

Historic Structure Report for

Mallory-Neely House

City of Memphis
Division of Parks and Neighborhoods

CIP Number: PK01027
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Acknowledgements

City of Memphis Mayor
The Honorable A.C. Wharton

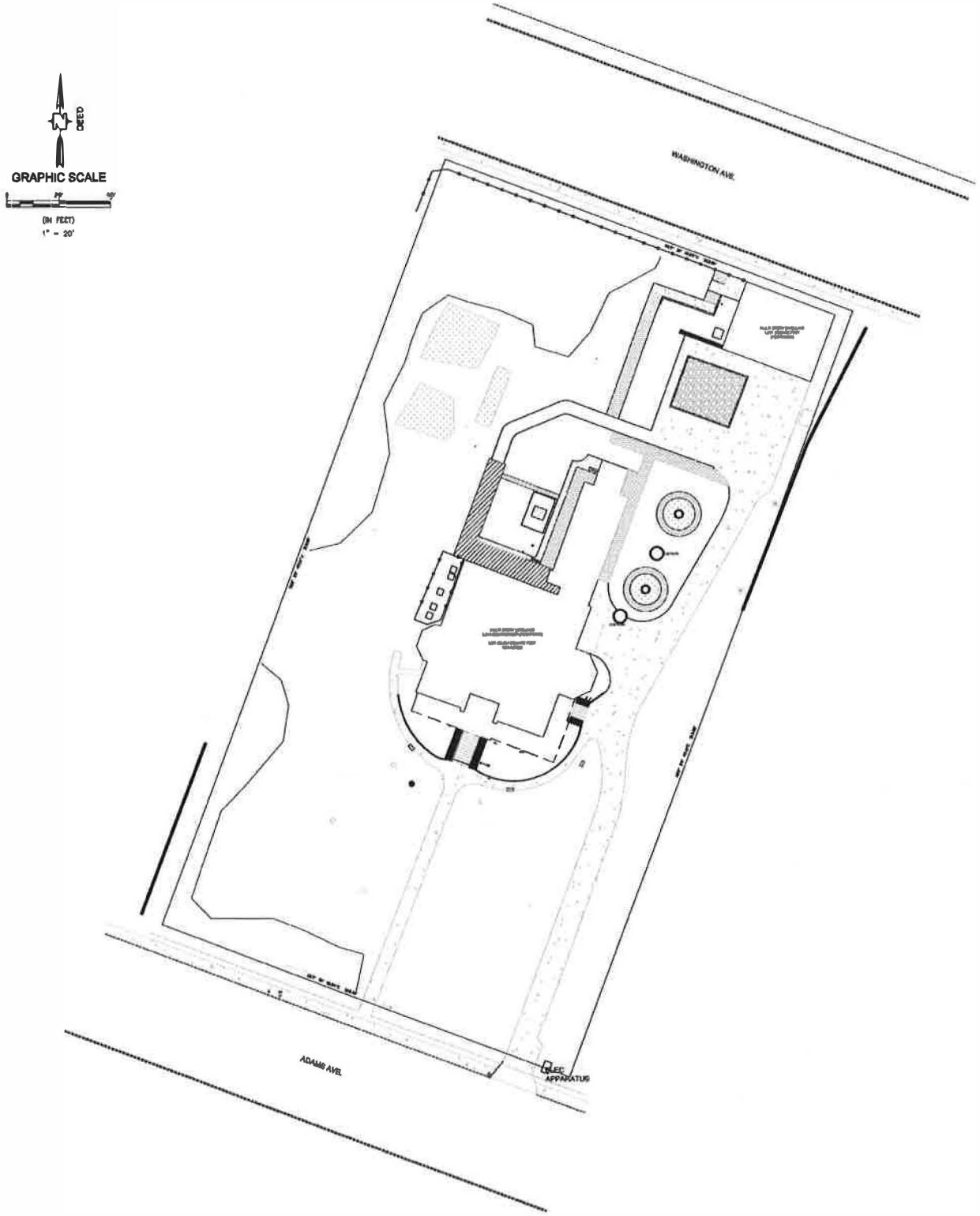
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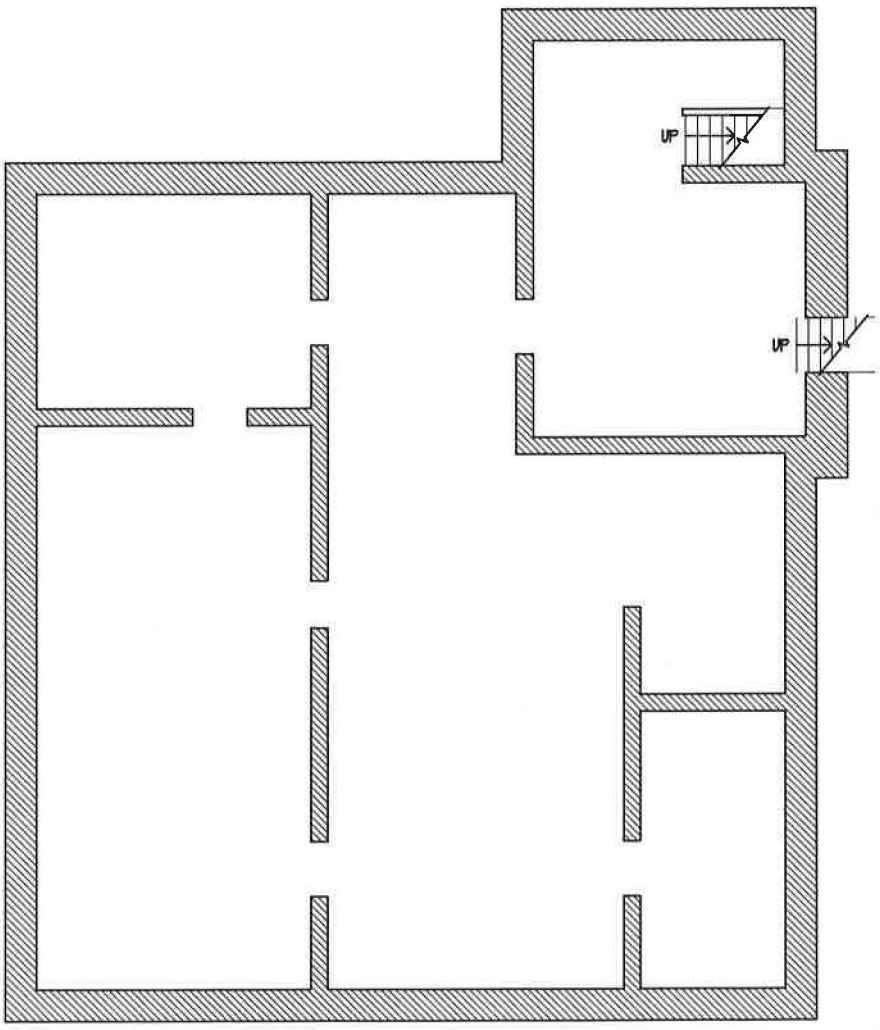
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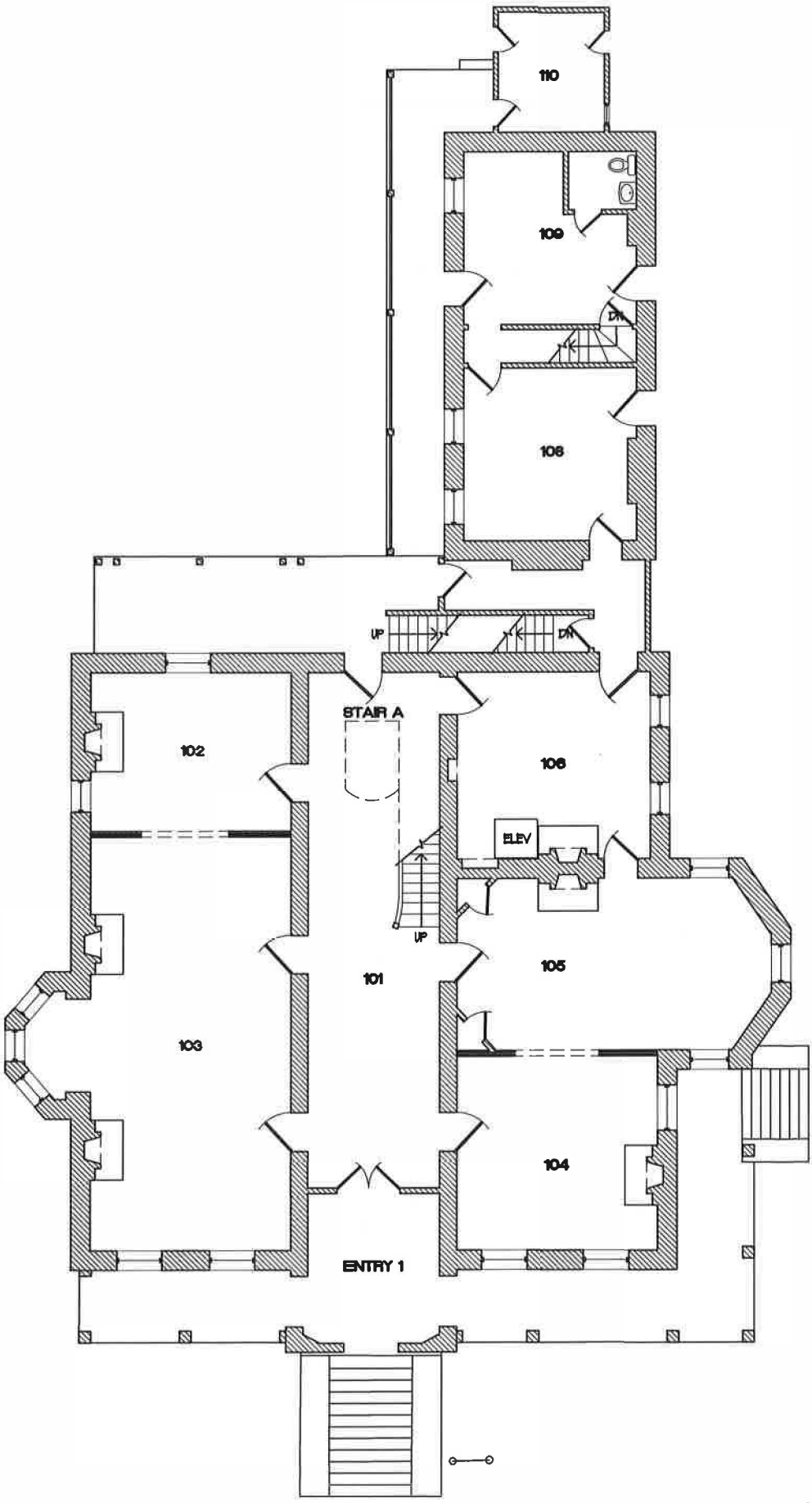
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Site and Floor Plans
Main House and Carriage House

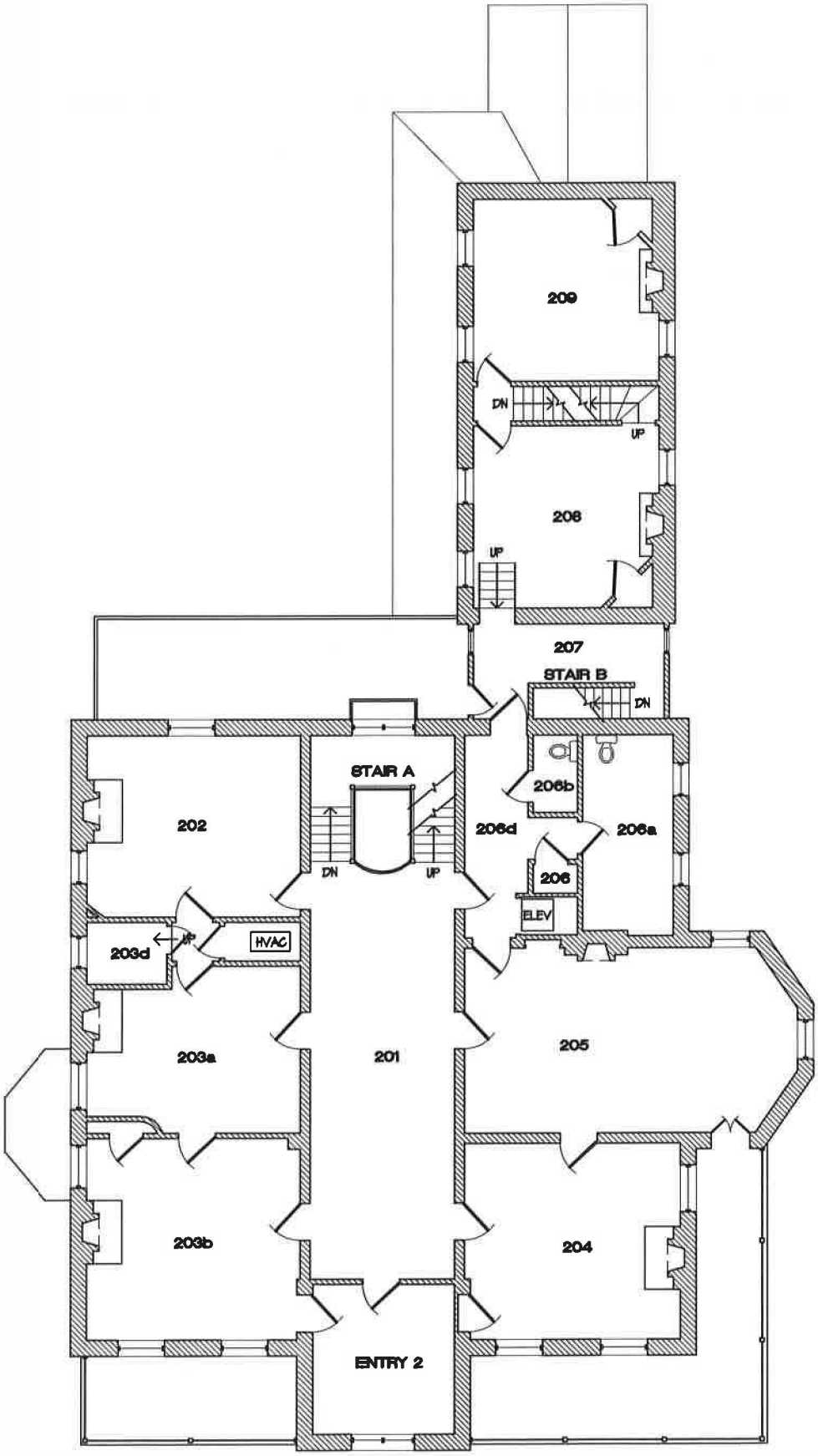

GRAPHIC SCALE
(IN FEET)
1" = 20'
WASHINGTON AVE.
ADAMS AVE.



