

TABLE OF CONTENTS

Volume 1

1 Introduction

1.1 Study Summary

1.2 Project Data

2 Developmental History

2.1 Historical Background and Context

2.2 Chronology of Development and Use

2.3 Physical Description

2.4 Evaluation of Significance

2.5 Condition Assessment

3 Preservation Treatment & Work Recommendations

3.1 Use Options & Costs

3.2 Recommended Use & Detailed Cost Estimate

3.3 Historic Preservation Objectives

3.4 Requirements for Work

3.5 Work Recommendations



TABLE OF CONTENTS

Volume 2

4 Appendices

4.1 Architectural Drawings

4.2 National Register Nomination

4.3 Photographs

4.4 Research & Documentation

4.5 Field Notes

4.6 Code & ADA Analysis

4.7 Structural Analysis

4.8 Environmental Analysis

4.9 Bibliography

1.1 STUDY SUMMARY

Purpose

This historic structures report was commissioned to provide a portion of the framework for making long range decisions and plans for the use of the Dillon House. Overall, the framework for making design decisions regarding a historic building can be thought of as a tripod. The three legs of the tripod are: historic considerations, building regulation considerations and the owner's use considerations. The historic leg of this framework considers information gathered from an assessment of the existing physical condition as well as the historic character and significance of the property. The building regulation leg considers requirements of building codes, accessibility and life safety regulations, which affect all buildings, as well as those regulations that apply to historic properties. And the final leg of this framework is the Owner's goals for the use of the property. This report focuses on the historic and building regulation considerations and puts forth a recommendation for an appropriate use (one of the Owner's goals).

The State of Kansas has owned the property since 1997 and has utilized it primarily for meeting space. The Kansas Legislature, through Legislative Service has served as manager for the use of the Dillon House. This use is sporadic in nature and confined to the first floor. Buildings that are not regularly occupied tend to suffer from a lack of maintenance, because no one is there to observe problems as they arise. It also is difficult to secure funding for necessary repairs for such spaces when they are competing for funding with more heavily utilized buildings. The Dillon House is in such a situation. Identifying a use and occupants that more fully utilize the house fulfills a State need and is compatible with the structure is a primary goal for this report.



Dillon House Reception Hall c. 1920

The historic character and overall physical condition are also evaluated as part of this report. Combining the information gained through this evaluation with the potential uses allows for the determination of which use is most compatible with the Dillon House. Identifying a compatible

1.1 STUDY SUMMARY

use then allows for priorities to be set providing an organized and rational framework for determining the repairs and modifications necessary to realize a sound and more fully utilized building.

Findings

The Dillon House is overall in very sound condition. While the finishes and mechanical system are deteriorated the structure still has great potential for re-use. Certainly some deferred maintenance items require attention, but the future for the house is hardly grim. Residential structures often struggle to be put to new use, mostly owing to the size and configuration of spaces. Rooms are often too small to accommodate new functions. And generally houses were not built with the space to provide alternate means of egress required by building codes.

However, the Dillon House was built in grand style and with every intention of being a highly social home. Built with spaces made for entertaining on the first floor the rooms are generously sized. Even private bedrooms of the house are quite large and this size means they are well suited to being re-used as meeting, classroom or office spaces. Mansions from this era typically had two means of circulation, one intended for the owners and guests and one intended for the servants. In the Dillon House these two circulation spaces are not only provided, but also separated from one another, as building codes dictate. The structural loading capacity of residential structures also tends to be a limiting factor in their re-use. In the case of the Dillon House, the first floor has been reinforced by previous owners and what remains is reinforcement of the second floor framing. This reinforcement, while it is no small undertaking, is feasible and timing such work with the replacement of mechanical systems which tends to be invasive would make economical sense.

Evaluating the Dillon House's historic features and spaces has produced a few unexpected and interesting conclusions. The location of the long lost elevator, likely one of the first residential elevators in Topeka or the State of Kansas for



Dillon House – Detail of Atlas at second floor window



Dillon House – Stained glass detail Main Stair

1.1 STUDY SUMMARY

that matter, has been determined. The often referred to "Tiffany-styled" windows have been found to be more likely a product of the English Arts and Crafts movement. These windows may in fact be the product of prominent English stained glass makers and are likely among the last remaining vestiges of the European antique treasures with which the Dillon's filled their grand home. And the lions which greet guests at the front entry are only two precursors for the collection of majestic felines to be found elsewhere in the house.



Dillon House - Marble lion at Main Entry

Even before the formal acquisition of the Dillon House there were proposed future uses of the building. These have not ceased since the house became state property. These suggestions, just to name the most frequent, have included: office space, meeting space for legislative and executive committees, a welcome center for the Statehouse, a formal space for receiving and/or housing dignitaries from other nations or states, gallery and exhibit space, public use for special occasions and cultural events. All of these proposed uses have implications for the historic house and all have their merits. The goal of this report was to find a use that would be compatible with the structure and be of use to the State of Kansas.

In the end, returning to the values and interests that Hiram and Susie Dillon imbued in the form and features of the house seemed to be the most fitting manner in which to make a decision regarding the recommended use. The Dillon House was built as a symbol of hospitality and culture. The use identified provides for year round occupancy by a group that is capable of managing meetings and events in the Dillon House whether they are legislative, governmental, public or private and carries on the Dillon's intent to be welcoming to all and to be a showcase for culture in the capital city of Kansas.

Recommendations

It is recommended that the Dillon House become the new home for the Kansas Arts Commission. This size and type of state agency requires office, program and exhibit space that can be accommodated in the Dillon House while maintaining the major first floor spaces as meeting and reception space that can be utilized by the legislature, executive or judicial branch of the State government or the public. And as a tenant the Kansas Arts Commission can also serve as building manager, relieving Legislative Services of this task, but allowing the Legislature to continue to have priority use of the meeting spaces. The Kansas Arts Commission plays an important role in promoting cultural resources and through the arts and is already an ambassador for the State of Kansas to the citizens of our state, the nation and abroad.

In order to finance the renovation and maintenance of the Dillon House a funding source or sources must be identified. The Kansas Arts Commission has the capacity to raise private funds

1.1 STUDY SUMMARY

that can be used in conjunction with State funding. Even though legislation exists that would allow a group such as the "Friends of Cedar Crest" to be created for the Dillon House, with the Kansas Arts Commission as a partner in the project this would not be necessary. Maintenance funding could also be an expense shared between private dollars raised by the Kansas Arts Commission and the State and could also be supplemented with revenue from renting the event spaces.

Maintenance work, though limited in scope, to preserve the Dillon House should be undertaken immediately to stabilize the condition of the house and ready it for a full renovation so that it may be utilized to the fullest extent possible.



Dillon House North Elevation c. 1920

Planning, design and further investigation should commence in order to fully establish the scope and parameters of a renovation of the house. This report contains a proposed floor plan for the Kansas Arts Commission as a tenant, and a detailed cost estimate based on those plans. However, it should be noted that these plans are conceptual and did not involve the participation of the proposed occupants. Depending on the quality of all the materials and systems that go into the Dillon House the costs may realistically range from $3.1 million to a high of $3.9 million. Proceeding with planning and design in the near future would provide a tighter range of estimated costs. The products of any design work should include renderings and other graphics to describe the proposed renovation and a new use for the Dillon House that would be of service for any private fundraising efforts.



1.2 PROJECT DATA

Location

Address: 404 SW Ninth Street Topeka, Kansas 66603

Legal Description: Harrison Street Lot 277 less N 32 inches thereof and all of Lots 279, 281, 283, 285 and 287 and E ½ of vacated alley.

Nominations and Listings

Register of Historic Kansas Places
National Register of Historic Places

Building Statistics

The Dillon House is a 2-1/2 story building with a basement.

Existing Usable Floor Area (in square feet):

Basement:	3,388
First:	4,019
Second:	3,774
Third:	1,753
Total:	12,884

Current Use

The first floor areas are used as meeting space during daylight hours. The second, third and basement levels are currently un-occupied.

Project Team

Owner:

The State of Kansas

Authorization for preparation of this report was granted by the Legislative Coordinating Council.

Legislative Coordinating Council:

- Stephen Morris, Chairperson, President of the Senate
- Michael O'Neal, Vice-Chairperson, Speaker of the House
- Derek Schmidt, Senate Majority Leader
- Arlen Seigfried, House Speaker Pro Tem
- Anthony Hensley, Senate Minority Leader
- Ray Merrick, House Majority Leader
- Paul Davis, House Minority Leader



1.2 PROJECT DATA

Project Managers for the State:

- Patrick Zollner, Cultural Resources Director, Kansas State Historical Society
- Barry Greis, Statehouse Architect, Division of Facilities Management, Department of Administration, State of Kansas

Consultants:

Preservation Architect:

Treanor Architects, PA

Structural Engineer:

DGM Consultants, PA

Environmental Services:

Terracon

Acknowledgements:

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- Jeff Russell , Legislative Administrative Services Director, and his staff, Shari Seipel in particular.
- Patrick Zollner, Director Cultural Resources Division, KSHS, and his staff.
- Barry Greis, Statehouse Architect.
- George Werth, Chief Engineer, Design and Facility Management, and his staff.

