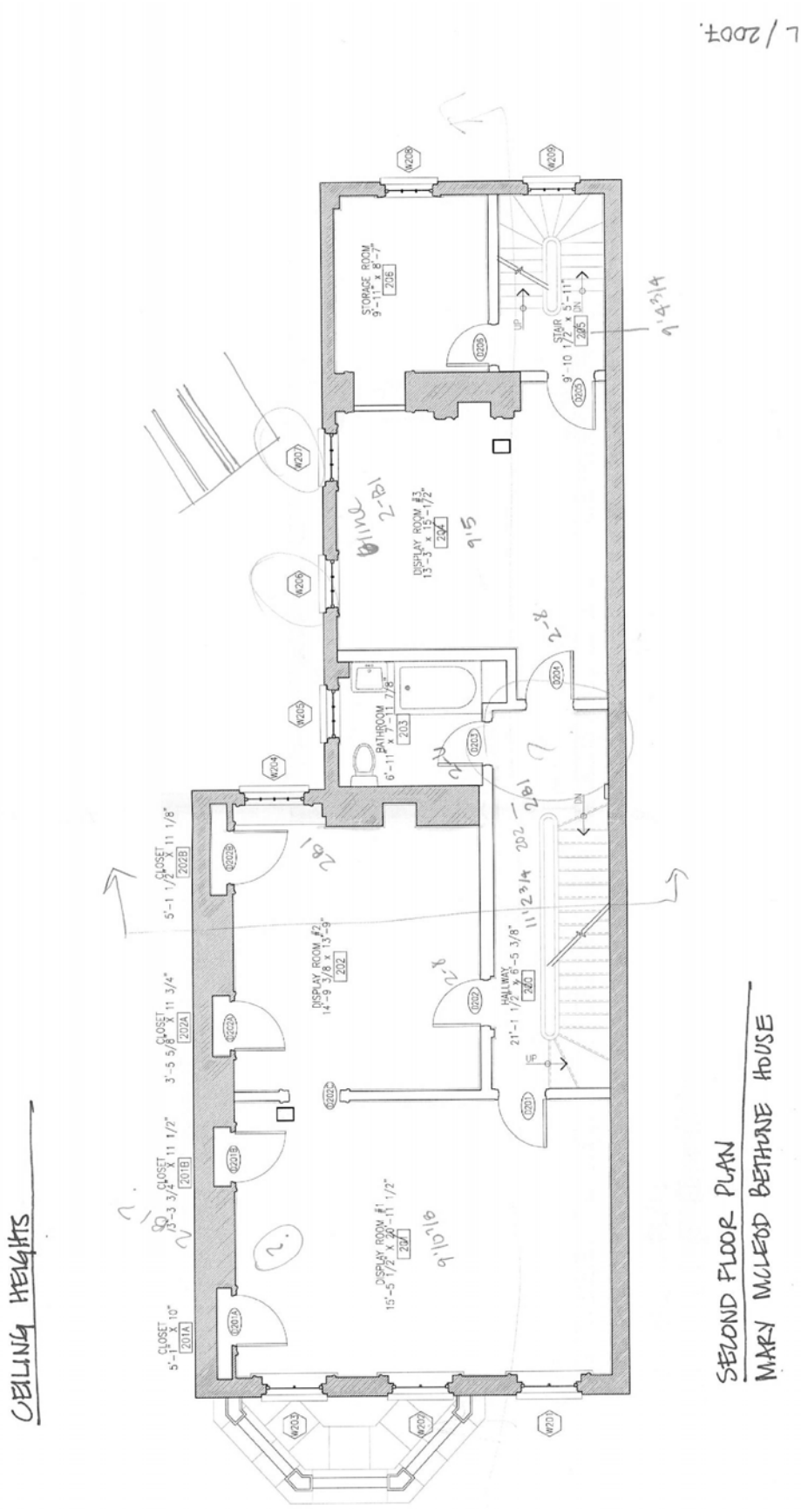

CONDITIONS AND DIMENSIONS ELEVATION
BOARD
10 C
30 C
4 COURSE
22 C
1 C
42 C
6"
6-9"
CONDUIT ATTACHMENT
CRACK IN PAINTING
FIXTURE
GUTTER OUTLINE
FLUTED
59"
13" BASE
H.M
SINGLE PANE
WEST ELEVATION
MARY MCLEOD BETHUNE HOUSE
FEB./2007