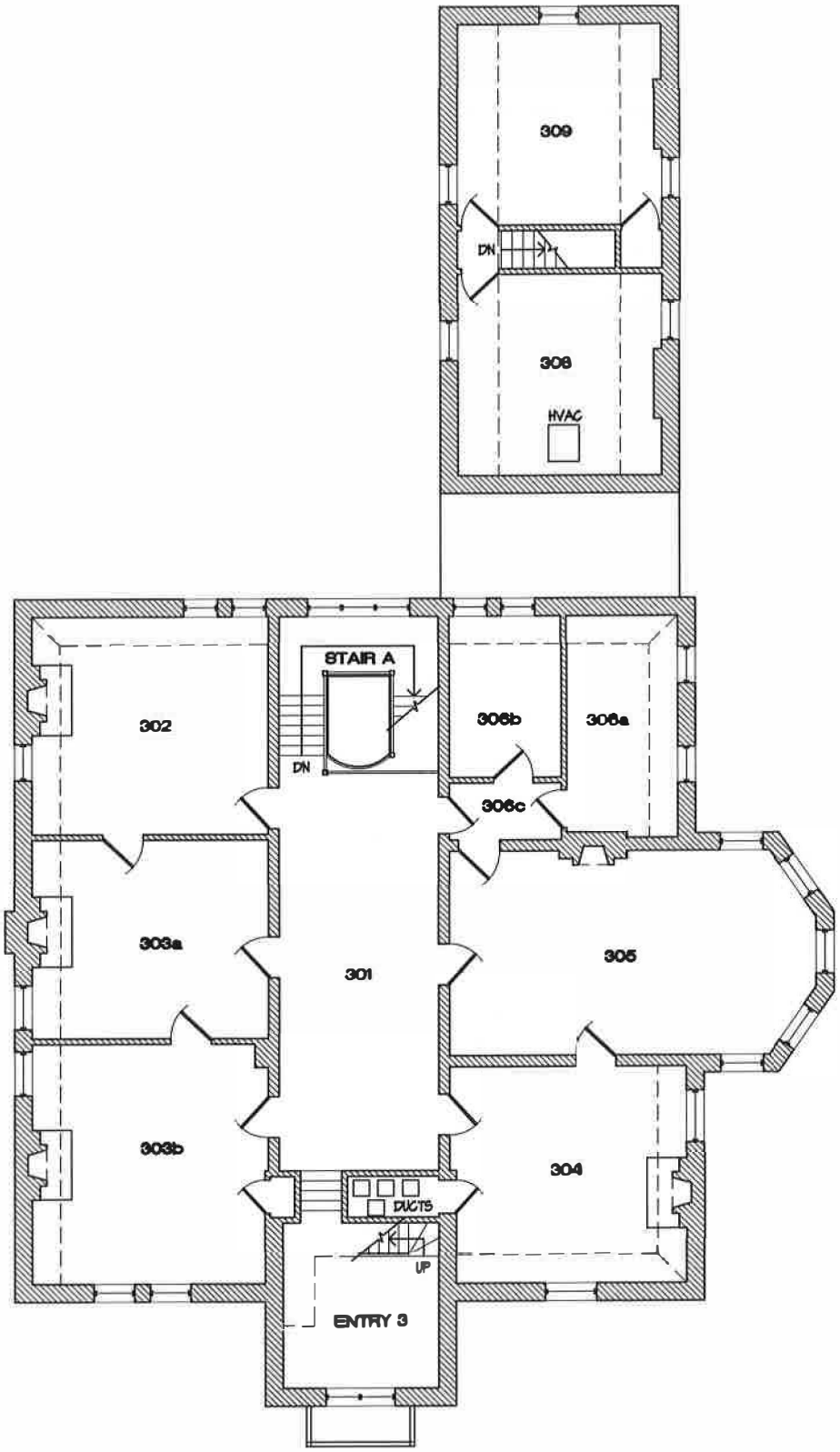
BASEMENT FLOOR PLAN



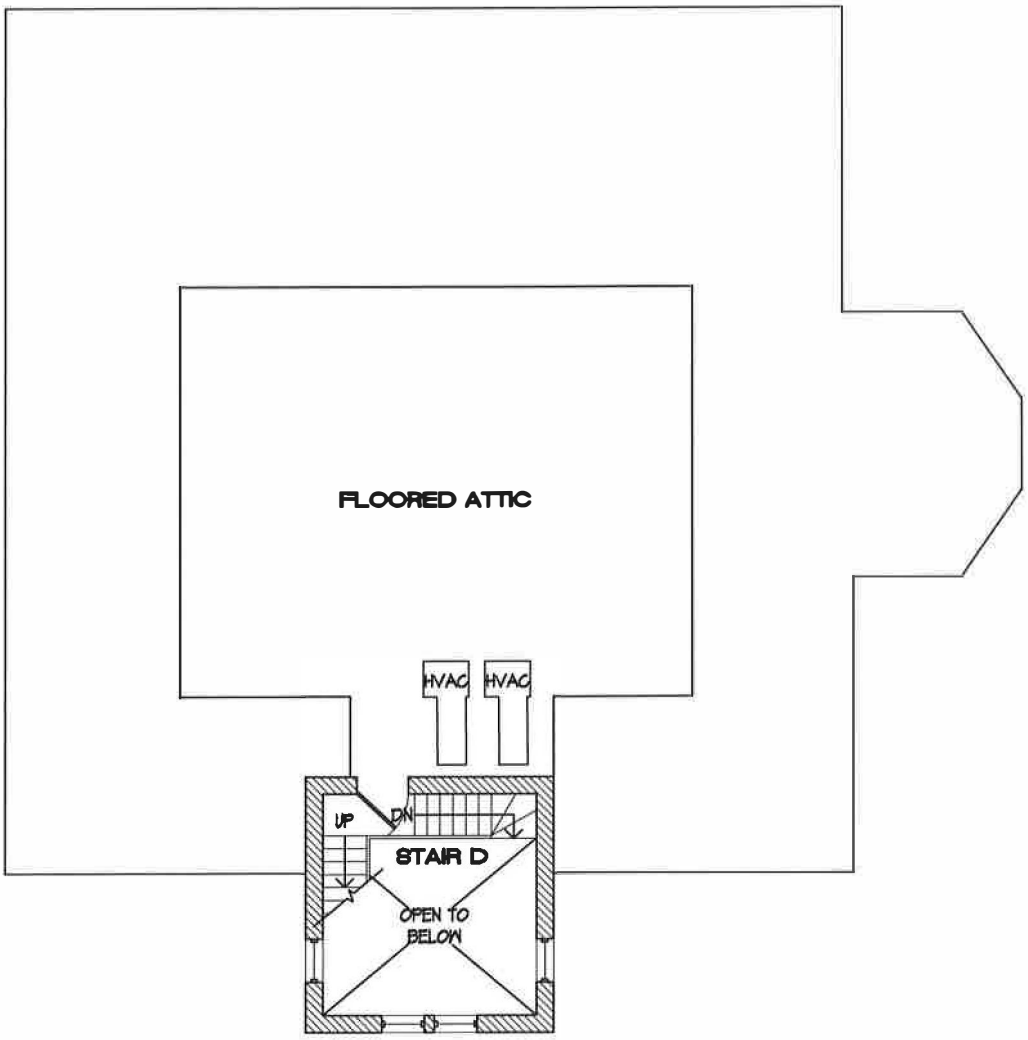
FIRST FLOOR PLAN

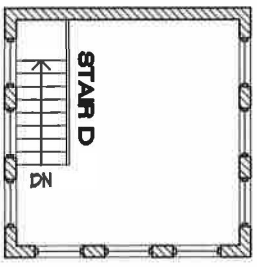


SECOND FLOOR PLAN

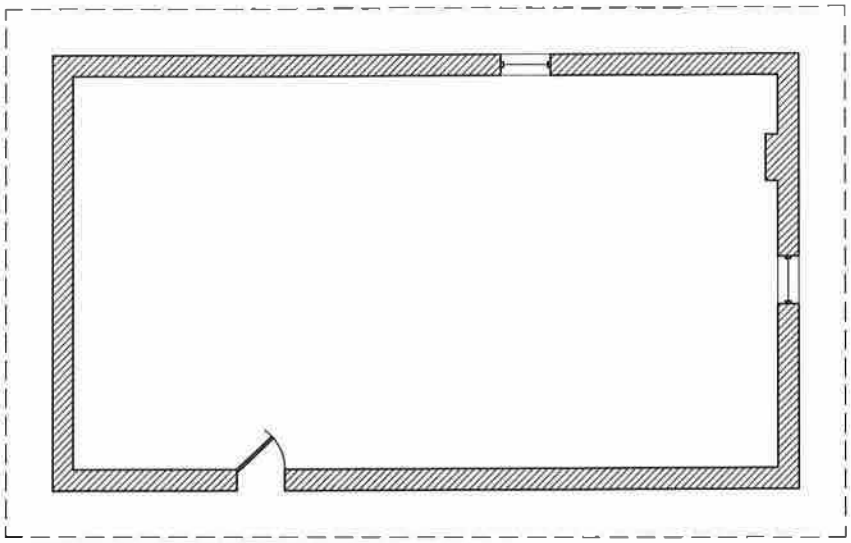


THIRD FLOOR PLAN

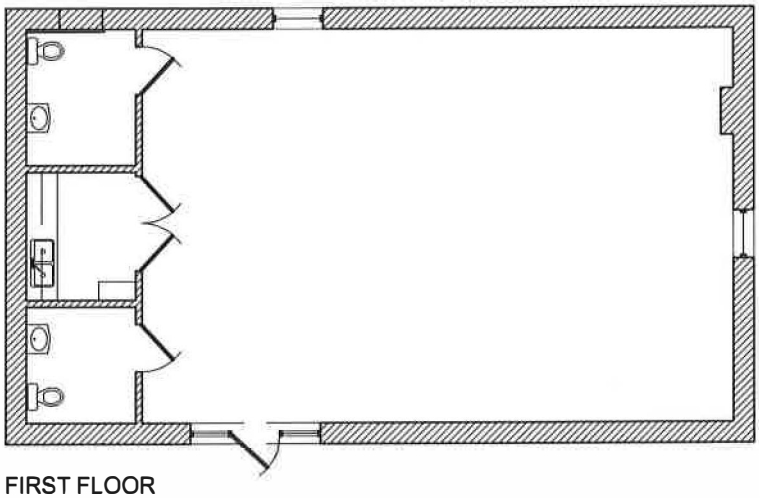




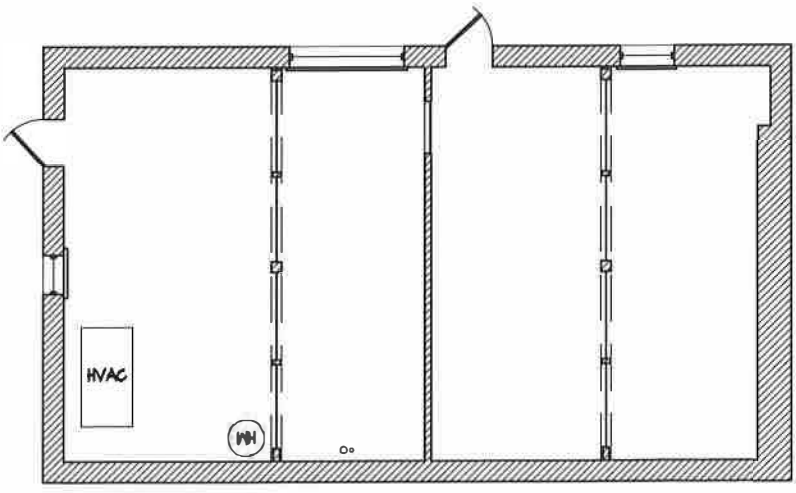
ATTIC AND WINDOW'S WALK FLOOR PLAN



ATTIC



FIRST FLOOR



BASEMENT

CARRIAGE HOUSE FLOOR PLANS

History and Description of
the Mallory -Neely Prpoerty

Mallory-Neely House History

Part 1 - Developmental History

Historical Background, Context and Chronology of Development and Use

The property now known as the Mallory-Neely house located at 652 Adam Avenue in Memphis, Tennessee has been home to five families over the years before it was given to the Daughters of the American Revolution (DAR), Sons of the American Revolution (SAR), and Children of the American Revolution (CAR) by the decedents of the Mrs. Frances "Daisy" Neely Mallory in 1972[i]. This property saw the growth of Memphis, along with the rise and fall of cotton and agriculture as the predominant economic force of the region. This portion of Adams Avenue, now known as Victorian Village, was known as Millionaire's Row during the late Victorian Period. This name came from the large number of homes owned by the city's wealthy citizens.

In May of 1852, Isaac Kirtland purchased county lot #501, a lot slightly larger than three acres of land located outside the city limits of Memphis Tennessee; the lot supported a wooden framed residence and sold for $5,000[ii]. The property roughly 528' fronting Adams Ave by 331' deep back to Washington Avenue, had been subdivided in into three lots (F, G, & H) by John Overton in the early 1800's[iii]. Although the designer and exact year the brick mansion was built at 326 Adams Avenue,(the property address was changed to the current 652 Adams in the early part of the twentieth century[iv]) is unknown; the Mallory-Neely archives suggest that the house was constructed between 1852 and 1854[v]. The Kirtland family lived in the two-story Italianate Villa style house until 1864 when it was sold to Benjamin & Mary Babb. While there were many Italianate style homes and other buildings in Memphis, the Italianate Villa style of this house was more popular in the Northern United States where Mr. and Mrs. Kirtland were originally from[vi] making the style unlike most other properties in the city.



Figure 1: The image to the left shows the house in which the Kirtland and Babb families lived. The image is circa 1883 – around the time James Columbus Neely purchased the house for his family.

Image of 652 Adams circa. 1883 – from Mallory-Neely Archives & book *Benjamin Babb: From Virginia to Tennessee* compiled for the Tennessee Homecoming '86 by Re. Robert D. Tice & Miss Jessie Taylor Webb - also in Mallory-Neely Archives

The Babb family purchased the house and a little more than 1.25 acres (Lot G from the Overton subdivision, measuring- 168' along Adams Ave by 331' deep to Washington Ave.) from the Kirtland's in December of 1864 for $40,000[vii]. The property was deed in the name of both Benjamin & Mary Babb, uncommon in a time when men controlled most financial and business matters. The Babb family did not alter the house or property in the nineteen years (1864-1883) they owned the property.[viii]

In July 1883, James Columbus Neely purchased the Babb property for $45,000.[ix]The Neely family made a vast number of changes to the house, in fact most of the structure and interior alterations that are seen today were made by the Neely family. A third floor was added to the main house and a fourth floor was added to the tower at the front of the house. During the twenty-two years the Mallory family owned the home, the interior finishes were updated to the current late-Victorian stylings including the installation of carpeting, altering the stairs to accommodate a new stained-glass-window, and installing electricity in the double parlor.[x] It was during the Mallory ownership of the property that the address was changed from 326 to 652 Adams Avenue, when Memphis re-numbered the address early in the twentieth century.[xi]



Figure 2: The image to the left shows the house as it stands today.

Image taken July 9, 2015 by P. Jeanne Myers

Jessica "Pearl" Neely moved in to the house at age nineteen and married James Daniel Grant seven years later in 1890. The couple lived in the house at several points during their marriage. They moved into the house shortly after their wedding and stayed in until 1893 when they moved to New York to peruse Grant's business interests. In 1900, the family returned to Memphis, and lived on the third floor of the house until the deaths of James and Pearl in 1924 and 1931 respectively[xii].

Frances "Daisy" Neely moved in to the house at the age twelve. In 1900, she married Barton Lee Mallory, like her sister Pearl, the newlywed couple moved in the house, living on the second floor of

after their marriage. Unlike her sister Pearl, Daisy never moved away and remained in the house until her death in 1969.[xiii]

The three Neely sons; James Columbus, Jr., Sidney Milton, and Hugh McDowell inherited the property with their sisters, Pearl Neely Grant and Daisy Neely Mallory, upon the death of their mother Mary Frances "Fannie" Neely in 1905. In 1908, the bothers relinquished the property rights to Pearl and Daisy jointly.[xiv] Pearl transferred her rights to the property to her heirs, James Neely Grant and Daniel Brooks Grant shortly before she died. Pearl's heirs sold their interest to the Malloy family in 1933, only a few years after Pearl died.[xv]

After the death of Frances "Daisy" Neely Mallory, her heirs deeded the property, including the house with most of the furnishings to the Shelby County chapters of the Daughters of the American Revolution (DAR), Sons of the American Revolution (CAR), and Children of the American Revolution (CAR) in 1973.[xvi] It was opened to the public in April of 1973 as a house museum[xvii] as well as serving as the location for chapter meetings and special events. A non-profit corporation, named DAR, SAR, CAR Chapter House Inc., was formed to run the operations of the house[xviii], in 1985 the group gave the deed to the City of Memphis.[xix] The property became a part of the Memphis Museum System in 1987[xx], an earlier incarnation of the Pink Palace Family of Museums. The Mallory Neely House was closed in 2004 due to city budget issues,[xxi] in 2012 the slate roof was replaced and the house was once again opened to the public[xxii]. In late 2014 and thought 2015 the wooden windows of the house underwent repair under the watchful eyes of architect Dianne R. Dixon, AIA and contractor D.W. McAlister.[xxiii]

Physical Description

Description of the Exterior and grounds

The property is slightly larger than 1.25 acres, a lot 168' wide along Adams Avenue and running 331' north to Washington Avenue. Three buildings are on the property, the Main House, Servants' Quarters and Carriage House. All three buildings were built at the same time by Isaac Kirtland. Although the exact date is unknown, the Museum uses the 1852, the year the property was purchased as the date of construction. The Main House and Servants' Quarters over the years were connected.