Project Funding

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Legislature of the State of Kansas

Kansas State Historical Society – Historic Preservation Fund

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This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental

1.2 PROJECT DATA

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National Trust for Historic Preservation

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Dillon House - Detail of stained glass in First Floor Library, portrait of William Shakespeare

2.1 HISTORICAL BACKGROUND & CONTEXT

H.P. Dillon

The Dillon House was the realization of a goal for the man responsible for its construction. Hiram Price Dillon was a lawyer, who by all accounts of the day was generous of spirit and wealth, but did not seek glory in return for these charitable acts. In fact he was known to shun such attention. For a number of years children of Topeka believed in Santa Claus, because there were a Mr. and Mrs. Claus. But once their secret identity was revealed to be the Dillon's the presents ceased.

H. P. Dillon, born in 1855, was the son of an Iowa lawyer. Hiram's father was also a circuit court judge, an Iowa Supreme Court Justice, and went on to teach law at Columbia University in 1870. Following in his father's footsteps, H.P. Dillon graduated from Iowa University with a law degree. Hiram arrived in Topeka in 1874 and established himself in a law partnership with A.L Williams. Hiram reportedly chose Topeka over Kansas City because of the prestige that a state capital offered.

By 1878 Hiram was reported to be a millionaire and had married Susie Finley Brown, a socialite in Topeka. Susie Dillon came to Topeka when her sister, Anna, married T.B. Sweet. Anna brought the first grand piano to Topeka and made it available for receptions and performance in the burgeoning city. Susie Dillon was reputed to have a lovely singing voice and following her sister's example, frequently hosted out of town musicians and singers, often having them entertain in her home. The couple resided at 919 SW Harrison, a fashionable address west of Kansas Avenue, then the main retail district, and the Statehouse.


HIRAM PRICE DILLON

The Dillon and Brown family had relations and business in the East, particularly New York City. The Dillon's also had a summer home in Far Hills, New Jersey near Hiram's father and several other family members. Frequent travel was a part of their lives.

H.P. Dillon practiced law with N.H. Loomis and afterward with R.W. Blair. Dillon served as council for the Union Pacific Railroad. His connection with Union Pacific likely led to his time serving as council for the railroad financier and magnet, Jay Gould. The association with Jay Gould resulted in Hiram representing Jay's daughter, Anna, as she divorced her first husband, Paul Boniface, the Comte de Casteallane. This notorious divorce, between an American tycoon's daughter and charming European count, kept the Dillon's in Paris for about a year in 1905 and 1906.

After retiring early from law Hiram was not content to sit at home. And he served as a director for the Merchants National Bank and Central National Bank and was president of the Shawnee Fire Insurance Company.

Early in their residence on Harrison they would have witnessed the break neck construction of the West Wing of the Kansas Statehouse. From the middle 1880's on they would have observed the far slower moving construction of the North and South Wings, and along with them, the dome that crowns the capital building.

H.P. Dillon and his wife decided to build a new home, one that was meant for the grand social entertaining they knew back East. They had a house designed, but in late 1910 the plans were

scuttled when Dillon engineered a swap for the Crane property north of this home, on the northwest corner of 9th and SW Harrison. Dillon also purchased adjacent lots immediately to the north. This property afforded him a great frontage on to the Statehouse (some six lots in total). In newspaper accounts of the time, Dillon had sent plans back to his architect in New York to be re-drawn for this new combined property. Dreams of a modern city mansion were described for the paper, with Dillon down playing the cost and saying it would not be the finest or even one of the finest in the city. Newspaper accounts from April of 1911, describe the house as modern and the largest in the city, with an ideal library and a passenger elevator. The house was described to be a 2-1/2 story of colonial style, with no gingerbread, made of tapestry brick with a tile roof, French casement windows. A two story porch with a pergola were planned to adorn the east face of the home. Construction was hoped to be completed in November of 1911.

The Dillon's did not host their first social function in the new house until June of 1913, indicating that all may not have gone as planned during construction. But the event was well marked and attended by an account in the society pages. Some description of the rooms in the house is given, mostly about the colors, as every room was lavishly appointed with fresh flowers that complimented the room's décor. Furnishings in the house were largely European antiques, likely collected in their year abroad.

H.P. Dillon did not long enjoy his grand residence. He died in September of 1918; his wife lived in the house with her son and his family until her death in 1937. Several years passed and the family fortune was distributed among the succeeding generations. The contents that were not claimed were sold at a two day auction in July of 1941, which attracted dealers and collectors from all of over the country. The house, free of its contents was sold to American Home Life Insurance Company.

American Home Life Insurance

The American Home Life Insurance Company purchased the house from the Dillon family in July of 1941 and announced plans to renovate and modernize the mansion for use as its company headquarters. The remodel was completed over the remainder of the summer and the early fall and AHLI moved into the house in October of that year. The Company occupied the building until the time they sold it to First Presbyterian Church in 1970.



Many of the changes to the interior were likely made during this or subsequent remodels. During the course of American Home Family's ownership, a two story vault was inserted into the building; the Music and Dining Rooms were likely opened up to one another and the passenger elevator removed. The fireplaces in both the Music and Dinning Rooms were

stripped of the mantels, bricked in and plastered over, leaving only the masonry masses. Bathrooms were turned into restrooms; HVAC equipment was upgraded and inserted into closets and halls. Wood floors throughout the house were covered in vinyl tiles. The bottoms of many first floor windows were truncated and new, higher sills inserted. But perhaps the largest and most significant change to the Dillon House was made to the exterior. The two story stone and brick porch with pergola on the east façade were removed and a flat-roofed two story addition was put in its place.

First Presbyterian Church

The Church purchased the Dillon House from American Home Life Insurance in 1970 and renamed it the "Community House". The house was used for church gatherings and classes and also opened to the community for use by other groups to host meetings. The handicap access ramp to the north entry was added during their ownership. Interior finishes were updated and changed, but the house remained largely the same as when it was acquired from American Home Life Insurance.



Lavish residence now church house

By 1988 the Church was expanding and talked of tearing the house down to make way for a large addition to the church or for parking. Advocates of historic preservation in the Topeka community stepped forward to question this decision and discussions about other options began.

State of Kansas

In 1989 the legislature granted the administration the authority to negotiate a deal to swap a state owned parking lot to the north of the First Presbyterian Church for the Dillon House. However, the deal was not finalized until 1997 when Governor Graves approved the measure. There was much political wrangling over the potential loss of parking spaces, always a valuable commodity in a downtown area. And the State recognized that the building required significant updating, particularly in mechanical systems. The money for such upgrades was not readily available. However, in the end the Governor's office and the legislature, as well as the community recognized the swap as a win-win situation. Giving the State control of a building adjacent to the Statehouse and two other State owned office buildings and a space that might be utilized in a flexible and multipurpose manner that would be a compliment to the State's other property holdings within the Capital complex.



2.2 CHRONOLOGY OF DEVELOPMENT & USE

The history of the Dillon House begins with a property swap that enabled it to be constructed and nearly 80 years later another property swap enabled it to be saved from likely demolition. Below is a chronology of the house and associated property.

1910: Hiram Price Dillon trades his house at 919 Harrison Street and undisclosed amount of cash for George Crane's property at the corner of Harrison and 9th Streets and also purchases property immediately north of the Crane property from a man named Elliott. In total Lots 277, 279, 281, 283, 285 and 287. According to a newspaper article of the time H.P. Dillon intended to build a "modern city mansion" designed by a New York architect.

1911: April 15th newspaper article announces the letting of the contract for the home to Henry Bennett for the contract price of $50,000. The house is reported to be 116 feet along 9th Street and 62 feet along Harrison Street.

1911 to 1913: Henry Bennett, a prominent local contractor, builds the house and garage. Building permits issued May 20 and September 25 of 1911, No.15639 and 15640 respectively.

1913: The first large social event opening the house to guests is a formal tea held in June. The first and second floors of the house are open to guests and adorned with fresh cut flowers, designed especially for the décor of each room.

1914: H.P. Dillon's father, John Forest Dillon, dies in Far Hills, New Jersey. Two carved marble lions are moved from the J.F. Dillon home to the Dillon House and flank the front porch.

1918: H.P. Dillon dies in Chicago in September.