FEB. / 2004
FOYER
4'-4" X 6'-6"
DN
DN
DIMENSIONS PLAN
ENTRANCE FLOORPLAN
MARY MCLEOD BETHUNE HOUSE
Fence to fence 27' 8. 5


FEB. 2004
Grot parlk
2.5"
DIMENSIONS SECTION
ENTRANCE SECTION
MARY MCLEOD BETHUNE HOUSE

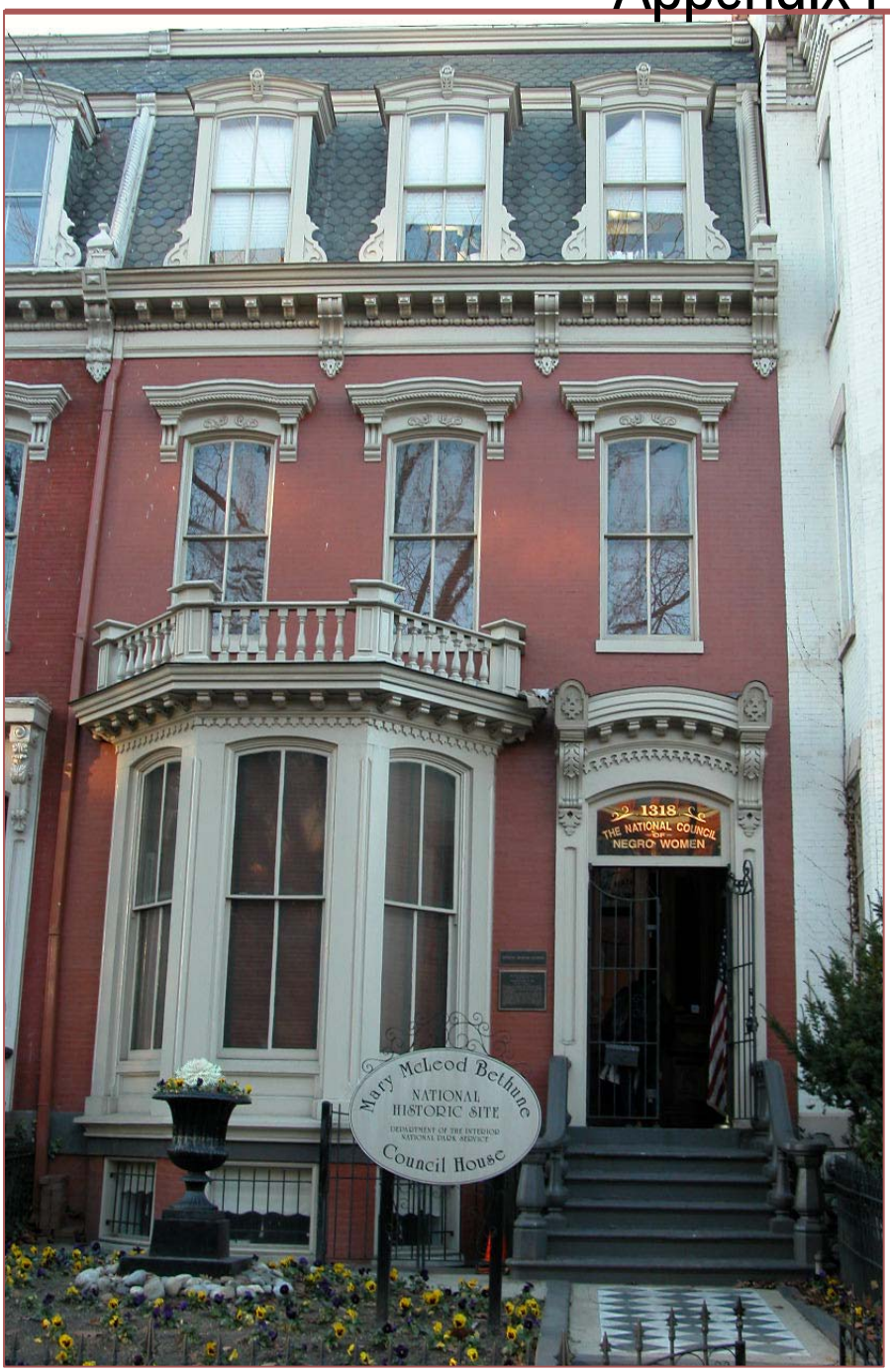

APRIL / 2007.
need ceiling heights
B09
B07
B01
CEILING HEIGHTS
BASEMENT PLAN
MARY MCLEOD BETHUNE HOUSE
MEETING ROOM 22'-3" X 15'-8" B06
KITCHEN 9'-6" X 7'-8 3/4" B08
STORAGE 4'-1 1/8" X 5'-10 3/4" B10
STAIR 5'-5" X 3'-10 3/4" B09
CLOSET 5'-1 1/2" X 1'-8" B06A
BATHROOM 8'-6" X 6'-10" B07
FURNACE ROOM 14'-9 3/8" X 13'-7 3/8" B05
STORAGE #3 6'-10" X 5'-7 1/4" B04
STORAGE #2 14'-9 3/8" X 6'-6" B03
STORAGE #1 10'-2 1/8" X 14'-1 1/2" B02
ELECTRICAL CLOSET 10'-2 1/8" X 14'-1 1/2" B02A
HALLWAY 31'-1 1/2" X 6'-6" B01
CLOSET 7'-7 1/2" X 1'-10 1/4" B01A
4" vinyl
UP


APRIL/2007.
DISPLAY ROOM #1
31'-5" X 14'-9 7/8"
102
DISPLAY ROOM #2
20'-8" X 15'
103
STORAGE ROOM
9'-11 5/8" X 7'-10"
104
STAIR
9'-11 5/8" X 3'-11 1/2"
105
HALLWAY
27'-2 5/8" X 6'-6"
101
FOYER
100
12'3 1/2
12'2
12'4
12'4 1/8
CEILING HEIGHTS