The property has a chain link fence running along its northern border fronting Washington Avenue with a concrete sidewalk, grass planted tree lawn and granite curbing buffering the back of the property from the street. On the Adams Avenue side, the front façade of the property, there is a low fence comprised of decorative iron and stone separating the property from the concrete sidewalk and granite curbing edging the street. A concrete walk extends from Adams Avenue to the front door of the house connecting with a circular walk leading to the east and west of the property at the front of the house. A long paved drive extends from Adams Avenue to the Carriage house.

Several cisterns are on the property, one on the east side of the house near the connector entrance. A second cistern lies to the west of the back door near the ADA entrance to the house. A third cistern is found beneath the floor of the servants' restroom.

Carriage House

The Carriage House is a three story load-bearing brick building and the interior walls are mostly exposed brick. A set of stairs leads from the west side of the Carriage House at the second level down to the Washington Avenue elevation. Two large double doors, sized to each fit a carriage are on the south façade of the Carriage House. The east doors of the Adams Avenue faced of the Carriage House have been filled in with brick from the inside and are no longer operable. The west doors are operable, and are used by guest to enter the Carriage House.

The first floor is accessed from Washington Avenue and once was used to house the horses. Currently this floor serves as storage for cleaning supplies, restroom products, etc. needed on the property. The celling is the exposed structure and flooring of the second floor while the walls are exposed brick and the floor is packed earth.

The second floor of the Carriage house is accessible from the drive up from Adams Avenue. This level was originally used to store the carriages. Horses would have been walked up the hill from Washington Avenue, hitched to the carriage, and driven to the front of the Main House where the still visible carriage stones would have assisted riders into the carriage. When the Mallory family lived in the house, the Carriage House was converted into an art studio for their daughter, Frances. Currently this level serves as the visitor's center, visitor's restrooms, and ticket sales. The floor is made of wide wood plans and the ceiling is comprised of the structure and flooring for the third floor. There are small display cases contain artifacts found on the property as well as a monitor to show a video of the second floor to visitors with mobility issues. Like the first floor of the Carriage House, the walls are exposed brick on the north, east, and south. The west wall is comprised of a drywall partition separating the display space from an ADA accessible woman's, restroom, men's restroom, and small break area for staff.

The third floor of the Carriage House is accessible by a small exterior door which can only be reached by a ladder. This area was once used to store the grain and equipment needs to keep the horses healthy and the carriage in good working condition. (How is this level used today? What is the floor finish?)



Figure 3: The image to the left shows the Washington Avenue façade of the Carriage House as it today.

Image taken July 9, 2015 by P. Jeanne Myers



Figure 4: The image to the left shows the South façade of the Carriage House as it stands today.

Image taken July 9, 2015 by P. Jeanne Myers

Servants' Quarters

Exterior & Servants Restroom (Room 110)

The Servants' Quarters building is a rectangular block running north/south with a gable roof made from standing-seam metal. The building is load-bearing brick construction and the exterior brick is coated with stucco and scored to look like dressed stone to match the Main House, a treatment often done to make building facades appear to be made from another, more expensive material.

To the north of the building is room 110; used as the restroom for the servants. This space was accessed from the outside and can be entered through a door to the east or two doors to the west of the block. There is evidence that the ceiling and walls were once covered with plaster, however much of this is gone due to water damage. The floor appears to have been wood planks, although most of the floor on the north side of the room is missing. There is a partial wooden partition running north/south in the space; perhaps it once divided the restroom into two separate ones. A small window is on the south east wall and a cistern is evident in the northwest side of the space through the missing floor. Currently the space is unused.



Figure 5: The image to the left shows the West façade of the Servants' Quarters

Image taken July 9, 2015 by P. Jeanne Myers

1st floor Servants' Quarters (Rooms 108 & 109)

The walls of room 108 is painted plaster above a painted wooden wainscot, except for the north and east walls which are solely painted plaster. The ceiling of both rooms 108 and 109 as well as the walls of room 109 are a painted plaster. The walls show signs of water damage. Both rooms have a modern carpet with painted wooden baseboards. A central steep, wooden stair connects the rooms on the first floor to those on the second and third floors of the Servants' Quarters. Originally the first floor was used as a kitchen and butler's pantry. Currently, room 109 is used as staff offices while room 108 is equipped with older kitchen equipment and serves as a staff break room.

Room 108 connects to the main house through a door on the south wall. There are two double-hung windows in room 108; both on the west wall. One window is near the central stair and the other is near the south wall. On the east wall are two doors to access the outside, both have transoms above and have been fixed closed from the inside.

Room 109 connects has a single double-hung window on the west wall to the north. There are exterior doors from this space on the west and east walls near the central stair. Both doors have transoms above. The west door is operable and access a covered walkway to the servants restrooms (room 110; the east door has been fixed shut. In the northeast corner of the room is a small restroom with a toilet and lavatory, a more contemporary addition. The central stair to access the second floor is directly off the southeast corner of room 109. Room 109 is entered from the southwest through room 108 directly beneath the stairs.



Figure 6: Image of the southern wall in room 108. The door into the Morning Room (room 106), once an exterior door is beyond

Image taken July 9, 2015 by P. Jeanne Myers

2nd Floor Servants' Quarters (Rooms 208 & 2019)

The walls and ceiling of both rooms 208 & 209 are a painted plaster. The walls show signs of cracking plaster. Both rooms have a modern carpet with painted wooden baseboards. A central steep, wooden stair connects the rooms on the second floor to those on the first and third floors of the Servants' Quarters. A small landing on the west side of the building serves as a vestibule before entering the rooms 208 or 209 via a door to the north or south of the stairwell. Originally the second and third floors were used as slave and later servant living spaces. These rooms are currently used to house the archives and staff workspace for the Mallory Neely house. Due to a relatively recent gift from family associated

with the house, there is an overabundance of boxes, files, and small artifacts stacked around the space. There is a need for additional storage space and staff to sort through the acquisitions.

Room 208 connects to the main house up six steps and through a small door to the south of the space. There are three double-hung windows in room 208; a window on the east wall near the central stair, and two windows on the west wall. The windows on the west wall are each close to a stair; one near the central stair and the other near the access to the main house. In the southeast corner is a small diagonal closet and on the east wall between the closet and window is a fire place. The surround and the grate to the fireplace are relatively simple as this was a servant's area. Lateral filing cabinets in front of the fireplace make it difficult to access and see clearly. The central stair to access the third floor is directly off the northeast corner of room 208.

There are three double-hung windows in room 209; a window on the east wall near the central stair, and two windows on the west wall. The windows on the west wall are near the central stair and the north wall respectively. In the northeast corner is a small diagonal closet and on the east wall between the closet and window is a fire place. Much like Toom 208, the fireplace surround and the grate to the are relatively simple.

3rd Floor Servants' Quarters (Rooms 308 & 309)

The walls and ceiling of both rooms 308 & 309 are a painted plaster and show signs of water damage. The two rooms on this floor have slanted ceilings at the east and west walls running parallel to the roof. A central steep, wooden stair connects the rooms on the third floor to those on the first and second floors of the Servants' Quarters. A small landing on the west side of the building serves as a vestibule before entering the rooms 308 or 309 via a door to the north or south of the stairwell. Originally the second and third floors were used as slave and later servant living spaces. Since the acquisition of the property by the City of Memphis, these rooms have served as a workspace for staff, but are currently being used as storage

Room 308 has two single, side-hinged windows across from each on the on the east and west wall near the central stair. Room 309 has two single, side-hinged windows across from each on the on the east and west wall near the central stair as well as a side-hinged window on the north wall. Both rooms have narrow wood flooring with wooden baseboards that are painted in some places and stained in other locations within the same room. Room 309 has a small closet on in the southeast corner.

Connector from Servants' Quarters to Main House (1st & 2nd floor)

Exterior Connector - Servants Quarters to Main House

At some point in the houses' history the breeze way connecting the Main House and the Servants' Quarters was fully enclosed. The exterior of this portion does not attempt to match to stucco-covered brick of the two buildings. Instead, it is a wooden clapboard exterior is present. There is a door on each of the east and west walls of the connection piece to access a covered breezeway to the west and the driveway to the east. A stair from the second floor connector hall accesses the exterior directly; although a door has been added min-run for security purposes.

1st Floor Connector - Servants' Quarters to Main House

The north wall and south walls are stucco covered brick scored to match the exterior as this space was once open to the elements and later enclosed. There is a wood paneled section on the north wall that corresponds with a closet-pantry inside the Servants' Quarters room 108. On the south wall, a wood paneled wall leads to the basement access stair. The north wall has a wooden door to access the servants' quarters, while the southern wall has a decorative arched wooden door to access the Main House. There is a large door taking up the majority of the west wall; this door is topped with a six-pane fixed transom light and accesses the back porch of the main house. The east wall is also a large wooden door with an exterior screen door connecting to the driveway on the east. The ceiling is painted plaster. The floor is uneven and covered with modern carpet with painted wooden baseboards. This space is reserved for staff and currently serves as a storage area for maintenance and janitorial equipment.

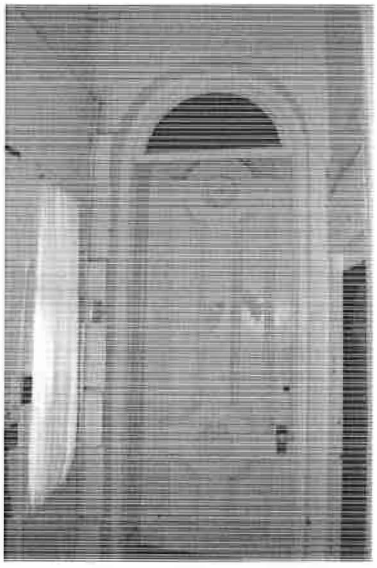


Figure 7: Image of the former exterior door to the main house; now within the Connector Hall (room 107). Notice the quoined corners to the left of the door.

Image taken July 9, 2015 by P. Jeanne Myers

2nd Floor Connector - Servant's Quarters to Main House (Stair B & Room 207)

The north wall and south walls are stucco covered brick scored to match the exterior as this space was once open to the elements and later enclosed. The east and west wall are painted clapboard, while the ceiling is a rough plaster. There is a small door to the west that accesses the roof of the Main House's back porch; above the door is a rectangular transom window. Next to the door on the west wall is a small window; across on the east wall is a matching window. There is a steep wooden stair with a low balustrade on the south of this space; the stair leads to the lower level of the connector piece. The floor is narrow wooden planks and a large wood base conceals the connection of the walls to floor. A short door at the west end of the north wall leads to the Servants' Quarters, and a full-size door across on the south wall leads to the Main House. This area is currently used as an additional access to offices for staff only as well as being used to store small items. A stair, accessed from the east of the space, extends down to the back porch of the main house. A door for security purposes has been added to the stair mid-run to prevent unauthorized access.

Main House

The Main House is an Italian Villa style three story building on a raised basement. There is a tower centered over the front door that rises an additional story and a half above the third floor. Load - bearing brick walls support the Main House; the exterior façade of the brick is coated with stucco and scored to look like dressed stone, a treatment from the 1800's and earlier, often done to make building facades appear to be made from another, more expensive material. The corners of the main block are quoined and a three story hexagonal-shaped bay projects from the center of the building's east side, running the full height of the house. On the west side a single-story bay projects from the center of the mass at the first floor.

A porch stretches across the entire front of the house at the 1st floor level and wraps the east side to connect to the bay projection. The flooring at the central entrance is stone in a black and white checkerboard pattern. The stone is in need of repair and replacement in some places. On either side of the central entrance is a wooden front porch which appears to be in relatively good condition. From several rooms on the south and east of the house, the roof of the porch can be accessed through windows if desired. At the rear of the first floor of the Main Building is a porch accessible from the main hall. This porch has been repaired recently and an ADA accessible ramp and path connects this rear door to the Carriage House to allow visitors with mobility issues to access the first floor. Roofs of the house, including the tower and hexagonal-bay on the east side, are all pyramid shaped. There are two gable dormers over third floor windows on the Adams Avenue facades, with a single gable dormer on the west side of the house at the third floor as well.



Figure 8: Image showing quoined corners and stucco lines imitating dressed stone.

Image taken July 9, 2015 by P. Jeanne Myers

First Floor of the Main House

Room description of 1st Floor, starting with entrance hall and going in a clockwise direction.

Entry Hall & Stair (Room 101)

The walls and ceiling of the first floor hall are a decorative colorful textured painted plaster. Walls below the picture rail are covered in an off white paint with gold fleur-de-lis stenciled on the textured walls. Above the chair rail and across the celling are colorful stenciled and painted designs. The floor is comprised of narrow plank wood floor in the center with a parquet border of inlaid exotic inlaid wood.[xxiv] A wide wood base conceals the connection of the walls to floor. There is a large window looking north at the mid-landing of the stair between the first and second floors. This window is not clear glass, but instead, a fixed stain-glass panel purchased at the 1893 Chicago World's Fair.

The wooden stairs are wood with a central carpet runner; the stairs were renovated, along with much of the public interiors, around during the 1890's to show off the acquisition of the stained glass window.[xxv] The stairs have a decorative wooden balustrade with a late-Victorian newel post topped by an oriental lamp, which was wired for electricity sometime in the twentieth century. The red carpet stair runner is showing significant signs of sun-fading between the second and third floors.

There are eight arched openings off the hall. A set of double entrance doors to the south of the hall hold additional pieces of stained glass brought back from the 1893 Chicago World's Fair; they include a large fan light over the set of doors and an inset panel in each door. To the east of the main hall; single, large arched doors lead into the Sitting Room (room 104), the Dining Room (room 105), and the Morning Room (room 106) respectively. At the north end of the Main Hall is a large arched door leading out to the back porch and serving as the ADA entrance. The west side of the hall has single, arched doors leading to the Music Room (room 102) and two separate arched doorways leading to the Double Parlor (room 103). The Main Hall is furnished with a large rug as well as a formal mirrored hall tree between the double parlor doors (room 103); and an informal mirrored hall tree resides between the Morning Room door (room 106) and underside of the stair. Other pieces of furniture also are found in this space. This room is visited on the tour, and is interpreted as a formal Late-Victorian entrance hall.



Figure 9: Image of the 1st floor Main Hall with students from the University of Memphis Department of Architecture during field measurements.

Image taken April 30, 2015 by P. Jeanne Myers

Double Parlor (Room 103)

The double parlor is the most formal space in the Mallory Neely house. The walls are plaster, covered with a flocked wallpaper and decorative boarder. Above the wallpaper is a highly decorative plaster frieze and cornice. Two decorative plaster medallions each surrounded by an eight-pointed star painted on the ceiling, divide the room into thirds. Painted stencil work in the ceiling helps to accentuate the wealth of the owners. In addition to the extravagantly decorative ceiling, the tips of the eight pointed stars are highlighted by bare Edison bulbs accentuating the fact that the household was wealthy enough to have the room electrifies during the 1890's renovation.[xxvi] Hanging from the center of each medallion are crystal gasoliers also dating from the same renovation according to the Mallory Neely House Tour Manual. On the floor is wall to wall carpeting installed by the Neely family in the late nineteenth century; wide painted wood base conceals the connection of the walls to floor. The Double Parlor has two large, double-hung window on the south wall looking out to the porch and Adams Avenue beyond.