1919: The Dillon family offers to sell the property to First Presbyterian Church, just north of the mansion, for $50,000. The offer is negotiated down to $19,000 and still rejected by the church.

1937: Susan Finley Brown Dillon dies in October.

1941: In July American Home Life Insurance Company purchases the Dillon House and announces intentions to renovate, modernize and use the house as the company headquarters. Contents of the house that were not distributed to family were sold at Auction also in July.

1941: In October American Home Life Insurance Company moves into the renovated Dillon House.

After 1955: Further remodeling by American Home Life Insurance Company removed East Porch replacing it with the East Annex.

1970: First Presbyterian Church acquires the Dillon House from American Home Life Insurance which has constructed a new building on Kansas Avenue. The mansion becomes the Church's "Community House" and is used for meeting space, youth group events and Sunday school classes.

2.2 CHRONOLOGY OF DEVELOPMENT & USE

1988: First Presbyterian Church publicly discusses the possibility of tearing down the Dillon House as part of an expansion plan.

1989: The Kansas Legislature authorizes the Department of Administration to negotiate a proposed property swap with First Presbyterian Church, trading the Dillon Property for a state owned parking lot to the north of the Church.

1997: Governor Graves approves the acquisition of the Dillon House.

2008: Dillon House Task Force report to the Joint Committee on State Building Construction.

2009: Historic Structures Report commissioned.

Dillon House - Detail of First Floor Library stained glass, portrait of Whitman or Carlyle



2.3 PHYSICAL DESCRIPTION

The description furnished in this section of the document endeavors to describe the overall form and features of the Dillon House as it existed at the time of this report. This description includes both significant and non-significant spaces and elements of the building. Understanding a historic structure is an evolving process that involves looking at the existing physicality of a building, the historic documentation and clues uncovered in the course of doing selective demolition, construction and other maintenance work that reveals portions of the building not readily evident by any other means. Writing a physical description that strictly focuses on the telling of a structure as it exists separates this exercise from the evaluation of what is historically significant, which may not be immediately evident when field surveys are conducted. For information regarding the significance and integrity of historic features of the Dillon House the reader is directed to Chapter 2.4 Evaluation of Significance.

Site

The Dillon House is situated on approximately six lots in the original townsite of Topeka. The lots are immediately west of the Statehouse, the capital of Kansas, at the corner of 9th and SW Harrison Streets.



North Parking Lot: Looking northwest

The north side of the house is now a parking lot that is shared with the First Presbyterian Church to the north. Access to this parking lot is from Harrison and from the alley between Harrison and Topeka Blvd. The area north of the house is entirely paved with parking allowed immediately adjacent to the building. Handicap access is into the main entry on this face of the building, although no handicap parking stall is designated immediately adjacent to the ramp. There are two secondary entrances to the Dillon House from this elevation. The eastern one leads into the east annex, an addition put on the building in 1941 as part of the American Home Life Insurance remodeling. The second entrance is at the west end of the building via an exterior stair that leads down to the basement level. Mechanical equipment and dumpsters are located along the western end of this elevation, as is a newer shed that sits atop a flat area immediately adjacent to the retaining wall and alley and obscures the north elevation of the West Porch.



West Alley: Looking southeast

The west side of the site is the alley. A retaining wall with face brick matching the house and a limestone cap divides the house from the alley. The portions of the house that look onto the alley appear to have been largely utilitarian spaces, probably reserved for servants.
The south side of the house is the main façade and faces onto 9th Street. The lawn slopes up from the sidewalk, giving the house a presence that is slightly removed from the happenings on the street. Adding to this sense of

2.3 PHYSICAL DESCRIPTION

separation are layers of vegetation. Mature street trees line the south side of the public sidewalk. Four trees in the lawn flank the walk to the main door. Shrubbery lines the east side of the retaining wall further shielding the lawn from the alley. Shrubs continue along the base of the house. A vigorous holly bush to the west of the porch has engulfed one of the two lions which flank the stairs up to the main porch.



South Lawn: looking northeast



East Lawn: looking northwest

The lawn wraps around to the east side of the house where it terminates at a curb defining the parking lot on the north. The rise the house sits on is not as pronounced from this direction, and the setback from the sidewalk is not as great, making the east façade of the home the most visible.

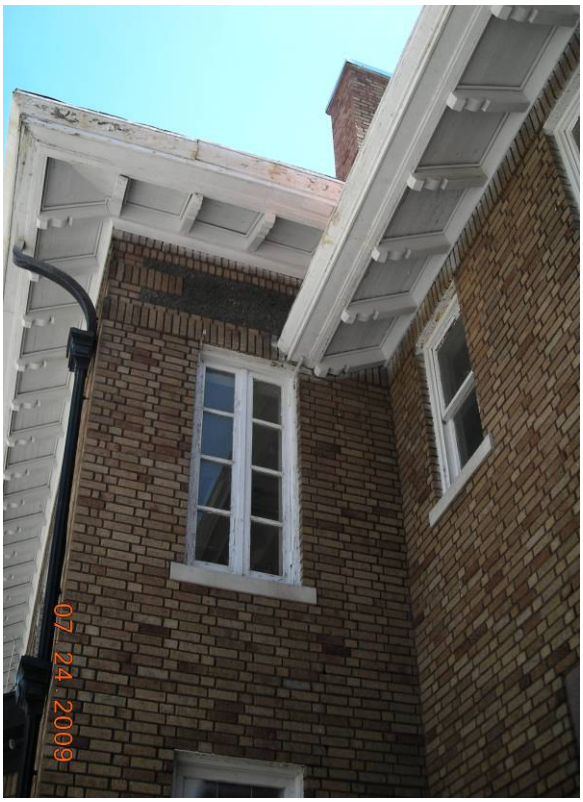
Exterior

The Dillon House is an example of Italian Renaissance revival architecture that was a popular eclectic style between 1890 and 1935. The mansion exhibits characteristic features such as the wide overhanging hipped, tile roof and the classical columns and entablature at the front entry.

The house is a 2-1/2 story brick bearing wall with stone and stucco accents. The brick is set primarily in the Flemish bond pattern with soldier course bands at the bottom of the first floor and the top of the second floor. The face brick, described in historic newspaper accounts as “tapestry brick”, has a velour finish and while predominantly yellow or tan exhibits buff, brown and pink undertones. The windows are a mixture of divided lite casement styled windows and single lite double hung windows, but all windows in the house are wood. Typical casement groupings are a pair with flanking singles set off by a broad band of wood or stone trim or a simple pair. First floor casements are 3-lites high with transoms above and second floor casements are 4-lites high with no transoms. Stone trim adorns window and door openings. A frieze elaborates the Central, East and West Wings and is set off from the body of the house by a soldier course. This frieze is composed of decorative brick banding with stucco insets.

The roof is composed primarily of French-styled red clay tiles. Pronounced hip and ridge tiles accentuate the lines of the roof. Dormers protrude form the roof on the north and south facades. The walls of the dormers are clad in flat red clay tiles. The roofing on the dormers is tan-colored roll roofing. Similar roofing is evident on the flat areas of the main roof. These areas are only visible from above.

2.3 PHYSICAL DESCRIPTION



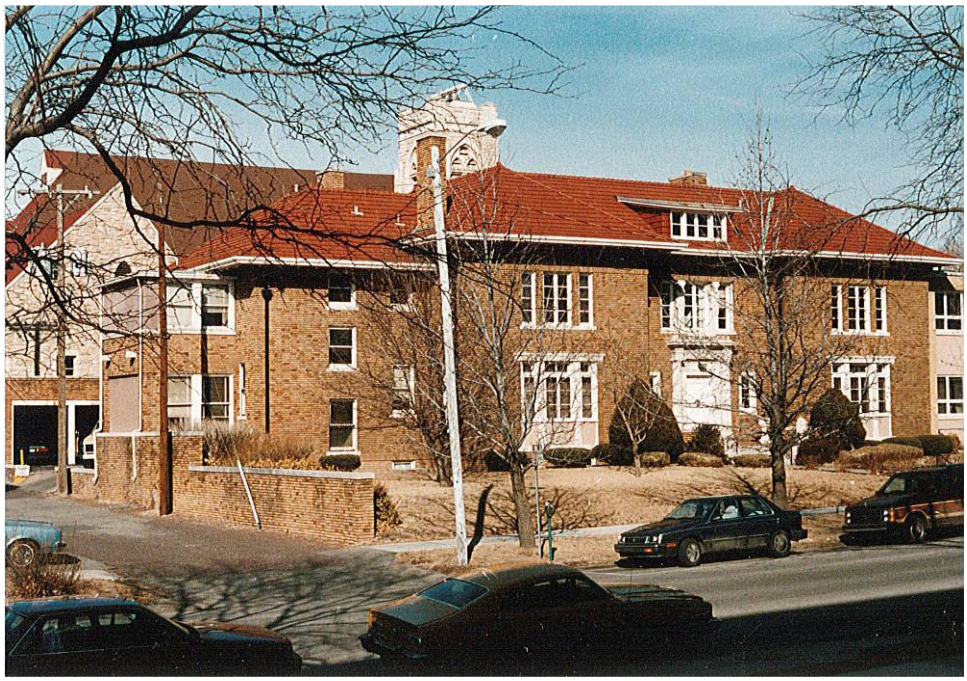
Elevation Details: bracketed eaves and frieze.