FIRST FLOOR PLAN
MARY McLEOD BETHUNE HOUSE


APRIL / 2007
CEILING HEIGHTS
SECOND FLOOR PLAN
MARY McLEOD BETHUNE HOUSE
STORAGE ROOM
9'-11" x 8'-7"
226
STAIR
9' - 10 1/2" x 5' - 11"
UP
DN
205
DISPLAY ROOM #3
13'-5 1/2" x 15'-1/2"
204
BATHROOM
6'-11" x 7'-8"
203
DISPLAY ROOM #2
14'-9 3/8" x 13'-9"
202
HALLWAY
21'-1 1/2" x 6'-5 3/8"
201
DISPLAY ROOM #1
15'-5 1/2" x 20'-11 1/2"
200
CLOSET
5'-1 1/2" x 11 1/8"
202B
CLOSET
3'-5 5/8" x 11 3/4"
202A
CLOSET
3'-3 3/4" x 11 1/2"
201B
CLOSET
5'-1" x 10"
201A

APRIL / 2007.
CEILING HEIGHTS
THIRD FLOOR PLAN
MARY MCLEOD BETHUNE HOUSE
OFFICE #5
10'-3/8" X 8'-7 1/8"
308
OFFICE #4
13'-4 1/2" X 14'-9"
306
BATHROOM
6'-10 1/4" X 8'-10 1/8"
305
VESTIBULE
6'-10 1/4" X 4'-2"
304
CLOSET
3'-6" X 1'-5 5/8"
304A
STAIR
10'-3/8" X 11'-11 1/2"
307
OFFICE #3
14'-2 1/2" X 15'-11 1/8"
303
HALLWAY
20'-2 1/2" X 4'-1 1/2"
302
CLOSET
7'-8 1/2" X 1'-11 1/2"
302A
OFFICE # 2
302
OFFICE #1
10'-10 1/2" X 8'-3 3/4"
301
D202 2'1 3/4"
D203 2'5" 5/8
D204 2'4"
D308 2'4"
D305 2'6
door widths on plan
2'-8"
2'-6"
203
305
door widths on
molding det.