Three additional double-hung windows are in the hexagonal bay projecting to the west. All windows have folding louvered shutters within the window pocket, used to control the lighting levels in the room, along with the heavy draperies at each window. On the west wall, mirroring each side of the hexagonal bay is a fireplace. Each fireplace has glazed tiles around the opening and a decorative wood carved mantel with mirrored étagères above the mantel. The room can be entered from the Main Hall (room 101) through large arched doors directly across from each fire place. Additionally the Music Room (room 102) opens up to the Double Parlor though a cased opening with heavy curtains topped by a large arched wooden spandrel opening. The room is finished with a variety of rich furniture, such as a marble topped commode (table) placed between the doors, chairs, couches, ornate mirrors and an exquisite Chinese screen purchased by the Mallory family at the 1904 St. Louis World's Fair.[xxvii] The space is an outstanding example of a Late-Victorian formal parlor. The room is on the current house tour, allowing visitors a glimpse into a formal entertaining space of the Late-Victorian period.



Figure 10: Image showing decorative ceiling and historic carpeting of Double Parlor (room 103) looking north towards Music Room (room 102).

Image taken July 7, 2015 by P. Jeanne Myers

Music Room (room 102)

The music room continues the wall and ceiling finishes from the Double Parlor (room 103). The walls are plaster, covered with a flocked wallpaper and decorative boarder. Above the wallpaper is a highly decorative plaster frieze and cornice. The ceiling features stencil work depicting musical instruments as well as the names of popular authors of the time.[xxviii] On the floor is wall to wall carpeting installed by the Neely family in the late nineteenth century. A wide painted wood base conceals the connection of the walls to floor. There is a double-hung window on the west wall and another on the north wall. All windows have folding louvered shutters within the window pocket, used to control the lighting levels in the room, along with the heavy draperies at each window. On the west wall is a fireplace with a marble fireplace surround, dating to the Kirtland family's tenure in the house (1864-1883).[xxix] The room can be entered from the Main Hall (room 101) through a large arched door and the Double Parlor (room 103) can be accessed through a cased opening with heavy curtains topped by a large arched wooden spandrel opening. The furniture in this room is in the Oriental or Exotic Revival style popular in the Late-Victorian Period. The room is on the current house tour, allowing visitors a glimpse into another entertaining space of the Late-Victorian period



Figure 11: Image showing decorative ceiling, fireplace, and historic carpeting of Music Room (room 102).

Image taken July 7, 2015 by P. Jeanne Myers

Breakfast/Morning Room (Room 106)

The walls and ceiling of this room are painted plaster. There is a decorative plaster medallion in the ceiling and a heavy plaster crown molding around the perimeter of the room. The floor is comprised of wood plank flooring and a wide wood base conceals the connection of the walls to floor. There are two large double-hung windows in the room, both on the east wall. Inside the window pockets are folding louvered shutters, used to control the lighting levels. On the south wall is a marble mantle surrounding a cast-iron fireplace. The elevator from the second floor comes down just west of the fireplace. A small built-in cupboard is on the west wall used to hold china. The room can be accessed from the connector piece at the north through what once was an exterior door. The Morning Room is also accessible from the Dining Room (room 105) to the south and the first floor Main Hall (room 101) to the west. This room is furnished as a breakfast room with a table, chairs, and sideboard. Additionally an early icebox dating from the mid-nineteenth century also furnishes the room.[xxx] According to the Mallory Neely House tour manual, the morning room closely resembles the 1850's version that the Kirtland family would have used; many of the finished have not been significantly altered or removed. This room is visited on the tour, and is interpreted as a Late-Victorian breakfast room.

Dining Room (Room 105)

The walls in the dining room are plaster, covered with a wall covering. The lower portion of the wall is covered with an experimental material of the late-nineteenth century called Lincruesta; a linoleum-like covering with a heavy patterned texture which often mimicked tooled leather. Above the Lincruesta wallcovering, and below a picture rail is a heavily embossed wallpaper added in the late 1980's by the City of Memphis.[xxxi] Above the picture rail is a highly decorative plaster frieze and cornice. A decorative plaster medallion is centered in the ceiling over the dining table; from the center of this medallion hangs a hybrid gas/electric fixture. The floor is comprised of narrow plank wood floor and a wide wood base conceals the connection of the walls to floor. The east hexagonal bay has three double –hung windows which look north, east, and south respectively. All windows have folding louvered shutters within the window pocket, used to control the lighting levels in the room, along with the heavy draperies at each window. On the north wall is a coal –burning fireplace. There are glazed tiles around the fire place opening and a decorative wood-carved surround with a large mirror is built into the mantel piece/surround. Encompassing the northwest and southwest corners of the room are built-in china

closets, a blatant display of wealth. The room can be accessed from the west by a large arched door from the Main Hall (room 101), through a large arched door to the north through the Morning Room (room 106), and through large set of wooden pocket doors from the Sitting Room (room 104). The room is furnished as a fully-functioning Late Victorian dining room with dining table, chairs, sideboards, and portraits of ancestors hung on the wall. The room is on the current house tour, allowing visitor to peek in to the Late-Victorian formal dining room.



Figure 12: Image of Dining Room with students from the University of Memphis Department of Architecture during field measurements.

Image taken April 30, 2015 by P. Jeanne Myers

Sitting Room (room 104)

The walls of the sitting room are covered with a flecked wall paper over plaster walls. The ceiling is painted plaster with decorative figures, such as a spider web painted in the southwest corner. A decorative plaster cornice separates the walls from the ceiling and a decorative plaster medallion is in the center of the room; both were typical ceiling treatments of the late-Victorian period. The floor is comprised of narrow plank wood floor and a wide wood base conceals the connection of the walls to floor. There are two large double-hung windows on the south wall looking out to the porch and Adams Avenue beyond. Another large double-hung window faces the east across from the hall door. All windows have folding louvered shutters within the window pocket, used to control the lighting levels in the room, along with the heavy draperies at each window. Between the windows on the south wall is a large Eastlake-style pier mirror intended to light the room with reflected light. On the east wall and to the south of the window is a coal –burning fireplace. There are glazed tiles around the fire place opening and a decorative wood carved surround with a large mirror built into the mantel piece/surround. The room can be accessed by a large arched door from the Main Hall (room 101), and through large set of wooden pocket doors from the Dining Room (room 105). The room is furnished as a Late Victorian family living room with comfortable seating, a card table, and family photos on the mantel. The room is on the current house tour and is interpreted as Late-Victorian sitting room.

Second Floor of the Main House

Room descriptions of 2nd Floor, starting at the top of the stair landing and going in a clockwise direction.

Hall (Room 201)

The walls and ceiling of the second floor hall are an off-white textured painted plaster. The floor is comprised of narrow plank wood floor and a large painted wood base conceals the connection of the walls to floor. There is a large window looking north at the mid-landing of the stair between the first and second floors. This window is not clear glass, but instead, a fixed stain-glass panel purchased at the 1893 Chicago World's Fair.[xxxii] The floor is comprised of wide plank wood floor and a large painted wood base conceals the connection of the walls to floor. There are seven doors off of this space. From the

Main Hall you can enter a smaller hall to the Bathroom and Elevator area (Room 206, 206a, 206b, and 206d), the second floor Master Bedroom (room 205) and Annie Bess's Bedroom (room 204) to the east. To the west doors lead in to the Boys' Room, (room 203b), the Nursery (room 203a) and Frannie's Room (room 202). To the south is the entrance to the Sewing Room (entry 2). The second floor Main Hall is currently on the tour and is furnished with various tables, a desk, Frannie's art work, and many family photos interpreted as it was used during the twentieth century when Daisy Mallory and her family lived on this floor.

Servant's Restroom (Room 206b)

The walls and ceiling of this space are painted plaster. This space is small and has a small tank toilet and small lavatory on the east wall below a closed up window. The flooring is linoleum with a floral pattern; there is a painted wooden baseboard which conceals the connection of the walls to floor. A single door entrance to the west of the room from the bathroom hallway (room 206d) is the only way to enter this space. The door to this room is usually closed and it is not viewed during tour.



Figure 13: Image showing Servants' Restroom (room 206b).

Image taken July 7, 2015 by P. Jeanne Myers

Bathroom (Room 206a)

The walls and ceiling of this room are a painted plaster, above a high wainscot of painted tile. There are two double-hung windows on the east wall. The flooring is narrow wooden planks running in a 'V' formation. There is a painted wooden baseboard which conceals the connection of the walls to floor. Between the windows is a large marble topped lavatory dating back to the Neely renovation of the 1890's.[xxxiii] According to the Mallory Neely Tour Manual, the remaining nineteenth century fixtures were replaced in a 1940's renovation.[xxxiv] A tank toilet sits in the northwest corner of the room and a large bathtub dominates the southern portion of the east wall. This room can be accessed via a short hallway (room 206d) by single door from the second floor Master Bedroom (room 2052) to the south, and the second floor connects the bathroom hall to the Main Hall (room 201) to the west. This room is mentioned on the tour, but visitors are not allowed inside.



Figure 14: Image showing the 190's era lavatory in Bathroom (room 206a).

Image taken July 7, 2015 by P. Jeanne Myers

Closet (room 206)

The walls and ceiling of this room are a painted plaster. The flooring is narrow wood planks. The majority of the north wall is taken up by the door from the Bathroom Hall (Room 206d). Along the south wall is a series of shallow shelving currently used to hold light bulbs (lamps) and other items. A wooden rod stretches between the east and west walls which probably supported clothing on hangers; above the rod is another shallow shelf. This space is a small closet currently used to house cleaning supplies and light bulbs (lamps) for fixtures within the Main House. This room is not on the tour, the door is usually closed.

Bathroom Hall (Room 206d)

The walls and ceiling of this room are a painted plaster.. The flooring is linoleum with a floral pattern. There is a dark wooden baseboard which conceals the connection of the walls to floor. In the northwest corner of the room is a line of coat hooks. The room can be accessed by a single door from the west connecting to the Main Hall (room 201); a single door from the south connects the space to the Second Floor Master Bedroom (room 205). Along the east wall are single doors each connecting to the elevator, closet (room 206), Bathroom (room 206a), and Servants' Restroom (206c) respectively. A door to the north connects the space to the Connector Hall (room 207); on the south side of this door is a bell presumed to have been part of a doorbell system. This space is on the tour as an access to view the Elevator and Bathroom.

Elevator

A small electric elevator was fitted into a closet space to the north of the Second floor Master Bedroom (room 205) late in Mrs. Mallory's life to allow her the ability to utilize both the first and second floors. The elevator engages the first floor in the Morning Room (room 106). The walls are wood paneling; the ceiling is a coffered painted wood.. The floor is covered with a mauve carpet. There is a door to the elevator and it usually in the open position against the door in to the Second Floor Master Bedroom (room 205). Inside the elevator is a phone which allowed Mrs. Mallory to call for help if the elevator malfunctioned. The elevator is often mentioned on the tour, but visitors are not allowed inside.

Master Bedroom/Miss Daisy's Room(Room 205)

The walls and ceiling of this room are plaster. DAD/SAR/CAR had a 1940's-like wallpaper installed after acquiring ownership of the house in the 1980's. This wallpaper, a cabbage rose print, is similar to the wallpaper Mrs. Malloy used when she redecorated the room during the early part of the mid-twentieth century. The wallpaper extends up the wall to an off-white-painted picture rail. Above the rail, the plaster walls are painted the same off white color as the Main Hall (room 201). The floor is comprised of narrow plank wood floor and a large painted wood base conceals the connection of the walls to floor. There are two windows in the east-facing hexagonal bay window. The window on the south-side of the bay extends to the floor, allowing the user to occupy the roof of the first floor porch. On the north wall is a coal –burning fireplace. In addition to installing new wallpaper in this room, the DAR/SAR/CAR also replaced the 1890's wooden fireplace with a 1850's era marble mantle[xxxv]. The room can be accessed by single doors from the Main Hall (room 201), from the bathroom hall (room 206d) to the north, and from the south through Annie Bess's Room (room 204). The room is furnished as a master bedroom; with bed, wardrobe, dresser and fainting couch. The room is on the current house tour; the period of interpretation is the middle part of the twentieth century, in the latter part of Mrs. Mallory's life; she lived in the house from age twelve until her death at age ninety-eight.



Figure 15: Image showing the second floor Master Bedroom (room 205), also known as Ms. Daisy's room.

Image taken July 7, 2015 by P. Jeanne Myers

Annie Bess's Room (Room 204)

The walls and ceiling of this room are painted plaster. The floor is comprised of narrow plank wood floor and a large painted wood base conceals the connection of the walls to floor. There are two windows in room, one facing east on the southeast corner of the room and the other facing Adams Avenue in the south wall. Both windows extend to the floor, allowing the user to occupy the roof of the first floor porch. On the east wall is a coal –burning fireplace. There are glazed tiles around the fire place opening and a decorative wood carved surround, with a large mirror built into the mantel piece/surround. All trim in the room is painted off-white. The room can be accessed by single doors from the Main Hall (room 201), and through the Master Bedroom (room 205). The room is furnished as a bedroom; with bed, wardrobe, bureau and washstand. In addition a 1948 tube television is on a wooden side table. The room is on the current house tour; it is shown as it was used by Annie Cartwright Bess, a domestic servant and later companion to Mrs. Mallory.



Figure 16: Image showing the room interpreted as Annie Cartwright Bess's room (room 204).

Image taken July 7, 2015 by P. Jeanne Myers

Sewing Room (Entry 2)

The second floor tower room also called the Sewing Room is accessed directly from the second floor hall. There is no door into the space; instead a drop frieze serves to add decoration to the cased opening. The textured painted plaster walls match the walls in the Main Hall (room 201) and in the Boy's Room (room 203b). The ceiling is a smooth painted plaster. The floor is comprised of narrow plank wood floor and a large wood base conceals the connection of the walls to floor. A pair of double-hung window within an arch is centered on the south wall. The room can be accessed by single doors from the Main Hall (room 201), and through the Boys' Room (room 203b) where a matching drop frieze adorns the door frame inside room 203b. The room is furnished as a sewing and play room with Late-Victorian and early twentieth century children's toys along with as treadle sewing machine.



Figure 17: Drop Frieze inside the cased opening between the Sewing Room (entry 2) and Hall (room 201).

Image taken July 7, 2015 by P. Jeanne Myers

Boy's Room (Room 203b)

The walls of this room are a painted textured plaster and show some signs of water damage. The ceiling is painted plaster as well. There are three windows in the room; two double-hung windows facing Adams Avenue, and another double-hung window looking west. On the west wall, next to the window, is a coal –burning fireplace. There are glazed tiles around the fire place opening and a decorative wood carved surround and mantel piece. The flooring was removed for the 1997 restoration of the double parlor ceiling and never re-installed; currently plywood serves as the room's flooring. A wide wooden base conceals the connection of the walls to floor. There is a shallow closet on the north wall in the west corner. The room can be accessed by single doors from the Main Hall (room 301) on the east, as well as from the second floor tower room/Sewing Room (entry 2) on the east, and from the north through the Nursery (room 203a). The door ways to the Nursery (203a) and second floor tower room/Sewing Room (Entry 2) have decorative drop friezes within the door frames. All trim wood trim

has been painted an off-white color. This room is currently visible on the tour, but is not currently furnished.



Figure 18: Drop Frieze inside the door between the Sewing Room (entry 2) and Boy's room (room 203b).

Image taken July 7, 2015 by P. Jeanne Myers

Nursery (Room 203a)

The walls and ceiling of this room are a painted plaster. The DAR/SAR/CAR has the painting decorative painting in this room above the picture rail restored in 1983 by Kitty Sting.[xxxvi] There is a double-hung window on the west wall. Next to the window is a coal –burning fireplace. There are glazed tiles around the fire place opening and a decorative carved, wood surround and mantel piece with small mirror on top. The flooring was removed for the 1997 restoration of the double parlor ceiling and never re-installed; currently plywood serves as the room's flooring. A wide wooden base conceals the connection of the walls to floor. The room can be accessed by single doors from the Main Hall (room 301) on the east, from the south though the Boys' Room (room 203b), and from the north through a small hall off of Francine's Room (room 202). The door way from the Boy's Room (room 203b) has a decorative drop frieze within the door frame. All trim wood trim has been painted a pink/purple shade. This room is currently visible on the tour, but is not currently furnished other than to serve as temporary storage during the window repair project.



Figure 19: Decorative ceiling and wall border in Nursery (room 203a); restored by Kitty Sting in 1983.