Roof access was not provided as part of this report, but the roof was able to be viewed from scaffold on the adjacent Statehouse Building and from the State owned Insurance Commission Building, located on the west side of the alley. Roofing on the East Addition is low-slope and black in color. The roofing at the bay window, porte cochere on the north side of the home and the West Porch are roofed in standing seam copper. Three chimneys clad in the same brick as the house are capped in stone and appear to be closed over. Only the east chimney has a vent cap to indicate it may still serve as a flue for the boiler. The eaves of the tiled portions of the roof are deep with ornamental exposed rafter tails. Downspouts on all sides of the house are copper with conductor heads at the second floor level and the downspouts connect to sub-grade piping.



Roof - view looking southwest

2.3 PHYSICAL DESCRIPTION



South Facade c. 1989

South Façade:

The main façade of the house faces south and while the house is asymmetrical in layout the prominent impression from the front is one of symmetry. The projecting East and West Wings flank a central volume that contains the entry. All three masses are of the same height and similar widths. A broad single dormer is centered on the entry mass and has four two-lite casement windows. The front porch is raised off the ground and contained by a brick wall and railing topped with limestone trim. At the base of the steps, carved marble lions with shields greet entrants. The lions sit on limestone plinths. A coating has been applied to the lions and ran down onto the plinths. The pair reportedly came from the family home in Far Hills, New Jersey after the death of H.P. Dillon's father in 1914.

The entry is a four foot wide single panel wood door. The door knocker is an ornamental lion with intertwined snakes in his mouth. The door surround is limestone. Tuscan order columns support a mostly Ionic entablature with a pulvinated frieze. The frieze is ornamented with leaf work and ribbons. A cartouche crowns the entry and displays the house number. The casement grouping above the entry is similar to the other second floor casement window groupings; however the central casement pair in this group is flanked by atlases adorned with lion's skins, the lion head being the headpiece.

Typical groupings of four casement windows are centered on the faces of the East and West Wings on the first and second floors. The first floor window groupings have transoms and painted, V-groove wood siding in-fill between the wood sill and the stone sill. The east first floor window grouping has a stained glass transom.

There are two annexes to the West Wing that step down and back in succession. The first of these annexes is topped with a hipped tile roof in the same manner as the central portion of the house and the wings. The second of the western annexes is the West Porch, which is a flat roofed volume. A stone band at the sill level of the second floor window terminates the brick

cladding. The wall above this band is deeply-textured brown colored stucco. These annexes are clad in face brick that matches the house, indicating that they were likely contemporary construction. Both have double hung windows with stone sills. The porch windows are paired. The vegetation and the stepping down and back of the volumes lessen the impact of the asymmetry.

The East Annex volume works to further balance the asymmetry on the west side of the elevation. While this volume is not original, the two-story addition replaced an open two story porch that was similar in size. This annex is also clad in brick and while the brick is complimentary in color and texture it is also clearly not the same. The south elevation of the East Annex is comprised of one bank of windows in triplet. The addition is flat roofed. A brick soldier course on the addition picks up on the soldier course that divides the frieze from the main body of the façade on the original house. The individual wood windows are two lites, with the upper lite fixed and the lower one a hopper style and all have limestone sills. The wall below the windows and between them is clad in painted, V-groove wood siding. This is the same siding that appears under the first floor casement groupings on the original east and west wings of the house.

East Façade:

The east façade of the house is dominated by the East Annex addition. Along the north-south direction the window bays are in pairs running a total of five bays. The brickwork and wood siding continue the same pattern from the south elevation across this face of the addition as well.



East Facade

North Façade:

The north façade is asymmetric, but like the south façade tends to give an overall impression of symmetry. The central mass on this elevation is the center and west wing volumes combined. The volumes are distinguished by the porte cochere and the bay window respectively. The porte cochere is supported by large ornamental metal brackets below and

chains from above. The porte cochere roof covers the main north entry doors. The eastern most door is a hollow metal door with a small lite that leads into the Reception Hall. The middle door has a wooden divided lite storm door and accesses a stair that leads to the basement. The western door is wood with four lites and also leads into the Reception Hall. This door is flanked by wood siding, in-filling a larger masonry opening. All of these doors open from the North Porch which has a brick base that matches the house. A ramp and stair join the entry level to the grade and each runs in opposing directions to one another, but parallel to the house. The porch, ramps and stair are adorned with wrought iron railings. The main stair landing window grouping, directly above the porte cochere roof, is leaded, stained glass. The bay window has three pairs of casements with transoms. The transoms are all leaded glass, but the casements have a mixture of wood and leaded mullions. The window above the bay window is a typical second story four window casement group. This central mass is crowned by three individual dormers. Each dormer has a pair of two-lite casement windows; however the central and western ones are obscured by louvers.

The central mass is flanked on the east by the East Wing and East Annex which step back in succession. The west flank is comprised of the West Annex and West Porch volumes which step down and back in succession. The East Wing has two typical groupings of casement window, one on each floor. The first floor grouping has stained glass transoms and painted, V-groove wood siding in-fill between the wood and limestone sills. The north face of the East Annex is the mirror of the south, the exception being an entry and concrete stoop at the first floor.



North Façade - East Annex (left) and East Wing (right)

The hipped, red clay tile roof of the West Annex is interrupted by one narrow dormer that sits very close to the eave of the main roof. This dormer has one pair of single lite wood casement windows. The second floor windows visible on the north façade of the West Annex are double hung and of un-equal sizes. Two in-filled window openings are at the first floor level. The in-fill is covered with deeply textured brown stucco similar to that noted on the West Porch. All of the double hung windows have stone sills. The West Porch also has double hung windows on this face, but unlike the south side they are single windows in openings that are otherwise filled with deeply textured brown stucco. There is an area way that allows access to a

basement level door under the West Porch. This area way is filled with debris. The door at the bottom is a flush metal door.



North Façade -East Wing (extreme left), Central Wing (left), West Wing (right) and West Porch (extreme right)



North Façade - West Wing (extreme left), West Annex (left) and West Porch (right)

2.3 PHYSICAL DESCRIPTION

West Façade:

The west façade is immediately on the alley. The façade is anchored by a 3-wythe brick retaining wall that varies in height. The wall is capped with limestone and faced with brick that matches the house. The bay window of the West Wing is visible, as is the small section of the West Wing that protrudes further north than the West Annex. The West Wing has two pairs of casement windows, one on the first and one on the second floors. The first floor pair has leaded glass in both the transom and casement windows. The second floor is wood. The west face of the West Annex is also visible from this elevation. Similar to the north face of this volume there is a double hung window with stone sill on the second floor and first floor window opening has been in-filled with deeply textured brown stucco.

The West Porch is the primary focus of this side. The retaining wall cap steps up in height as it becomes part of the porch. Brick columns on each corner of the volume support a steel shelf angle lintel and brick that encloses the lower half of the second story. The brick at the second floor terminates at a limestone band and the remainder of the second floor height is covered in stucco that matches the north and south elevations. The first floor wall between the columns and above the limestone band is also stucco. Two stone scuppers protrude from the brick at the second floor level.

South of the West Porch the elevation is almost the mirror of the north. A portion of the West Annex is visible. A single double hung window with stone sill is located at the first floor. Continuing south a portion of the West Wing volume is visible. Two pairs of casements, one at each floor, adorn this wall. The retaining wall maintains the height from the porch for a good distance past the front of the house and then it steps down before coming to an end at the sidewalk.

Interior

Basement:

There are two functioning access points to the basement. The West Stair, which is located in the West Annex and the North Stair which is accessed from the exterior. The north stair leads down into the central area of the basement which is one large, irregular room with a coat nook to the east of the stairs. The boiler room is located at the base of the stairs. And a janitor's closet, accessed on the west side of the stair, runs under the stair landing.



Central Basement - view looking south, boiler room door to the left

2.3 PHYSICAL DESCRIPTION



West Basement 2 – looking south, water damaged wood paneling right of the window

The Northeast and Southeast rooms are accessed from the central basement on either side of the boiler room. These two rooms are linked by a door in the wall that divides them. The Southeast room has an access door that leads into a small crawl space under the East Addition.