Appendix F: Bibliography



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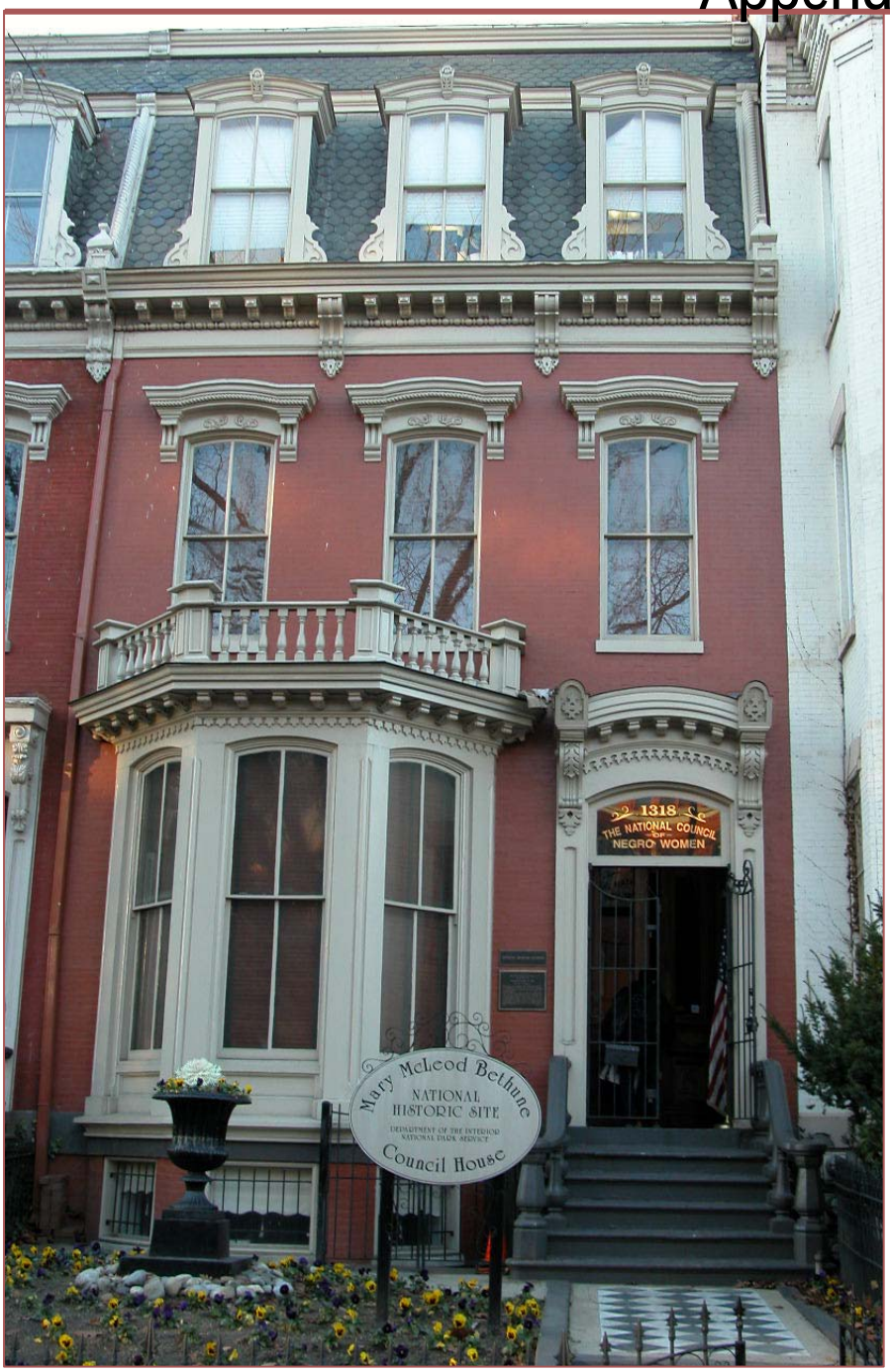
National Park Service; Mary McLeod Bethune Council House National Historic Site; DcWaMMB; National Archives for Black Women's History; MAMC 000073: National Council of Negro Women Records.

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Vertical Files. Martin Luther King, Jr., Memorial Library. Washington, D.C. Photocopies of original materials, published materials, newspaper clippings.