Image taken July 7, 2015 by P. Jeanne Myers

Nursery Bathroom (Room 203d)

The walls and ceiling of this room are a painted plaster, although the west wall below the window is now exposed brick. The southern wall appears to have once been a wet wall; on both the South and north walls, at the level below the window, is a tile wainscot and paint has been applied to the tiles. The floor is raised several inches above the second floor level, presumably to fit plumbing pipes. There are no longer plumbing fixtures in the space, but the south wall shows plumbing stub-out piping. There is a small double-hung window facing west. The floor is plywood, similar to the flooring in the Boy's room (room 203b) and the Nursery (room 203a). This room can be accessed via a short hallway by single doors from Frannie's Room (room 202) to the north, and the Nursery (room 203a) from the south. This room is not currently visible on the tour.



Figure 20: South wall of Nursery Restroom (room 203d) showing tile wainscot and plumbing stub-outs.

Image taken July 7, 2015 by P. Jeanne Myers

Frannie's Room (Room 202)

The walls and ceiling of this room are plaster. The walls are covered with a grass-cloth wallpaper which extends from the baseboards to an off-white-painted picture rail. Above the rail, the plaster walls and ceiling are painted the same off white color. The floor is comprised of narrow plank wood floor and a large painted wood base conceals the connection of the walls to floor. This room has two double-hung windows; one in the west wall across from the hall door and the other window facing north. On the west wall, next to the window is a coal –burning fireplace that has been converted to gas. There is brick around the fire place opening and a decorative carved, wood surround and mantel piece with small mirror on top. The floor is comprised of wide plank wood floor and a large painted wood base conceals the connection of the walls to floor. The room can be accessed by single doors from the Main Hall (room 301) on the east, and from the south through a small hall off of the Nursery (room 203a). All trim wood trim has been painted an off-white color. The room is furnished as a young woman's bedroom; with bedroom suite, bureau, and mirror. In addition several personal items such as a scrap book, photos and chamber pot. The room is on the current house tour and interpreted as the bedroom of a young girl from the early twentieth century.



Figure 21: Frannie's Bedroom (room 202); interpretation of the bedroom of a young girl in the early 20th century.

Image taken July 7, 2015 by P. Jeanne Myers

Third Floor of the Main House

Room descriptions of 3rd Floor, starting at the top of the stair landing and going in a clockwise direction.

Most of the rooms on this level with the exception of the tower room (Entry 3) and the Third Floor Master Bedroom (room 305) have pitched ceilings near the exterior walls. No rooms above the second floor are currently on the house tour.

Hall (Room 301)

There is a large window looking north at the mid-landing of the stair between the second and third floor; hung at this window is a large stained glass panel from the Hugh Neely House which stood to the west of the Mallory Neely House and was the brother to Mr. James Neely[xxxvii]. The walls and ceiling of the third floor hall are a textured painted plaster and show signs of damage. Currently there is a temporary wall built to the east of the entrance to the Northwest bedroom (room 302). This wall is made of nominal lumber and plastic sheets with a wooden door; used to separate the workspaces for the window repair project from the rest of the house and help contain the dust. Plaster walls and ceiling are painted an off-white color until about ten feet from the stair banister. Moving south from this point a decorative, richly colorful panted finish covers the walls and ceiling; the decorative scheme is similar to that found within the first floor Main Hall (Room 101). The flooring is covered for protection during the window repair project. The south wall is covered with multiple HVAC grates. There are seven doors off of this space. All the doors into the hall, save the door to the tower room (Entry 3), have large transoms above to allow light to penetrate the hall. From the Main Hall you can enter a smaller hall to the bathroom, room 306C, room 305 and room 304 to the east; to the west doors lead in to rooms302, 303a, and 303b. To the south and up four steps is the door to the tower room (entry 3). This room is currently being used as a work area for the ongoing window repair project and is not included on the tour.



Figures 22 & 23: Decorative stencil painting on the ceiling of the south end of the third floor Hall (room 301)

Image taken July 7, 2015 by P. Jeanne Myers

Storage Room (Room 306b)

The walls and ceiling are a painted plaster and two small windows just above the floor, looking north toward the servant's quarters. On the north wall is wooden shelving with a horizontal row of coat hooks mounted on a stained board along the length of the wall. The floor is made of wooden planks and a large wood base conceals the connection of the walls to floor. This room has a single access point on the south. Currently, this room appears to be storage for holiday decorations and is not on the tour.

Bathroom (Room 306a)

This space has a claw foot bathtub in the northeast corner. The walls are painted plaster above a wooden wainscot with ledge. The ceiling is a painted plaster. ON the east wall are two small windows with interior screens. The plaster show signs of water damage on the walls and ceiling. The paint on the ceiling is pealing. The floor is comprised of narrow plank wood floor and a large wood base conceals the connection of the walls to floor. There is a single door entrance to the west of the room. This space is currently used to store large personal items such as trunks and is not on the tour.



Figure 24: Third Floor Bathroom (room 306a); used to sore trunks.

Image taken July 7, 2015 by P. Jeanne Myers

3rd Floor Master Bedroom (Room 305).

The walls and ceiling of this room are a painted plaster and show signs of water damage. The bay is comprised of five double-hung windows. The flooring is covered for protection during the window repair project. On the north wall is a coal –burning fireplace. There are glazed tiles around the fire place opening and a decorative carved, wood surround with a large mirror built into the mantel piece/surround. The room can be accessed by single doors from the Main Hall (room 301), from the north (Room 306c), and from the south through room 304. This room is currently being used as a drying area for the ongoing window repair project and is not on the tour.



Figure 25: Panoramic view of Third Floor Master Bedroom (Room 305); used as workshop for Window replacement project.

Image taken April 30, 2015 by University of Memphis Student

Southeast Bedroom (Room 304)

The walls and ceiling of this room are a painted plaster and show signs of water damage. There are two windows in the room, a double-hung window across from the hall entrance on the east wall, and a double-hung window facing Adam Avenue. There are pieces of carpet visible near the east window. The carpet is very worn, seems to be quite old, and appears to have a floral pattern; a large wood base conceals the connection of the walls to floor. Below the carpet appears to be a narrow plan wooden floor. On the east wall, next to the window, is a fireplace that appears to be missing the surround and possibly the grate. The fireplace is inaccessible due to a large mirror frame and other furniture stored in

front of it. There is a closet to the west directly across from the fireplace that houses duct work. The room can be accessed by single doors from the Main Hall (room 301) on the west, and from the north through room 305. Large metal shelving lines the north wall and large pieces of covered furniture is in the center of the room. This room is currently being used as storage and is not on the tour.



Figure 26: View inside Room 304; currently used to sore furniture and other artifacts. Notice plaster missing from ceiling.

Image taken July 7, 2015 by P. Jeanne Myers

Tower Room (Entry 3)

This level of the tower room is accessed via four steps from the third floor hall. A screen door and wooden door separate the tower room from the hallway space. This room has a paired set of double-hung window overlooking Adams Avenue and a smaller double-hung window on the east and west walls. The walls and ceiling are rough-textured plaster and there is some water damage visible. The floor is comprised of plank wood floor and a large wood base conceals the connection of the walls to floor. A relatively steep wooden stair with a low wooden balustrade connects the tower room at the third floor to the upper tower room. The stair wraps up the north and west sides of the tower. This space is un-furnished and not on the tour.





Figure 27: (left) Tower room stair.

Figures 28: (right) Tower room from stair.

Images taken July 7, 2015 by P. Jeanne Myers

Southwest Bedroom (Room 303b)

The walls of this room are a painted plaster and show significant signs of water damage. The ceiling is missing all the plaster and the lath is exposed and missing in several locations. There are three windows in the room; a pair of double-hung windows facing Adams Avenue to the south and another double-

hung window looking west. Daylight is visible through the wall above the windows on the south side. The flooring is covered for protection during the window repair project. On the west wall, next to the window, is a fireplace that is missing most of the plaster, and the surround. There is a shallow closet to the east across from the fireplace. The room can be accessed by single doors from the Main Hall (room 301) on the east, and from the north through room 303a. This room is currently being used as a work shop for the ongoing window repair project and is not on the tour.



Figure 29: Celling and west wall of room 303b; notice missing plaster from wall and ceiling.

Image taken July 7, 2015 by P. Jeanne Myers

Central West Bedroom (Room 303a)

The walls and ceiling of this room are a painted plaster and show signs of water damage. There is a single double-hung window facing west. The floor is comprised of narrow plank wood floor and a large wood base conceals the connection of the walls to floor. On the west wall, next to the window, is a fireplace that appears to be missing the surround and possibly the grate. The fireplace is inaccessible due to covered furniture stored in front of it. The room can be accessed by single doors from the Main Hall (room 301) on the east, from the north through room 302, and from the south through room 303b. This room is currently being used as storage with large pieces of covered furniture is in the center of the room and is not on the tour.



Figure 30: Decorative door hinge found in Room 303a and many others on the third floor.

Image taken July 7, 2015 by P. Jeanne Myers

Northwest Bedroom (room 302)

The walls and ceiling are a painted plaster and show signs of water damage. The floor is narrow wooden planks and a large wood base conceals the connection of the walls to floor. There are three windows in the room, two small windows at the floor, looking north toward the servant's quarters and another small window looking west. On the west wall, next to the window, is a fireplace that appears to be missing the surround and possibly the grate. On the north wall is wooden shelving with a horizontal row of coat hooks mounted on a stained board along the length of the wall. The room can be accessed by single doors from the Main Hall (room 301) on the east, and from the south through room 303a. This room is currently being used as storage with large pieces of covered furniture is in the center of the room and is not on the tour.



Figure 31: Row of hooks and low windows on North wall of Room 302.

Image taken July 7, 2015 by P. Jeanne Myers

Upper Tower Room

The upper tower room has three windows on each of the east, south, and west facing walls. The center window in each trio pivots at the top and bottom to allow for ventilation. The walls and ceiling are rough-textured plaster and there is some water damage visible. The floor is comprised of narrow plank wood floor and a large wood base conceals the connection of the walls to floor. A relatively steep wooden stair with a low wooden balustrade connects the tower room at the third floor to the upper tower room. The stair wraps up the north and west sides of the tower. An attic access door is at the mid-landing of the stair to the upper tower room. This space is un-furnished and not on the tour.



Figure 32: Triple windows in the Upper Tower Room with View of Downtown Memphis

Image taken July 7, 2015 by P. Jeanne Myers

Identification of the period(s) of significance and recommendations

The significant period for the Mallory Neely house is the Late-Victorian period; the time that the James Columbus Neely family moved in to the house though the early twentieth century when the Barton Lee Mallory and James Daniel Grant families occupied the house. The house is a time-capsule of this period with many of the original finishes and furnishings still on site. The graciousness of the Mallory, Neely, and Grant families to loan or donate items originally belonging in the house makes the collection unique among historic houses in the area. Although Mrs. Frances "Daisy" Neely Mallory lived in the house for ninety-eight years, the house was not treated as a museum, but was instead lived in as a home. Thus some alterations have been made over the years such at the paint scheme evident on the second floor. While it is tempting for to restore the finishes on the second and third floors to the late-1800's, leaving it with its current color scheme helps to show that this house was a home and not a museum for the families that lived in it. The variety of furnishings ranging from the 1850's through the 1960's show the evolution of domestic furniture in upper-class homes. This collection of furniture along with the period finishes help to make the home an extraordinary house museum.

The first floor hall and ceiling was restored to r Late-Victorian colors and finish texture in 1997 according to an article in the Commercial appeal dated August, 14, 1997.[xxxviii] Areas on the current tour of this floor have finishes and are furnished in the style of a wealthy home from the Late-Victorian period. Within Memphis, these spaces provide a glimpse of this time not found in the city. The formality of this area was also appropriate for the home of the social elite in the early and mid-part of the twentieth century as well. In fact, the clippings file in the Memphis room of the Benjamin L. Hooks Library holds several newspaper articles written in the mid-twentieth century about the formal rooms on the first floor and events held there.

The second floor and its rooms are interpreted more in the in the early and mid-twentieth century when Mrs. Mallory was raising her family on this floor through the end of her life. Current house tours discuss Annie Cartwright Bess and Jeff Bess, domestic servants to Mrs. Mallory. A few of the rooms on the second floor are interpreted from the 1960's when Mrs. Bess lived on the second floor and served as a companion to Mrs. Mallory. The floors of the Nursery, the Boys' room and the Nursery bathroom were removed in mid-1990's when issues with water caused the celling below, in the double parlor, to collapse. Once the damage was repaired to the double parlor's ceiling, the floors and furnishing of this area of the second floor were never re-installed. The lack of flooring and furnishings in this area is at odds with the other spaces on this floor creating a disconnect in the tour with visitors.

Currently the third floor is not available to visitors and the rooms, as of this report, are used as work space for the window replacement project going on in the house. Before the window replacement project, this floor was used as storage for furniture and artifacts, as well as a preparation and educational area for staff. The finishes of this space are varied. The third floor hall is painted the same off white color as the second floor hall, only as far as it can be seen from the second floor landing. The remainder of the hall retains the late-Victorian period decorative paint schemes. Significant water damage has caused the plaster in many rooms to deteriorate. The new roof installed in 2012 along with the restored ion the windows, seems to have taken care of the water issue. However many of the ceilings and some of the walls finishes are gone leaving the structure exposed. This floor can retain its back-of-house function once the window replacement is complete or it can be restored to the period of the James Daniel Grant family (1900-1931) and be added to the tours of the house.

To restore the second and third floors to a period in the late-1800's would remove an important portion of the house's history from the tour. Currently, in the public history realm, there is a movement to interpret and show the lives of domestic servants and others associated with the property alongside the owners and their family.

There is also some research in the Mallory-Neely archives which includes the names and ages of servants, both slave and free, who have worked in the house since the 1850's. Some conversations have included long-range desires to open up the servant's wing of the house for interpretation and public tours. To do this would enrich the visitors experience at the museum and contribute to a larger understanding of the inner workings of a Late-Victorian household as well as the socio-economic variety of residents within Millionaire's Row.