The West Wing basement can be accessed by one of two doors from the central basement. One leads into a small room with a restroom off of it and then leads into a larger room runs the full north-south length of the West Wing and has access back around to the central basement. Three other rooms open off of this large room, one a brick walled storage room, another restroom and small kitchenette. The brick walled storage room has a painted concrete floor that has a rather obvious patch in the southeast corner of the room.

The West Service Hall opens off of this large West Wing room and leads to the West Stair, the basement level of the vault, a bathroom and the west exit under the West Porch which is not currently usable.

Once described as a daylight basement with good ventilation, the basement is no longer provided with much of either. Openings to area ways have been in-filled over the years. The only connections to the exterior that remain are a door from the Northeast basement room and the West Exit and neither of these admits light or much air. Of all the light wells, the only two that remain untouched are for windows on the south wall of the basement.

First Floor:

The Vestibule is the main front entry to the house. The vestibule is tiled with terra cotta colored quarry tile. A wide eleven-lite door with flanking sidelights admits the entrant into the grand Reception Hall.



Vestibule – view from Reception Hall

The central space on the first floor is the Reception Hall. This room is accessed by the main entry through the Vestibule or from the north doors under the grand stair landing and on either side of the grand stair. The room has hardwood flooring, wood paneling and a marble and cast stone fireplace. The fireplace is a focal point for the room. Inscribed with the saying "None come too early, none stay too late" it stands as a testament to the hospitality the Dillon's were famous for. Two atlases support the mantel. Cherubs, some on horseback, and garlands adorn the mantel frieze. A chimera in the form of a winged lion holds open a book in the center of the frieze. The ceiling is plaster with wood beaming accents at the stair opening. A chandelier hangs from the center of the main portion of the ceiling and sconces light the

halls leading to the north doors. The doors leading east into the library flank the Reception Hall fireplace. The doors are flush wood doors in wood paneled walls that infill larger, original openings. The west wall of the Reception Hall is open to the areas that were once the Dinning and Music Rooms.



Reception Hall – looking southeast toward the entry

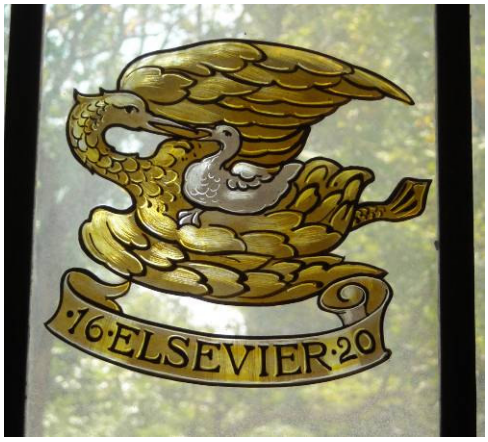


Reception Hall – "none come to early, none stay to late" fireplace

2.3 PHYSICAL DESCRIPTION

The Library is one large open space. Built in book shelves line the east and west walls of the room. Tall wood wainscot carries the line of the bookshelves across the north and south walls, interrupted only by the windows.

The Library windows have 12 inch tall transoms of stained glass portraits of authors. The portraits are painted with extreme detail and the patterned backdrops for the faces vary from one portrait to another and include themes of scrolling acanthus leaves, oak leaves and acorns, flowers, and berries. The authors' clothing is rendered in great detail as well. Each portrait plate is made of multiple pieces assembled in a nine inch circle. Outlining each portrait is a very thin outer ring of glass made up of alternating short and long sections in a variety of colors. The central transom is approximately 39 inches wide with a portrait flanking each side of an emblem that appears to be a publisher's mark. The central transom is flanked by a single portrait, approximately 15 inches wide. In the south transom from left to right are believed to be: Burns, Walt Whitman or Carlyle, Edgar Allan Poe and Sir Walter Scott. Whitman/Carlyle and Poe are separated by a pair of swans or geese in flight. The larger bird appears to be feeding the smaller one and a banner with the text "16 ELSEVIER 20" flies below them. Elsevier, a Dutch publishing house, still operates today, but dates its origins back to the 1500's. In the north transom from left to right are believed to be: Milton, William Shakespeare, Tennyson and Longfellow. Shakespeare and Tennyson are separated by an anchor intertwined with a stylized dolphin or fish. Text in this panel is "ALD VS." This is the publishing mark of Aldus Manutius the founder the Aldine Press in Venice, Italy. The style of painting exhibited in the faces is similar to that of the stained glass on the main stair landing. See the Second floor description.



Library – south stained glass transom printers' mark



Library – north stained glass transom portrait (believed to be Longfellow)

2.3 PHYSICAL DESCRIPTION



Library – "my library was dukedom large enough…" fireplace

The Library fireplace is located back to back with that in the Reception Hall. The surround is green tile framed by ornately carved wooden Ionic columns supporting an Ionic entablature which serves as the mantel. The frieze of the mantel is inscribed with a line from Shakespeare: "My library was dukedom large enough". All of the wood in the room is darkly stained. The book cases are in regular groupings, one shorter, broader bookcase is flanked by taller, narrower bookcases with a deep drawer at the base. Each central case sits over a screened radiator enclosure and is topped with a sconce light in the shape of an oil lamp. At the end of the oil lamp handle is a small lion's head. The walls above the book cases and wainscot are textured and painted white. The ceiling in this room is heavily coffered. The beams and ornaments of the coffers are ornamented with flowers, foliage and cartouches. The coffers are also textured and the whole ceiling painted white. Two newer chandeliers hang nearly centered on each the north and south halves of the room and one newer ceiling diffuser is centered in the room. Two flush wood doors, once again set into wood paneling that in-fills a larger opening lead out into the East Annex. The floor in this room is hardwood.

2.3 PHYSICAL DESCRIPTION



Library – looking southeast

The East Annex is one large room with windows on all sides and a small kitchenette with an island centered between the two doors leading into the library. HVAC equipment sits in the southwest corner of the room and a door in the north wall leads outside.

The Dinning Room and Music Room on the west side of the Reception Hall are currently one large space. The ceiling in this room is suspended acoustical tile with fluorescent lights laid into the grid. The ceiling slopes up at the exterior windows so as not to cut off the top of the windows. The entire space is painted white, including the woodwork. Careful examination of the woodwork reveals that the window trims on the north and south ends of the room do not match and that they are stained wood under the paint. The Dining Room bay window does retain a historic window seat over a radiused radiator. The window seat is supported at the front edge by cast metal lion chimeras. Base board appears to be missing from the walls. Both the Dinning and Music Rooms have a large masonry mass that protrudes from the west wall and each aligns with fireplaces on the second floor and masonry in the basement below indicating that they too were once fireplaces. No trim or ornamentation is visible and the plaster on these protrusions appears to be applied to solid masonry back up. Commercial carpet covers the floor in the entire space and was not pulled up as part of this investigation to reveal the flooring below. Two doors



Dining Room – lion chimera at window seat

2.3 PHYSICAL DESCRIPTION

open off of the west wall of the space. One is a vault door that leads into a masonry vault dating from the time American Home Life Insurance owned the home. The other door is set into a newer frame wall which in-fills a larger masonry opening and leads into the West Service Hall.



Main Stair - Lion chimera newel post

The West Service Hall serves as storage, mechanical space and passage to an accessible, unisex restroom. The West Stairs to the basement and second floor also open off of this hall. The ceiling is a lay in acoustical tile with fluorescent lights laid into the grid. The flooring is 9x9 vinyl tile. Woodwork and trim in this portion of the first floor are a mixture of stained and painted and a mixture of styles dating from different time periods. The opening to the West Porch has been filled in with a drywall partition making the room inaccessible.

The vault is a masonry room currently used for storage. A large concrete beam runs north-south in the center part of the ceiling. The flooring is 9x9 vinyl tile and the only other opening is a small exhaust vent high on the west wall. The in-filled windows visible on the exterior are not apparent on the interior of the vault.

Second Floor:

The main stair is the primary access to the second floor. Stained oak railings line the stairs which ascend to a landing and then split into two flanking sections to ascend the final height to the second floor. The oak panels that ring the opening in the second floor are beautifully figured and all appear to be from the same tree. Four leaded glass casement windows with transoms illuminate the landing.