Appendix G: Glossary



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GLOSSARY

Cornice	The uppermost member of a classical entablature. A continuous, molded projection that crowns a wall or other construction, or divides it horizontally for compositional purposes.
Bracket	A support projecting horizontally from a wall to bear the weight of a cantilever such as a cornice or projecting element, or to strengthen an angle.
Console	A decorative bracket, usually formed with scrolls higher than its projection.
Modillion	An ornamental bracket, horizontally oriented, usually in the form of a scroll with acanthus, used in a series beneath a cornice.
Lintel	A beam supporting the weight above a door or window opening.
Pediment	A wide, low-pitched gable surmounting a colonnade or a major division of a façade.
Entablature	The horizontal section of a classical order that rests on the columns, composed of the cornice, frieze and architrave.
Hood	Projecting element over a door or window.
Brick Course	A continuous, usually horizontal range of bricks in a wall.
Water Table	A projecting stringcourse, molding or ledge placed near the base of a building so as to divert rainwater from it.
CMU	Concrete Masonry Unit: A precast masonry unit or Portland cement, fine aggregate, and water, molded into various shapes.
Party Wall	A wall used jointly by contiguous structures, erected upon a line dividing two parcels of land.
Partition	An interior wall dividing a room or part of a building into separate areas.
Wood Lath	A latticework of thin narrow strips of wood forming a backing for plaster or stucco, or supporting slate or other roofing material.
Rock Lath	Gypsum board having an air-entrained core faced with absorbent paper, used as a base for plaster. Also called gypsum lath.
Staircase	A flight or series of stairs, including its supporting framework, casing and handrails.
Tread	The horizontal upper surface of a step in a stair, on which the foot is placed.
Nosing	The usually rounded edge or a stair tread that extends over the riser.
Riser	The vertical face of a stair step.

Stringer	A sloping board running alongside a staircase to support or cover the ends of the treads and risers.
Newel	A post supporting one end of a handrail at the top or bottom of a flight of stairs. Also called a newel post.
Baluster	Any of a number of closely spaced supports for a railing Also called banister or spindle.
Window Frame	The fixed frame of a window, consisting of two jambs, a head and a sill.
Sash	The fixed or movable framework of a window or door in which panes of glass are set.
Casement	A window sash opening on hinges generally attached to the upright side of its frame.
Casement Window	A window with at least one casement, often used in combination with fixed lights.
Casing	The finished, often decorative framework around a door or window opening, especially the portion parallel to the surrounding surface at right angles to the jambs.
Stool	Interior sill of a window.
Apron	A flat piece of trim directly beneath the stool of a window.
Transom	A crosspiece separating a doorway from a window or fanlight above it.
Transom Window	A window above the transom of a doorway. Also called a transom, or a transom light.
Mullion	A vertical member between the lights of a window, or a stile between panels in a paneled door.
Muntin	A notched member holding the edges of window panes within a sash.
Jamb	Either of the vertical sides of an archway, doorway or window opening.
Head	The uppermost member of a doorframe or window frame.
Sill	The horizontal member beneath a door or window opening.
Box Frame	A window frame having hollow jambs or mullions for sash weights.
Sash Weight	A cylindrical casing of iron or lead used as a counterweight to balance a vertically sliding window sash.
Paneled Door	A door having a framework of stiles, rails, and sometimes muntins, filled with panels of a thinner material.
Stile	Any of various upright members framing panels, as in a paneled door.
Rail	Any of various horizontal members framing panels, as in a paneled door.

Escutcheon	A protective or ornamental plate, as around a keyhole, doorknob, drawer pull, or light switch.
Miter Joint	A joint between two members meeting at an angle, made by cutting each of the butting surfaces to an angle equal to half the angle of the junction.
Trim	The finished woodwork or the like, used to decorate, border or protect the edges of openings or surfaces.
Baseboard	A board or molding concealing the joint between the interior wall and the floor.
Base Molding	An ornamental molding above the plinth of a pedestal, pillar, or wall. The ornamental profile capping a baseboard.
Shoe	A small molding, as a quarter round, covering the joint between a baseboard and the wall.
Chair Rail	A horizontal molding on an interior wall for preventing the backs of chairs from rubbing against and damaging the wall surface.
Cavetto	A Concave Molding having an outline that approximates a quarter circle.
Cyma	A projecting molding having the profile of a double curve formed by the union of a convex line and a concave line.
Cyma Recta	A cyma having the concave part projecting beyond the convex part.
Cyma Reversa	A cyma having the convex part projecting beyond the concave part.
Half Round	A molding having a semicircular cross section.
Quarter Round	A convex molding whose section is a quarter circle.
Ogee	A molding with a profile of a double curve in the shape of an elongated S.
Ovolo	A convex molding with a profile approximating a quarter section of an oval or ellipse.

**Definitions from Francis D. K. Ching, *A Visual Dictionary of Architecture*.