Bibliography

Information from the Mallory-Neely Archives

Draft Chain of Property

Draft Family Finance

Draft Major Life Events

Jennifer's history of families at MN

MN Tour Manual - Part 1

MN Tour Manual - Part 2

MN Tour Manual - Part 3

Information from the Clippings File of the Memphis Room

Title deed report – Memphis room of Benjamin L. Hooks Library, part of the Memphis Library System

"Museum system plans to operate Mallory-Neely"; article from The Commercial Appeal dated 04-23-1987; Mallory-Neely Clippings file - Memphis room of Benjamin L. Hooks Library, part of the Memphis Library System

Photo and caption from The Commercial Appeal dated 04-09-1973; Mallory-Neely Clippings file - Memphis room of Benjamin L. Hooks Library, part of the Memphis Library System

"*Home's Past Emerges in Restoration*" article and photo from The Commercial Appeal dated 08-14-1997; Mallory-Neely Clippings file - Memphis room of Benjamin L. Hooks Library, part of the Memphis Library System

"Things looking up on this Job Site" article and photo from The Press-Scimitar dated 04-08-1983; Mallory-Neely Clippings file - Memphis room of Benjamin L. Hooks Library, part of the Memphis Library System

Information from the Internet

Mallory-Neely House in Memphis to welcome tourist again"; article from The Commercial Appeal dated 11-02-2012

"It takes a Village…"; blog post 03-11-2015. https://memphismuseums.wordpress.com/2015/03/11/it-takes-a-village

NOTES

[i] Draft Chain of Property – Mallory-Neely Archives
[ii] Draft Chain of Property– Mallory-Neely Archives
[iii] Title deed report – Memphis room of Benjamin L. Hooks Library, part of the Memphis Library System
[iv] Jennifer's History of families at MN– Mallory-Neely Archives
[v] Jennifer's History of Families at MN – Mallory-Neely Archives
[vi] Jennifer's History of Families at MN– Mallory-Neely Archives
[vii] Jennifer's History of Families at MN– Mallory-Neely Archives
[viii] Draft Chain of Property – Mallory-Neely Archives
[ix] Jennifer's History of families at MN– Mallory-Neely Archives
[x] MN Tour Manual – Part 1 – Mallory-Neely Archives
[xi] Jennifer's History of families at MN– Mallory-Neely Archives
[xii] Jennifer's History of families at MN, draft Family Finance, & draft Chain of Property– Mallory-Neely Archives
[xiii] Jennifer's History of families at MN, draft Family Finance, & draft Chain of Property– Mallory-Neely Archives
[xiv] Draft Chain of Property - Mallory-Neely Archives
[xv] Draft Chain of Property– Mallory-Neely Archives
[xvi] "Museum system plans to operate Mallory-Neely"; article from The Commercial Appeal dated 04-23-1987; Mallory-Neely Clippings file - Memphis room of Benjamin L. Hooks Library, part of the Memphis Library System
[xvii] Photo and caption from The Commercial Appeal dated 04-09-1973; Mallory-Neely Clippings file - Memphis room of Benjamin L. Hooks Library, part of the Memphis Library System
[xviii] "Museum system plans to operate Mallory-Neely"; article from The Commercial Appeal dated 04-23-1987; Mallory-Neely Clippings file - Memphis room of Benjamin L. Hooks Library, part of the Memphis Library System
[xix] Jennifer's History of families at MN– Mallory-Neely Archives
[xx] "Museum system plans to operate Mallory-Neely"; article from The Commercial Appeal dated 04-23-1987; Mallory-Neely Clippings file - Memphis room of Benjamin L. Hooks Library, part of the Memphis Library System
[xxi] MN Tour Manual – Part 1 – Mallory-Neely Archives
[xxii] *"Mallory-Neely House in Memphis to welcome tourist again";* article from The Commercial Appeal dated 11-02-2012
[xxiii] *"It takes a Village...";* blog post 03-11-2015. https://memphismuseums.wordpress.com/2015/03/11/it-takes-a-village/
[xxiv] MN Tour Manual – Part 1 – Mallory-Neely Archives
[xxv] MN Tour Manual – Part 1 – Mallory-Neely Archives
[xxvi] MN Tour Manual – Part 1 – Mallory-Neely Archives
[xxvii] MN Tour Manual – Part 1 – Mallory-Neely Archives
[xxviii] MN Tour Manual – Part 1 – Mallory-Neely Archives
[xxix] MN Tour Manual – Part 1 – Mallory-Neely Archives
[xxx] MN Tour Manual – Part 1 – Mallory-Neely Archives
[xxxi] MN Tour Manual – Part 1 – Mallory-Neely Archives
[xxxii] MN Tour Manual – Part 1 – Mallory-Neely Archives
[xxxiii] MN Tour Manual – Part 3 – Mallory-Neely Archives
[xxxiv] MN Tour Manual – Part 3 – Mallory-Neely Archives
[xxxv] MN Tour Manual – Part 3 – Mallory-Neely Archives
[xxxvi] "Things looking up on this Job Site" article and photo from The Press-Scimitar dated 04-08-1983; Mallory-Neely Clippings file - Memphis room of Benjamin L. Hooks Library, part of the Memphis Library System
[xxxvii] MN Tour Manual – Part 3 – Mallory-Neely Archives
[xxxviii] "*Home's Past Emerges in Restoration*" article and photo from The Commercial Appeal dated 08-14-1997; Mallory-Neely Clippings file - Memphis room of Benjamin L. Hooks Library, part of the Memphis Library System

Architectural Comments

Item 1
Caulk front entrance steps to prevent water intrusion



Item 2
Repair or replace in kind any missing balustrades.



Item 3
Repair broken sidewalks around the building.



Item 4
Inspect, clean and repair as necessary all gutters and downspouts.



Item 5
Investigate all cracks in exterior stucco and check for deficiencies.



Item 6
Replace in kind ornamental awnings at the second floor windows on the west elevation.



Item 7
Provide pre-cast concrete splash blocks at all down-spouts.



Item 8
Replace all rotting fascia and ornament above col-umn capitals at the rear porch.



Item 9
Take power and data cable running into the rear of the building and rework and place in conduit.



Item 10
Provide code complying handrails at exterior stair off of Washington Street.



Item 11
Check light in basement of Carriage House. There appears to be a short.

Item 12
Replace damaged wood around the door to the office on the east elevation. Sand, fill, repair and repaint all wood doors on the east elevation. Provide thresholds where missing.



Item 13
Repair plaster and damaged wood at the interior of the door in room 108. Investigate source of water. Repair frame and trim at door and transom in the east wall of room 109.



Item 14
Cap all exposed junction boxes.



Item 15
Provide general plaster repair in room 108.
Repair plaster, sand and repaint the area under the stair between rooms 108 and 109.

Item 16
Provide plaster repair and weather stripping at the exterior door in rooms 108 and 109.



Item 17
Provide plaster repair, clean up and new finishes at breezeway area between rooms 108 and 106.

Item 18
Replace light fixture at breezeway area between rooms 108 and 106.

Item 19
Add a precast concrete step at the exterior of the door out of room 109 as well as at the door to room 110.



Item 20
Secure, weather strip and provide threshold at the door to room 110.

Item 21
Repair framing and secure room 110 at rear of house. Provide new hardwood flooring and repair all walls and ceilings.



Item 22
Plane bottom of screen at exterior door west wall of room 109 for proper operation.

Item 23
Remove existing stairs to basement. Replace with new fully code complying stairs and handrails. The upper landing is to be rebuilt at the same size. With new 11" treads and 7" risers the stair run will need to be extended. Run the stair to the west wall and create a new landing at that wall. The stairs should then run to grade off of either side of that landing to the north and south.



Item 24
Repair, sand, fill and paint the door from the vestibule to room 106.

Item 25
Replace drop-down sprinkler covers where missing. Touch up the paint at the ceiling near the drop-down sprinkler head in the east side of room 105.

Item 26
Repair or replace as necessary the ornamental plaster work at the crown mould in room 105. Repair or replace as necessary the ornamental plaster work at the crown mould in room 104.

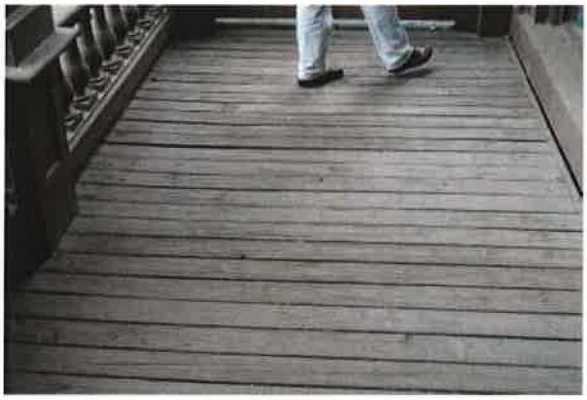


Item 27
Repair weather stripping and seals at the front door.

Item 28
At front entry pull up floor tiles, repair substrate and lay back original tiles. Replace missing tiles in-kind.



Item 29
Redo the decking at the small porch at the front of the house on the west side. Pull deck up and inspect and repair framing as necessary.



Item 30
Repair plaster as necessary at the front entry porch and investigate the source of the water intrusion.



Item 31
Repair or replace as necessary the ornamental plaster work at the crown mould in room 103.



Item 32
Repair the plaster in the bay window, west wall, in room 103. Investigate the source of the water intrusion.



Item 33
Investigate the source of the cracking and water staining in the ceiling of room 103.

Item 34
Float, sand and paint the area under stair A at the ground floor.



Item 35
Investigate the source of water intrusion in room 202 at the west window. Repair all damaged plaster at the ceiling in room 202. Remove mold and source of mold on the east wall in room 202.



Item 36
Install flooring and repair all plaster at walls and ceiling in rooms 203a and 203b.



Item 37
Repair door trim at door from 203b to Entry 2. Sand, fill and paint door.

Item 38
Touch up paint around sprinkler heads and supply air grills room 201.

Item 39
Remove all debris from the flat roof at the front of the second floor. Provide suggestions for a new roofing material and replacement.



Item 40
Repair the ceiling in room 205. Investigate water intrusion under the north facing window in room 205 and repair plaster and all wood.



Item 41
Repair the separations in the wood in room 206a. Replace missing wood pieces of the vanity in room 206a. Repair the plaster ceiling in room 206a and repaint entire room. Patch the hardwood flooring at the tub in room 206a. Replace the loose floor board immediately outside the door to room 206a.



Item 42
Repair the plaster ceiling at Stair A.



Item 43
Repair all plaster at walls and ceilings in room 206b and replace flooring.



Item 44
Repair the cracks in the walls and ceilings in room 207, refinish floor.



Item 45
Repair all plaster at walls and ceilings in rooms 308 and 309.



Item 46
Re-secure the mantel in room 208.

Item 47
Repair plaster in walls and ceilings all of rooms 306.



Item 48
Remove the plywood at the ceiling in room 302 and investigate the substrate and repair as necessary. Repair plaster at the location of the removed mantel in room 302.

Item 49
Repair plaster at all walls and ceilings in all rooms on the third floor. Reinstall hardwood flooring where required.

Item 50
Daylight is visible above the south facing windows in room 303b. Investigate and repair.



Item 51
Repair plaster in both Entry 3 and the fourth floor.

Item 52
Repair or replace damage to pressed metal ornament at the roof level.

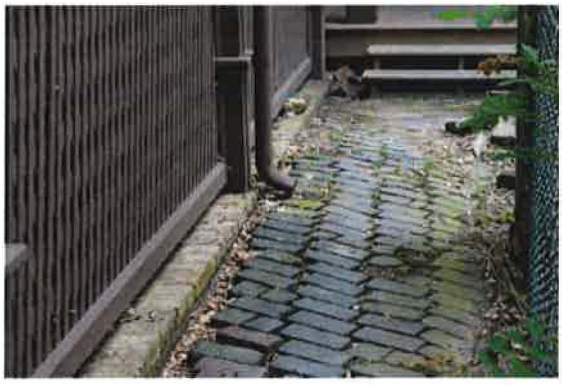


Item 53
Replace the deadbolt, sand and refinish the door from room 301 to Entry 3.

Item 54
Add a handrail to the short stair run from room 301 to Entry 3. Discuss securing the screen door open to accommodate the handrail.



Item 55
Management to determine liability of brick walkway at the rear of the building. Perhaps simply secure the area from the general public.



Item 56
Re-secure newel posts at main stair.

Structural Comments

Carriage House:
The Carriage House was constructed at the same time the main house in 1852. The structural system includes multi-wythe load bearing exterior walls, wood framing and most likely brick foundations. Overall the building is in great shape for its age. There is evidence of repairs through the years. These repairs include replacing damaged beams, joists and floor boards (photo 1).



Photo 1 – Previous Repairs

There are also other areas of concern.

- These areas include water damage and possible rotting of floor boards and joists at the interior load bearing wall (photo 2).
- Termite damage to an existing column. This damage appears to be old and does not appear to be progressing however it is recommended that this column be replaced (photo 3).
- Slight bow in the north exterior wall at the floor level. This should be monitored (photo 4).
- Slight separation of a vertical brick joint where brick infill was added to fill an opening. This should be monitored (photo 5).
- Potential for further erosion and undermining of the foundation. This should be monitored (photo 6).



Photo 2 – Water Damage and Possible Rot at Interior Load Bearing Wall

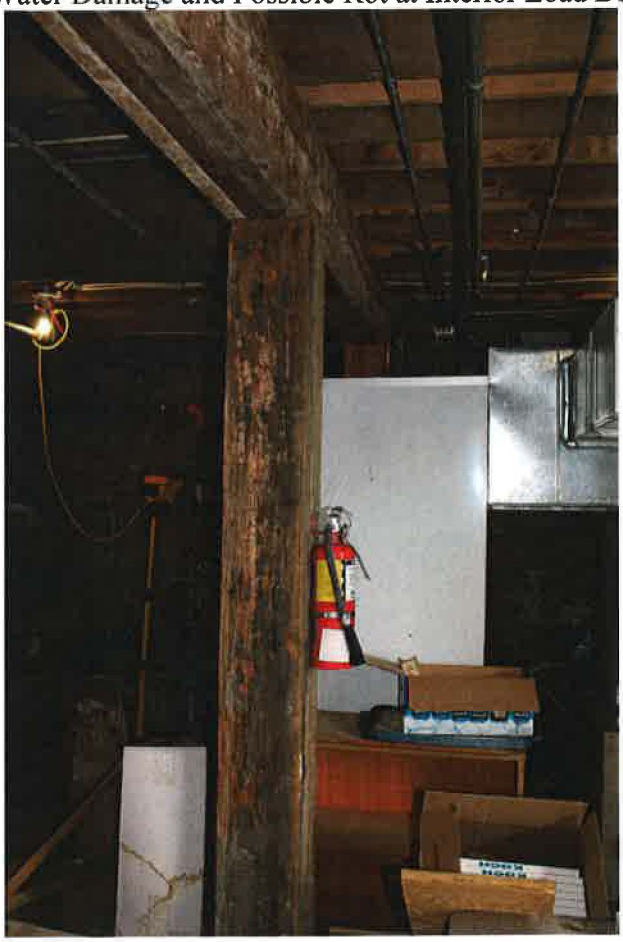


Photo 3 – Damaged Column



Photo 4 – Slight Bow in Exterior Wall at Floor Level

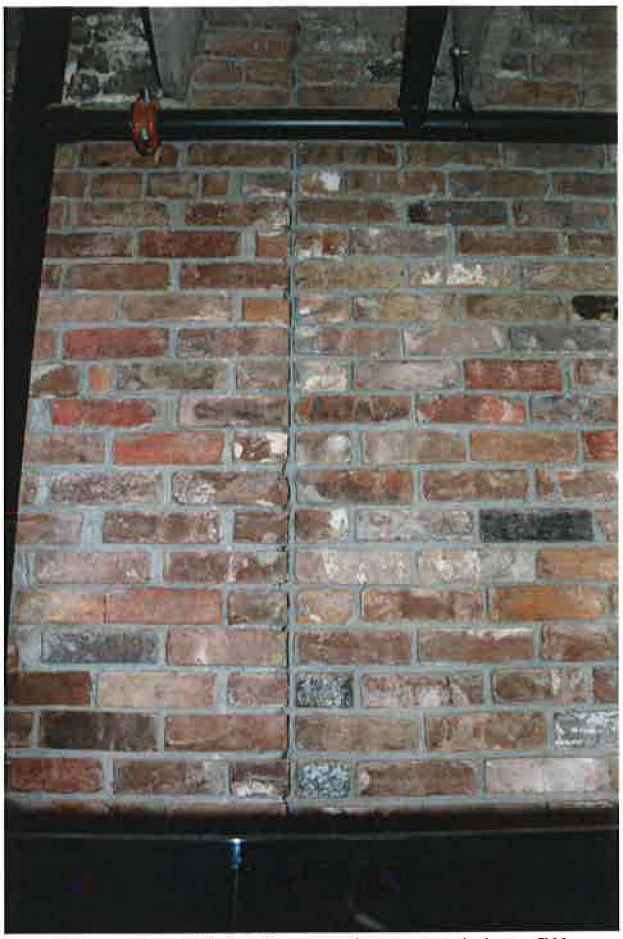


Photo 5 – Slight Separation at Brick Infill



Photo 6 – Erosion of Foundation

Mallory-Neely House:

The Mallory-Neely House was constructed in 1852. The structural system includes multi-wythe load bearing exterior walls, wood framing and most likely brick foundations. Overall the building is in great shape for its age. There is evidence of repairs through the years. These repairs include patching plaster, replacing damaged wood, installing shoring, sistering joists and floor boards (photo 7).



Photo 7 – Previous Shoring and Floor Movement

Overall the basement appears to be dry and well kept. There did not appear to be any evidence of mold or new water damage.

The first floor includes the main house and a previous addition. The main house appears to have only minor plaster cracking in the ceiling of room 104. The majority of the damage is located in the connector between the main house and the addition. There are multiple cracks in the north wall of the connector (photo 8). These cracks are in similar locations to those that appeared in the 1990 report. The cracks in the 1990 report appear to have been repaired and these are new cracks indicating further movement. Also in this same area there is evidence of settlements at the exterior door (photo 9). The jamb side of the frame appears to have dropped approximately ¼" to 3/8".