Each casement window has a stained glass panel (23" high by 12" wide) depicting a scene from Tennyson's "The Idylls of the King", his telling of the Arthurian Legends. The transoms contain passages from the text written on a scrolling banner across a shield, armor and other decoration. The western two casement windows are scenes from the poem "Lancelot and Elaine" and the eastern two depict scenes from "Geraint and Enid". In order from west to east the scenes and accompanying text are:

- Lancelot in full armor with his head hung low riding across a stone bridge on a white horse. From a window in the extreme top right of the scene, the maiden Elaine gazes sadly down at him. The text in the accompanying transom reads:

  Then Lancelot knew that she was looking at him
  And yet he glanced not up nor waved his hand
  Nor bade Farewell but sadly rode away
  This was the one discourtesy that he used

2.3 PHYSICAL DESCRIPTION



Main Stair Stained Glass – Scenes from "The Idylls of the King" the story of Lancelot and Elaine

- Elaine is laid in a Viking styled ship swathed in billowy white fabric. Her head is encircled by a wreath of flowers. An attendant with back to the viewer is clad in blue and white and is making preparations to depart while her father and brothers look down on her in grief and disbelief. The text in the accompanying transom reads:

  But there the fine Gawain will wonder me
  And there the great Sir Lancelot muse me
  Gawain who bid a thousand farewells to me
  Lancelot who coldly went nor bade me one

- A knight (Geraint) in full armor mounted on a white horse looms over a dark knight on the ground. The mounted knight holds a broken jousting spear; the other end protrudes from the downed knight's chest. A distressed Enid looks on from the top right of the panel. The text in the accompanying transom reads:

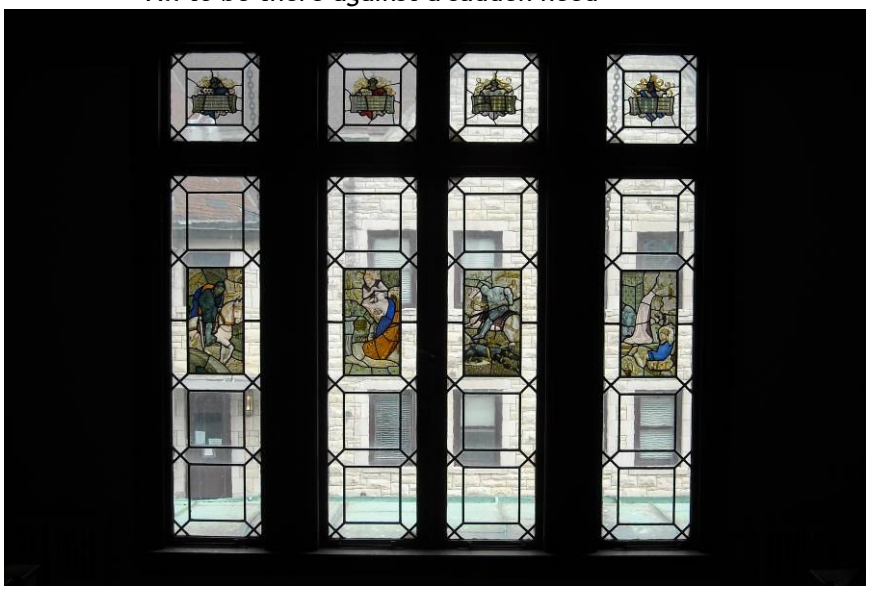
  Struck thus the bulky bandit's corselet home
  And then brake short and down his enemy
  And there lay still



Main Stair Stained Glass – Scenes from "The Idvlls of the King" the storv of Geraint and Enid

- Geraint in a blue tunic sleeps sitting up, wrapped in an embellished blanket. Enid gazes anxiously out a window above him, behind her Geraint's armor is piled. The text in the accompanying transom reads:

  Then she rose and stepping lightly heaped
  The pieces of his armour in one place
  All to be there against a sudden need



Main Stair – Stained glass windows at landing

2.3 PHYSICAL DESCRIPTION

While the stained glass been described as "Tiffany-styled" many time over the years, initial consultations with stained glass restorers have lead to the realization that the windows appear to be very high quality and of English origin. The paint is in extraordinary condition. The faces and details are finely painted and very crisp. Multiple layers of glass appear to have been used in the painted scenes to create overlays and depth. Stylistically the windows have much in common with the English Arts and Crafts movement and the pre-Raphaelite style of painting that was translated into stained glass at the time. The windows bear some stylistic similarities to early (William) Morris and Company stained glass windows, particularly those designed by Edward Burne-Jones. Morris and Company were known to have produced author portraits for installation in upper windows of private libraries and also to have produced windows depicting Lancelot and Elaine, as well as a memorial window for Tennyson himself. Edward Burne-Jones was the designer for much of this work. Burne-Jones and another designer named J.M. Allen worked for the firm Barraud and Lavers, a firm whose origins pre-date Morris and Company. Barraud and Lavers' firm is also known to have produced stained glass depicting scenes from Tennyson's "The Idylls of the King", designed by Allen. Since the Dillon's were known to collect European antiques to furnish the house, it is plausible that these windows were another of their purchases. More research will be necessary to positively authenticate them, but the circumstantial evidence is compelling enough to warrant that extra care be taken with these windows and the Library windows.

The risers and landing have been covered with vinyl treads and tiles. Many of the tiles have popped off the landing. There is a decorative plaster band with cherub's faces at the top of the walls that is painted metallic bronze. The stair hall on the second floor accesses the West Wing through a large cased opening and there are doors on the south and east walls. Doors, windows and wood trim, including the base are stained.



East Wing - Second floor, southeast bedroom, view looking southwest

2.3 PHYSICAL DESCRIPTION



East Wing - Second floor, northeast bedroom, view looking northwest



East Wing - Second floor, northeast bedroom, fireplace detail

The East Wing is comprised of two bedrooms with two closets and one bath forming a central spine that divides the rooms. The western most closet has built in casework with drawers and glass enclosed upper shelves. Clothes hooks line the walls. Each bedroom has a grouped casement window on the exterior wall and a fireplace on the west end. The fireplace in the Southeast bedroom is faced with stained wood and green tiles that appear to match those in the first floor Library and these same tiles for a hearth, concealed under the carpet. The fireplace in the Northeast Bedroom has a tile and painted wood surround. Exterior windows on the east wall of both of these rooms have been in-filled with bookcases. The doors that originally lead to the second story pergola now lead to the second story of the East Annex. Carpet in both bedrooms conceals vinyl tiles that appear to date from the 1940s. Painted wood base lines both rooms, except where newer fin tube heaters have been added at exterior walls. Door and window trim in these rooms is painted and have profiles that match the hall side profiles. The bathroom is also tiled with 9x9 vinyl tiles, but underneath which ceramic hexagonal tiles were found. Ceilings in all rooms are paint on flat plaster. Both bedrooms have painted picture rail and crown molding. Light fixtures are all fluorescents dating from the 1940s and 1970s.

2.3 PHYSICAL DESCRIPTION

The East Annex is one large room with windows on three sides. Painted plaster is the wall and ceiling finish. Surface mounted fluorescent light fixtures are located on the ceiling. The plywood sub-floor is exposed. The west wall of this room was once the exterior, and at a plumbing penetration it is evident the plaster was applied directly to the exterior face brick.

The Southeast Bedroom is connected to a Sitting Room (directly above the Vestibule and Reception Hall) by a small passage. There is a door in this passage that leads back into the Main Stair Hall. A bathroom opens off of this Sitting Room and the passage. All of these rooms have painted wood doors, windows and trim; the profile matches that found in the east bedrooms. Carpet covers the floors in the passage and sitting room. White hexagonal tiles with a white tile base cover the bathroom floor. The sitting room is wall papered, but the passage and bath have painted flat plaster walls. All rooms have painted flat plaster ceilings. The sitting room has a painted picture rail, but no plaster crown molding. Light fixtures in the Sitting and Bath are surface mounted fluorescents.

The West Wing has a bedroom flanking the north and south sides of a main hall. And they are arranged similarly to those in the East Wing. Both have a grouped casement window on the long exterior wall. Fireplaces are located on the west walls, and a paired casement window flanks one side. The Southwest Bed has a window seat over a radiator at the paired casement. Both rooms have carpeted floors which cover vinyl tiles that appear to date from the 1940s. Both fireplaces have tile and wood surrounds that have been painted over. Baseboard and door and window trim have profiles that match those in the East Wing bedrooms and again, all are painted wood. The Northwest Bed has painted flat plaster walls and the Southwest has wall paper. The ceilings of both bedrooms are painted flat plaster with painted crown and picture rail moldings. Surface mounted fluorescent fixtures are on ceilings in the both rooms. Each bedroom has a door at the east end that opens into the West Hall. The Southwest Bed also has doors that adjoin it to the Sitting Room on the east and a bath on the west. The Northwest bedroom appears to have had a door to a bath, also on the west, but the door has been closed off with a small hall that now connects that bathroom to the West Hall. The bathrooms on the west end of these bedrooms are actually located in the West Annex volume.