In addition to movement in the addition there is also water damage and rotten wood visible at a door transom and a window (photo 10 & 11). The house is currently having all the windows replaced and these windows should be addressed during the current project scope.



Photo 8 – Cracks over door in area that connects original house with an addition.



Photo 9 – Shift in exterior door frame in area that connects original house with an addition.



Photo 10 – Wood rot at transom in addition.



Photo 11 – Wood rot at window in addition.

The second and third floors also exhibit signs of plaster cracking with the cracking increasing with the increase in story height (photo 12). In addition to plaster cracks, the third floor room 303b has multiple locations indicating previous water damage. There appears to be no new water damage in this and other areas (photos 13-15). In addition the attic framing appeared to be in good shape and dry. There were no signs of recent water damage.



Photo 12 – Third Floor Plaster Cracking



Photo 13 – Previous Water Damage



Photo 14 – Previous Water Damage



Photo 15 – Previous Water Damage



Photo 16 – Attic Framing

Building Systems Comments

OVERVIEW

This report is comprised of a mechanical, electrical, plumbing and fire protection engineering assessment of the Mallory-Neely House located at 652 Adams Avenue, Memphis, TN 38105 This report only addresses the mechanical, electrical, plumbing and fire protection systems. All other portions of the Historic Structure Report will be addressed by other consultants.

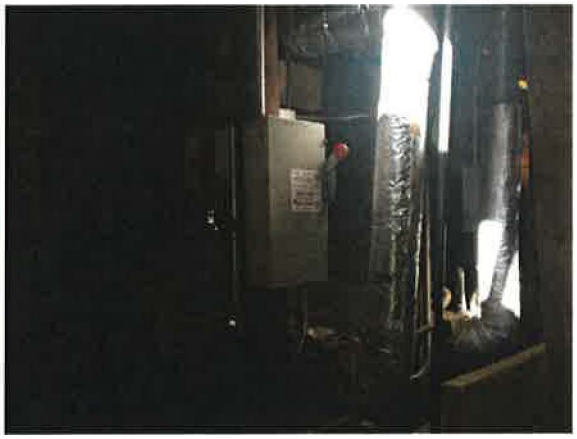
The authors of this report are not to be responsible for the recommendations & information disclosed in this report. The cost estimates, life expectancy of existing equipment, and recommendations are based upon site observations and professional opinion. Any damages that occur due to misinterpretation, omission, or miscalculation of this analysis shall not be the responsibility of Innovative Engineering Services, LLC.

Mechanical

Summary Main House

The mechanical equipment is in good condition. The main house is served by seven (5) split system units with electric cooling and electric heat, and two (2) split systems with electric cooling and gas heat. Five of the seven units are at about half the average useful life for that type of equipment. The average life of a typical split system is fifteen years, and five are at or past that mark. All but two condensing unit/heat pumps use R-22 refrigerant, which is no longer made. Therefore repairs will become increasingly costly, and when a piece does fail, the entire system will need to be replaced. The two heat pumps serving the servant quarters addition do use R410 and are only four years old. However, the ductwork from these air handlers is too small which creates high head pressure on the units. All units are heats pumps with electric heat except for the two units in the basement that serve the first floor. These units are high efficiency furnaces.





Attic Air Handlers



2nd Floor AHU



Basement Furnaces



Servant Quarter heat pumps



Original House condensing unit/HPs





AHU on 3rd Floor servant quarter side



Ice on suction line.

CU-2 Serving servant quarter side

Summary Carriage House

The mechanical equipment is in functional. The house is served by a single split system unit with electric cooling and electric heat. This system is 26 years old, and it uses R-22 refrigerant. This air handler is in the basement area, so replacement should be fairly easy. This is a 7.5 ton unit, which is not a typical stocked size. When the unit finally fails, it will take some time to replace it.



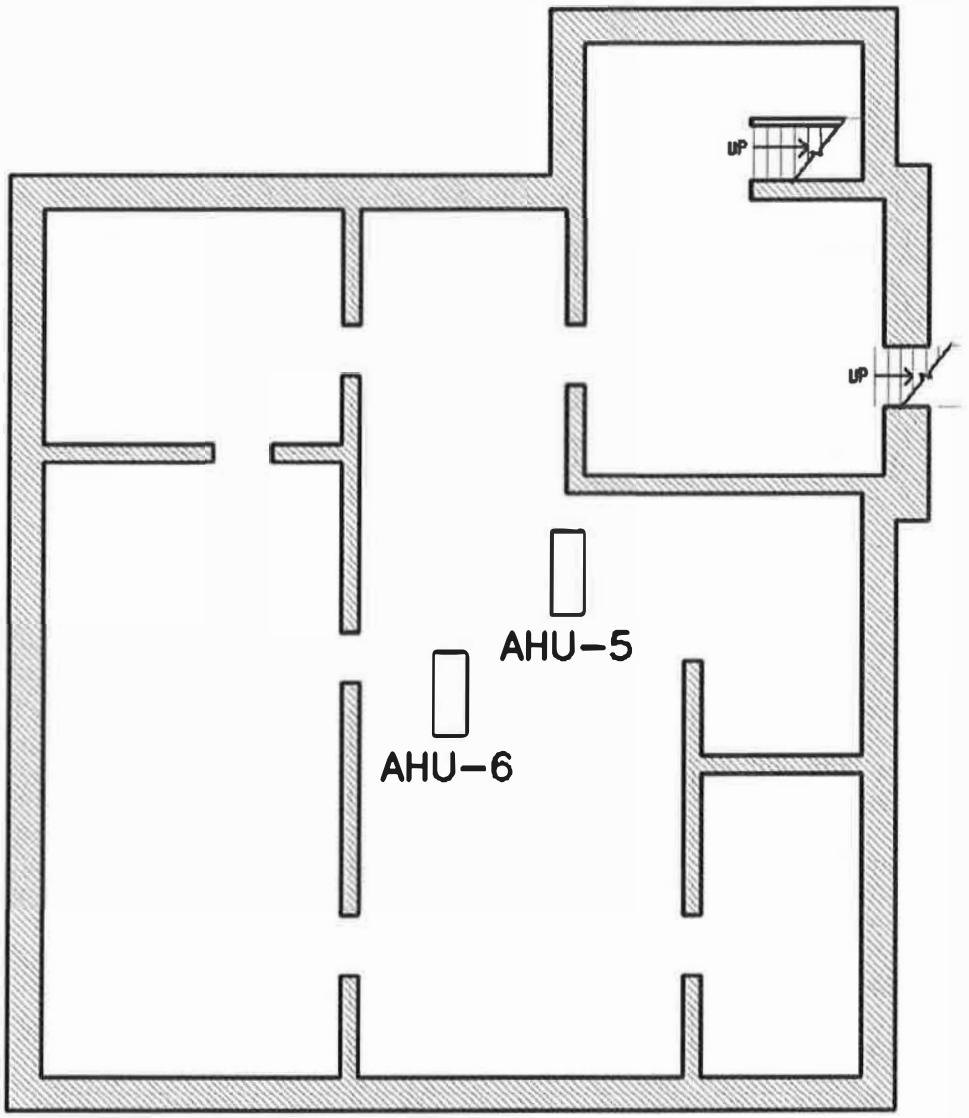
Carriage House air handler



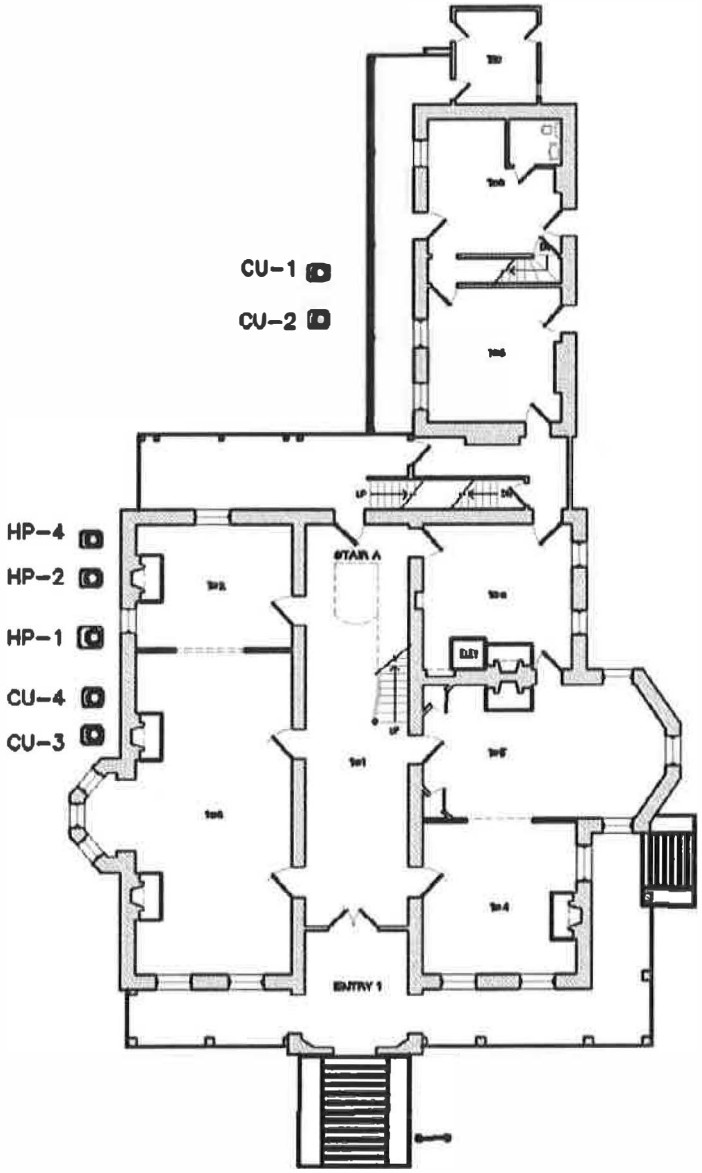
Carriage House Condensing Unit

Mechanical System Recommendations

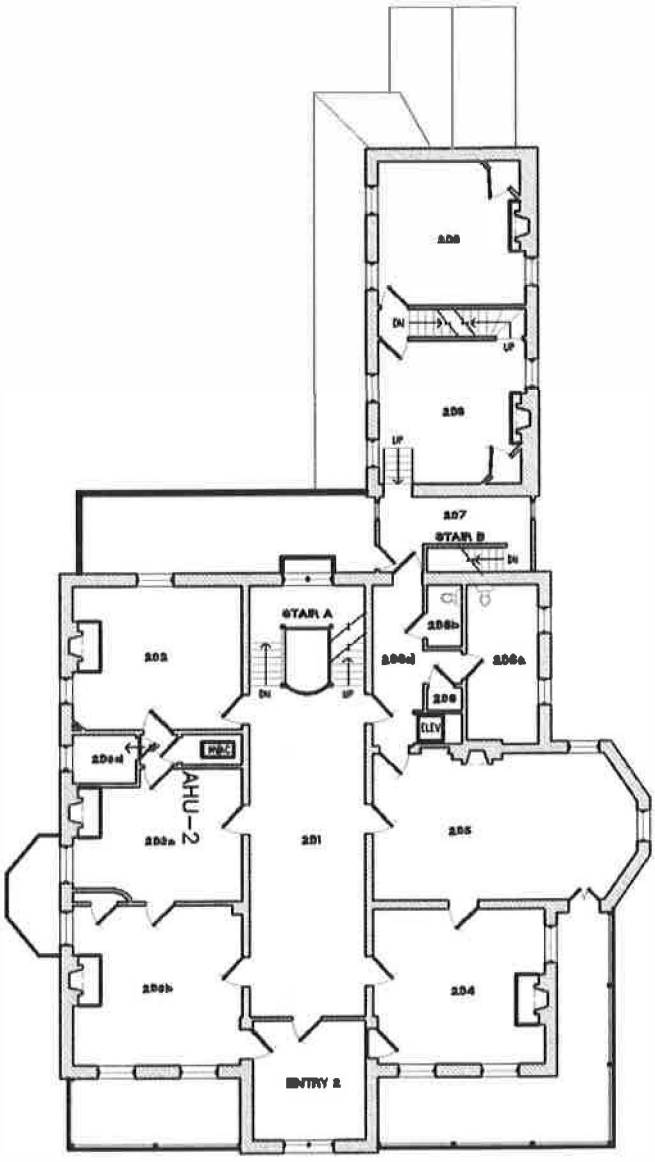
1. The HVAC system serving the carriage house should be scheduled to be replaced.
2. The ductwork for the servant quarter portion of the house should be upsized for adequate air flow.