West Wing - Second floor, southwest bedroom, view looking southwest

2.3 PHYSICAL DESCRIPTION



West Wing - Second floor, northwest bedroom, view looking northwest

The West Annex volume houses two bathrooms that have been converted to restrooms. The Men's room retains a built in medicine chest and the Women's room likely retains an original sink. The wood work is painted in both rooms. Sheet vinyl covers the floors. The walls and ceilings are painted flat plaster. Light fixtures are surface mounted to the ceilings in both rooms. The balance of the volume of the West Annex is divided between the stairs going up to the third and down to the first floors, an L-shaped hall and the West Bedroom. The stair enclosure appears to be a later addition and likely dates from the 1940s. The West Bedroom has two exterior double hung windows and the door is missing from the casing. The finishes in this room are painted, and are newer. Investigation at an electrical outlet revealed that gypsum wallboard appears to have been applied over the original surface. Painted wood trim at doors, windows and at the baseboard appear to match the profiles of used in the East and West Wings. The floor is covered in vinyl tile and the ceiling is painted flat wallboard. There is a small painted crown molding. In the West Service Hall, the north-south leg of the L is lined with shelves and there is a large opening to the West Porch volume. The ceiling height lowers from the West Service Hall into the Porch, but both have acoustic tile applied to the walls and ceilings, much of which is missing revealing plaster or stucco underneath. Vinyl tiles that appear to date



West Porch - view from the West Service Hall, looking southwest

from the 1940s cover the floor in both spaces.

Third Floor:

The third floor is only accessible from the West Stair in the West Annex. At the top of the stairs a door leads into an attic space, the West Attic, and into the main third floor hall. A small door on the south wall at the top of the stairs accesses a chase that likely was a linen chute or a dumbwaiter. Remnants of sheet metal inside the door are rounded, indicating that the linen chute was more likely. The door and wall separating the top of the stairs from the main third floor hall are newer and likely date from the 1940s.



West Stair - view from the 3rd floor landing

Floors on this level are all strip wood flooring, and seem to be fir. Walls and ceilings on this level are predominantly painted flat plaster, the exceptions being the East Bedroom and Hiram's Library which have paper and cloth paper, respectively. The woodwork on this level is stained, except in the bathroom where it is painted.

The Hall is the central space for the third floor. There is a sconce on the east wall that is missing its original glass shade, but appears to be original to the house. The room has a two tone wall paint scheme that is divided by a chair rail molding. The floor in this room has a section of the strip floor that has been patched. The patch is immediately adjacent to the wall of the Linen room and across the door from Hiram's Library. The ceiling in this area is open because of a roof leak and the area above this floor patch appears to have had a board material as the plaster substrate rather than the strip wood lath that is typical of other areas of the house. Looking at the framing surrounding this hole there are headers on all sides indicating that the penetration at the floor level continued up and into the attic space. There is no such noticeable patch at the roof framing above, however.



3rd floor Hall - looking east to Hiram's library and the East Bedroom

All of the third floor rooms open off of the Hall. Three bedrooms with dormers line the north side of the West and Central Wings of the house. The East Bedroom is larger than the other two and boasts wall paper on both the ceiling and walls and crown molding which the others don't have. Each has a dormer window and a closet. Each bedroom also retains a pendant light fixture that appears to be original. The glass shades are missing from the fixtures.

2.3 PHYSICAL DESCRIPTION

The bathroom on this level stacks above a bathroom on the second floor in the west annex. The fixtures are gone from this room, but the built in medicine chest, sconce lights (missing their shades) and the white ceramic hexagonal floor tiles with a white tile base remain.

The Linen Room is a large room with two interior windows – one to Hiram's Library and one to the Hall. This room evidently had a built-in against the south wall that is missing. The ghost of this element is evident on the wall and the base board trim is discontinuous at the silhouette. The room retains a single pendant fixture that is missing its glass shade, but appears to be original to the house. A small door on the west wall of this room accesses the South Attic.

Hiram's Library is the largest space on this floor. The room is lit by the four windows in a large south facing dormer. This room was once lined with shelves, some now missing, but the silhouettes still evident on the walls. Wall sconces are missing, but a central pendant is still extant, though it is missing its glass shades. A section of the ceiling paper is missing on the north side of the room and the plaster in this area is loosing its finish coat.



Hiram's Library – view looking southeast

2.3 PHYSICAL DESCRIPTION

Attic Spaces:

Small doors in the closet of the East Bedroom and the southeast corner of Hiram's Library access the East Attic. The volume is open and full of windows, doors, storm windows and other house parts. A complete inventory of this space should be done prior to discarding anything from this space. The brick mass that gathers the Library, Reception Hall and two eastern Bedrooms fireplaces is rather easily scaled to gain a view over the top of the 3rd floor rooms in the West and Central Wings. From this vantage point two plastered enclosures are easily seen. One is over Hiram's Library and the other over the Hall. Closer inspection of the ceilings in these two rooms reveals patches in the plaster in both locations. In Hiram's Library the finish coat of the patch is delaminating in a manner unique to this area. Both of these locations appear to have been skylights. The Dillon House shows up at the extreme left of an aerial shot of the Statehouse, c.1935. In that photo, though it is blurry, there is a darker mass on the roof that can be seen in the portion of the roof above Hiram's Library.



East Attic - view looking southwest to chimney mass

The West Attic is accessed from the third floor landing at the stair. The roof framing is exposed as it is in the East Attic, but the head room in this attic is limited due to the step down in overall height of the West Annex.

The South Attic space is accessed from a small door in the west wall of the Linen Room. This space, like the West Attic has limited headroom.



West Attic - view looking northwest



2.4 EVALUATION OF SIGNIFICANCE

Period of Significance

The period of significance for a structure is determined in part based on the reasons it is significant. The Dillon House significance is tied to its association with the lives of persons significant in the past and because it embodies distinctive characteristics of an architectural style and period. The Dillon House is tied both to a significant builder, Henry Bennett, and a significant resident, Hiram P. Dillon. Both of these men influenced the lives of many people in the Topeka, the state of Kansas and beyond with their work. The house is a rare survivor of the pre-WW I residential neighborhood that has been significantly impacted by development. For the Dillon House all of these criteria converge at the same time period: 1913-1918.

This five year span begins when the H.P. Dillon family took up residence in the home and lasts until H.P. Dillon dies. It allows for inclusion of the minor adjustments that may have been made to the residence and the furnishings that may have been added in the first years of residence or that were absorbed into the property after the death of H.P. Dillon's father. The overall form of the house and much of the interior and exterior character defining features of the Dillon House from this time period are still evident today.

Changes over Time

Alterations to an historic property over time are inevitable and often necessary for the continued maintenance and use of the building. But these changes can have a negative impact on the overall character and significance of the structure. Distinguishing between historic material and altered material can be done by a knowledgeable and experienced preservation architect through direct observation. Documenting these changes is an important step in evaluating the significance and historic integrity of the property. Changes to historic properties typically fall into two categories, reversible and non-reversible. Reversible changes, particularly easily reversible, are viewed as having less of a negative impact on the historic integrity of a space or element.

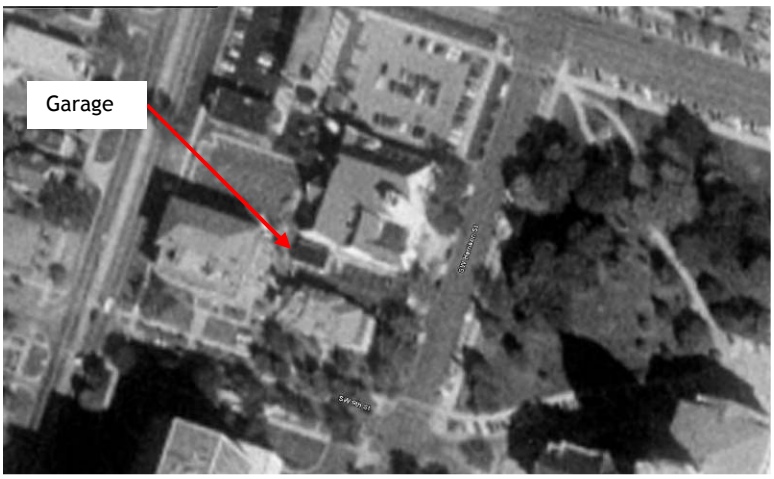
The description that follows is a simple outline of changes over time. When it was possible to determine a date or time period for certain changes, it is noted in parenthesis after the change. Changes that occurred after the period of significance have had an overall negative impact on the integrity of the Dillon House and have not acquired significance in their own right.

Site:

While the Statehouse (1866-1903) and the First Presbyterian Church (c. 1885) are both historic neighbors that still stand today, the site has lost a good deal of its historic context. Directly south of the Dillon House is the Docking State Office building, but at the time the Dillon House was built this block was full of stately homes, including the former Dillon residence at 919 Harrison. The most radical changes on the Dillon House site itself have been primarily to the north side of the house.