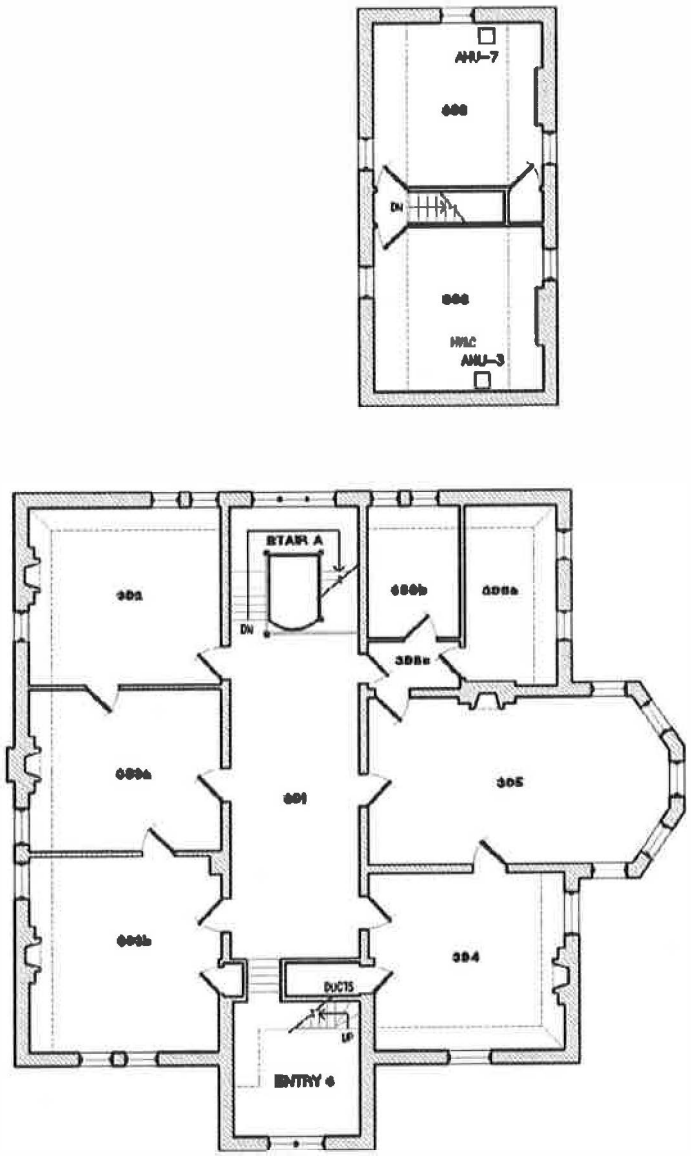
Basement Floor Mechanical Plan


CU-1
CU-2
HP-4
HP-2
HP-1
CU-4
CU-3
STAIR A
ENTRY 1

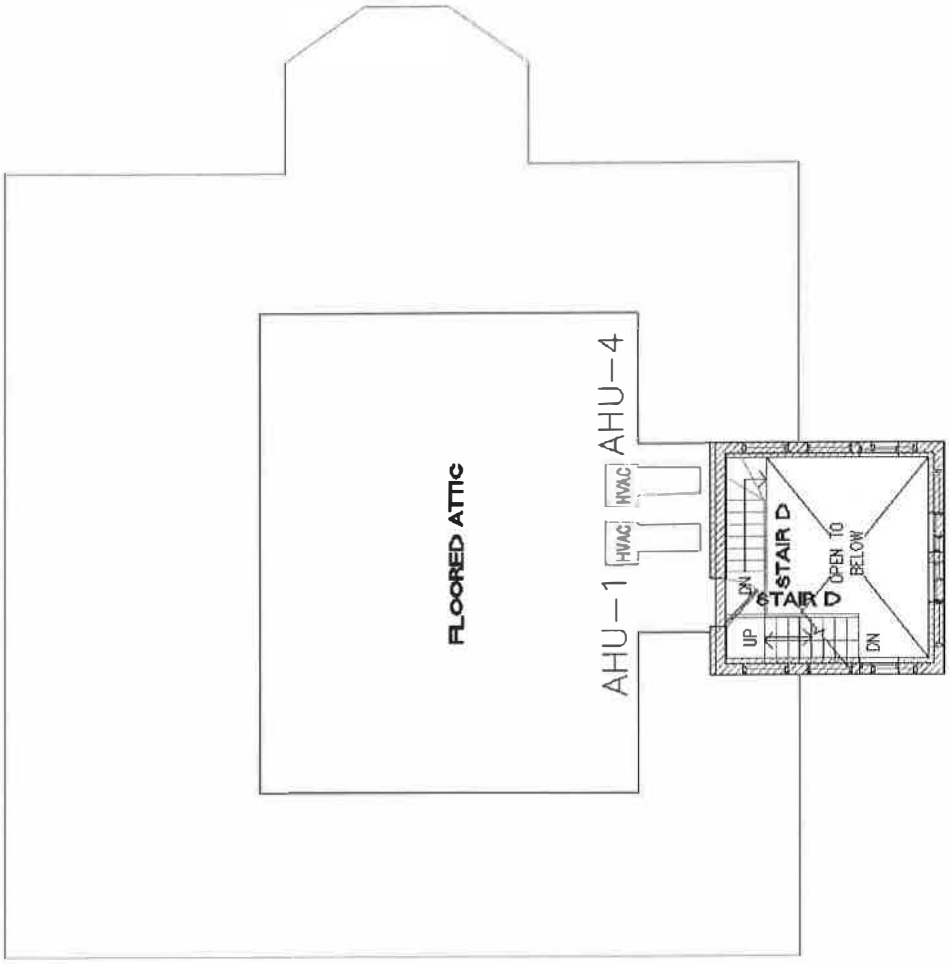
First Floor Mechanical Plan


208
DN
UP
209
UP
207
STAIR B
DN
STAIR A
208b
208d
208a
209
ELEV
202
DN
UP
209d
MEP
AHU-2
209a
201
205
209b
204
ENTRY 2

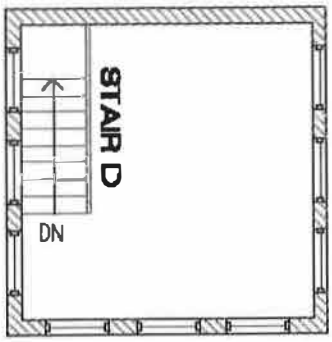
Second Floor Mechanical Plan


AHU-7
DN
HVAC
AHU-3
STAIR A
DN
DUCTS
UP
ENTRY 4

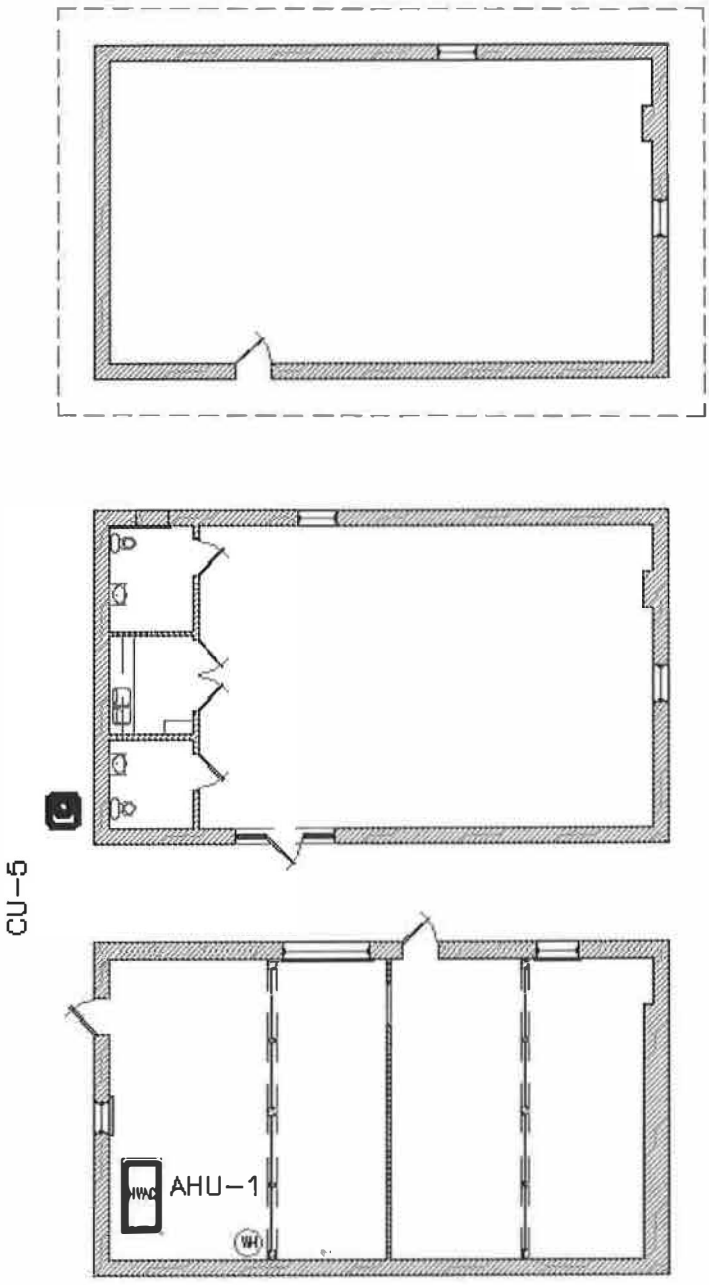
Third Floor Mechanical Plan



Fourth Floor Mechanical Plan



Interstitial Floor Mechanical Plan



Carriage Floor Mechanical Plans

Electrical

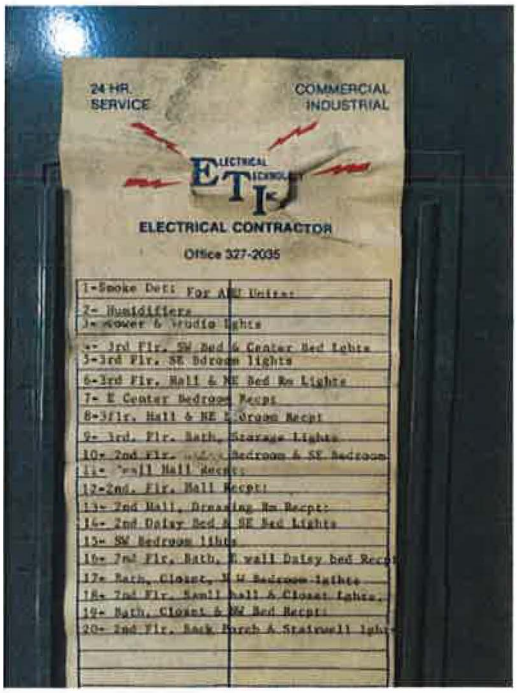
Summary

The building is served by a main distribution panel in the basement. The service is 400 amp, 208 volt 3 phase 4 wire. The main distribution panel serves the other panels and some electric heat.

Panels B and AM are located in the Attic. Panel B contains breakers for the 2nd and 3rd floor bedroom lights and 2nd floor hall receptacles. It also contains breakers for the smoke detectors for the AHU units.

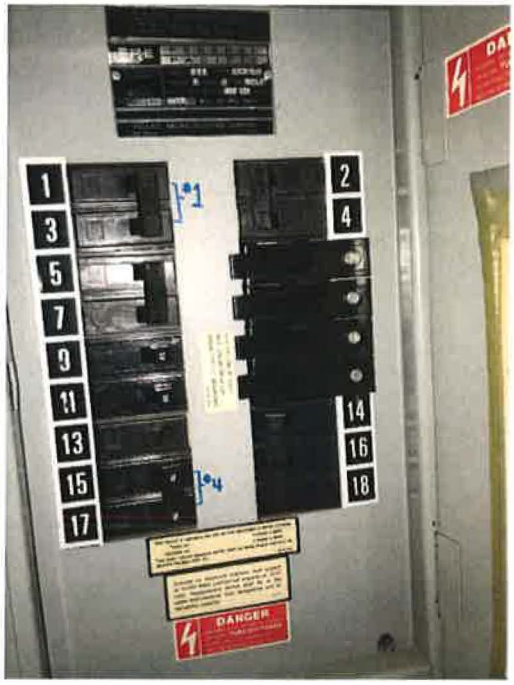


Panel B



Panel B Schedule

Panel AM contains breakers for air handling units 1, 3, and 4.

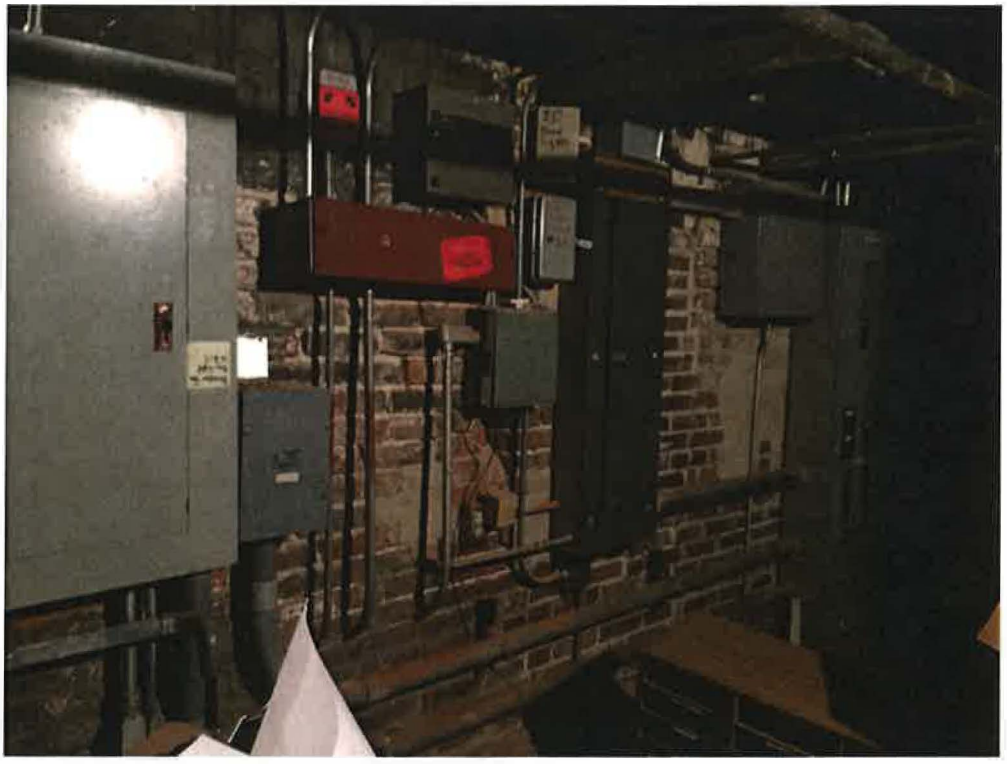


Panel AM



Panel AM Schedule

There are also three (3) panels and the main distribution panel located in the basement.



Panels Located in North East room in the Basement (Panel D, Time clocks, Panel V, and Main Distribution Panel, and Panel A on west side wall)

Panel board D has breakers for air handling units six and seven as well the condensate pump, air compressor and fire alarm Panel.



Panel D

Panel D Schedule

Panel V Contains breakers for receptacles and lights for the 1st floor, 2nd floor, 3rd floor, Basement, and outside lights. It is mounted upside down.

Panel V

Panel V Schedule

PLUMBING EQUIPMENT SCHEDULE								
Tag	**Type**	**Location**	**Manufacturer**	**Model**	**Serial #**	**Capacity**	**MFG Date**	**Issues/Comments**
WH-1	ELECTRIC DOMESTIC WATER HEATER	MAIN HOUSE - BASEMENT	RHEEM	61V400	R-0787B14844	4500 W / 40 GAL / 240 V / 1-PH	1987	This unit has exceeded it's life expectancy. However, since the plumbing fixtures in the main house are no longer opertional, this unit only seems to be serving the kitchen & office toilet room. It can be replaced with a smaller, more efficient unit.
WH-2	ELECTRIC DOMESTIC WATER HEATER	CARRIAGE HOUSE - BASEMENT	AO SMITH	EES-40-913	ML94-0056514-913	4500 W / 40 GAL / 240 V / 1-PH	1994	This unit has exceeded it's life expectancy. It is still operational, but will need to be replaced in the need future.
AC-1	SPRINKLER DRY SYSTEM AIR COMPRESSOR	MAIN HOUSE - BASEMENT	INGERSOLL RAND	T10	-	2.5 HP / 20 GAL	1999	This unit appears to be in proper working condition
AC-2	SPRINKLER DRY SYSTEM AIR COMPRESSOR	CARRIAGE HOUSE - BASEMENT	INGERSOLL RAND	T10	-	2.5 HP / 20 GAL	1999	This unit appears to be in proper working condition

Mallory-Neely House
Mechanical Equipment Assessment

Floor	Original Tag	Current Tag	Type	Brand	Capacity	Model #	Serial #	Age (yrs)	MFG Date	Electrical	Refrigerant	Issues/Comments
1	HP-4	HP-1	HEAT PUMP	RUUD	5 TON	RPKB-060CAZ	7030 M1904 10954	11	MAY 04	208/1/60	R-22	
1	HP-2	HP-2	HEAT PUMP	WEATHERKING	2 TON	13PJA24A01	7329N100704609	8	MAR 07	208/1/60	R-22	
1	HP-3	HP-4	HEAT PUMP	RUUD	3 TON	UPNE-036JAZ	7348 M0807 10774	8	FEB 07	208/1/60	R-22	
1	CU-6	CU-3	CONDENSING UNIT	WEATHERKING	4 TON	13AJA48A01	7281N050703217	8	FEB 07	208/1/60	R-22	
1	CU-7	CU-4	CONDENSING UNIT	WEATHERKING	4 TON	13AJA48A02	7281N050703197	8	FEB 07	208/1/60	R-22	
B		AHU-5	FURNACE	RHEEM	4 TON	R92PA100152	W361432040	1	N/A	120/1/60	R-22	
B		AHU-6	FURNACE	CARRIER	4 TON	58MCA080-12120	3095A04170	10	N/A	120/1/60	R-22	
1		CU-1	CONDENSING UNIT	GOODMAN	2 TON	VSZ130241BB	1102083831	4	N/A	208/1/60	R-410A	
1		CU-2	CONDENSING UNIT	GOODMAN	2 TON	VSZ130241BB	1103082748	4	N/A	208/1/60	R-410A	
2		AHU-2	AIR HANDLER	CARRIER	2 TON	40AQ024300BU	4285A08612	20	N/A	208/1/60	R-22	
3		AHU-3	AIR HANDLER	GOODMAN	2 TON	ARUF182416CA	1110308907	4	N/A	208/1/60	R-410A	
3	AHU-5	AHU-7	AIR HANDLER	GOODMAN	2 TON	ARUF182416CA	1104020743	4	N/A	208/1/60	R-410A	
4		AHU-1	AIR HANDLER	RHEEM	10.5KW	RBHC-17J14SFD	T M2704 02130	11	JUNE 04	208/1/60	R-22	
4		AHU-4	AIR HANDLER	RHEEM	10.5KW	RBHC-24J21SFB	T M1704 13285	11	JUNE 04	208/1/60	R-22	
CHB		AHU	AIR HANDLER	N/A	7.5	N/A	N/A	N/A	N/A	N/A	N/A	NAMEPLATE NOT VISIBLE
CH1		CU-5	CONDENSING UNIT	YORK	7.5	H1CE090A25A	HLWM501970	26	N/A	208/3/60	R-22	