- Four-car garage to the northwest of the house has been demolished, along with the turntable. (c.199?)
- Historic drive from the garage to the porte cochere on the north of the house and east to Harrison Street has been paved over.
- Lawn and plantings have been paved over in the north yard.
- Elm trees in the front lawn have been replaced with newer trees.

- Invasive plantings have been added to the front porch area and obscure the symmetry of the entry.



Dillon House Aerial - c. 1991

Exterior:

The most significant change to the exterior of the Dillon House occurred to the East Elevation. While this change resulted in the loss of what was a major character defining feature, the exterior of the house still retains a great deal of its original character on the other faces. Other changes to the exterior have largely been minor or confined to less primary facades and many are reversible.

- Central first floor casement window groupings on the south façade of the East and West Wings have been shortened and vertical siding filled in below a wood sill. (c. 1941-1970)
- The West Porch itself may be an addition or it may have been altered. This element does not show visible signs of being an addition and it is represented on the 1913 Sanborn Map. But it does not appear to exist in a 1941 newspaper photo. The photo may have been a stock photo, or it may have actually been a rendering that omitted this section of the house. West porch openings on first and second floors appear to have been in-filled. (c. 1941-1970)
- Screening fence has been added immediately west of the bay window on the north elevation.
- North and west facing windows on the 1st floor of the West Annex have been in-filled. (c. 1941-1970)
- Bay window has had three of six leaded glass casement windows replaced with wood mullioned casement windows. (eastern most window c. 2008)
- North entry/porte cochere has been altered, central steps removed, ramp and stairs added, and ornamental metal railing replaced. (c. 1980's)
- North entry leaded glass French doors have been replaced, one with a metal door and one with a wood door.
- North entry central leaded-glass window between the French doors has been enlarged and made into a door. (c. 1941-1970) - This window was found in the East Attic, against the south portion of the chimney.
- Casement window grouping on the first floor north façade of the East Wing has been shortened and vertical siding filled in below a wood sill. (c.1941-1970)

- Two-story East Porch with fountain, pergola, stone columns and stone atlases was demolished and replaced with a two story addition. This likely occurred sometime after 1955 as the East Porch is still shown, unaltered on the 1955 Sanborn Map.



North Elevation - c. 1920 looking southwest into property

Interior:

While some primary areas of the interior have been subjected to major changes, the interior retains a great deal of character defining features and spaces.

Basement

- Partitions have been added, windows in-filled, finishes changed and covered to such an extent as to have left little evidence of original arrangement of spaces. (c.1941 and later)
- Area ways that admitted light and air to the basement have been covered.
- West exterior exit has been enclosed.
- Stair inserted (or enlarged) from north porch. (c. 1941-1970)
- Elevator machine room (labeled West Storage) has been cleared of mounts and machine.

First Floor

- Reception Hall: doors to Library in-filled and made smaller; partition between Music Room, Dining Room and intermediate rooms has been altered and portions removed.

2.4 EVALUATION OF SIGNIFICANCE

- Library: fronts of book cases have newer doors; original chandeliers that matched the oil lamp sconces are missing; French doors to East Porch with painted, leaded glass portraits of authors in the transoms are missing; north and south windows have been shortened.
- Music Room: north partition has been removed; fireplace mantel and facing have been removed; woodwork has been painted over; original floor and ceiling finishes are covered; south windows have been shortened. (c. 1941-1970)
- Dining Room: south partition has been removed; door cut into west wall for Vault access; fireplace mantel and facing have been removed; woodwork has been painted over; original floor and ceiling finishes are covered; original chandelier appears to have been moved to the Reception Hall. (c.1941-1970)
- West Annex: original arrangement of service spaces and kitchen has been altered by the insertion of a two-story vault in the space; original windows have been in-filled; door to West Porch has been removed and the opening filled; restroom has been added or enlarged. (c. 1941-1970, 1980s)
- West Porch: porch has been closed off and openings in-filled. (c.1941-1970)



Reception Hall – c. 1920 looking southeast

2.4 EVALUATION OF SIGNIFICANCE



Dinning Room – c. 1920 looking northwest

Second Floor

- East and West Wing Bedrooms: fireplaces have been painted over, original floors covered with tile and carpet; original lighting is missing; windows in the east wall of the northeast and southeast bedrooms have been converted to shelves.
- West Annex: original configuration of spaces has been altered by the introduction of walls at stairs.
- West Porch: porch has been enclosed and the wall dividing the West Annex and Porch has been removed.
- Bathrooms have been changed to restrooms and in the West Wing have been enlarged.

Third Floor

- Stair has been enclosed.
- Exhaust fans and louvers were added to two of the three north dormers.
- Built-in shelves and cabinets in the Library and Linen room have been removed.
- Doors have been removed from some closets.



- Laundry chute has been converted into a pipe chase.
- Bathroom has had fixtures removed.

Losses and Intrusions:

Similar to changes over time, losses and intrusions can affect the historic character, significance and integrity of a structure. However, losses and intrusions may not be as readily evident as changes over time. Some losses may be so complete that no evidence of the loss is apparent. And some intrusions may have been skillfully employed and even executed with salvaged historic material so as to make them unrecognizable as such.

Losses are elements that would, if still present, have contributed to the character and integrity of a structure. Losses are typically documented through research. Historic accounts and photos of the Dillon House have been useful in compiling a list of distinctive features, finishes and spaces that have been lost over the years.

Intrusions are typically newer elements that have been inserted into a structure that detract from or otherwise degrade the character or integrity of a space. Intrusions, like losses, can be identified through research and sometimes through direct observation, though this usually involves some destructive investigation.

Historic plans for the house have not been located so direct observation and careful attention to even minor physical details have also provided essential clues to losses. The location of the passenger elevator has long been a subject of speculation, as has the arrangement of spaces on the first floor between the Music and Dining Rooms. Even without plans, direct observation has lead to strong evidence for the elevator location and the arrangement of rooms, now missing, on the first floor.

Furnishings in the Dillon House were, in large part, auctioned off in 1941 prior to American Home Life Insurance taking possession of the house. However, one piece of the original furnishing has been returned to the house: Susie Dillon's gilt grand piano. The piano is currently stored in the central basement of the house.

Site:

- Four-car garage to the northwest of the house has been demolished, along with the turntable. (c.199?)
- Plantings around the house have become invasive, particularly on the south side of the house.

Exterior:

- Two-story East Porch with fountain, pergola, stone columns and stone atlases was demolished and replaced with a two story addition. (c. 1941-1970)
- Porte cochere is missing glass fringe.
- North entry porch is missing original wrought railing, portions of which were found behind the mechanical screen fence on the north side of the house.
- Parking has intruded into the north lawn and yard.

Interior:

- Two leaded, painted glass transoms over the doors from the Library on the first floor to the East Porch with paired portraits of authors are missing.
- Passenger elevator is missing from the West Wing, the machine room was located in the basement and the elevator extended to the third floor.
- Fireplace fronts and mantels for the Music and Dining Rooms are missing.
- Wood beaming on the Dining Room ceiling is missing.
- Butler's Pantry and Passage are missing from the first floor between the Music and Dining Rooms.
- Skylights on the third floor over Hiram's Library and Hall are missing.
- Furnishings for the house are missing.

Elevator Location:

On the third floor a patch in the strip wood flooring was the first clearly exposed clue in locating the elevator. This patch is immediately adjacent to the Linen Room wall and a section of this wall, directly in line with the patch is thickened. Today there is no readily evident reason for this thickening. The ceiling over the patched area of floor is in a deteriorated state due to a roof leak and appears to itself have been a patch since there is no wood lath behind in this vicinity. Inspection revealed headers all around, and in line with the patch in the floor.



2nd Floor Framing - notch at corner of historic elevator opening, 2x4 nailers to support patched in sub-floor sheathing at the interior perimeter of the opening

Placing this patch on drawings and copying it down resulted in a map with which to trace this location down through the building. It aligns with the West Storage room in the basement. Moving benches stored in this room revealed a patch in the concrete floor in the southwest corner of the room. On the south wall at floor level, imbedded in the brick a few bolts remain.

In order to ascertain if these locations were linked on the floors between the lay-in ceiling in on the first floor over the Music and Dining Rooms was taken down. Aligning with the third floor and basement patches was another opening that had been patched. Framing had been inserted between headers on four sides and diagonal sub-floor had been laid on 2x4 wood

nailers at the interior perimeter of this opening. This section of the historic ceiling that was exposed was the only section that did not exhibit any finish, indicating that it was a thru penetration.



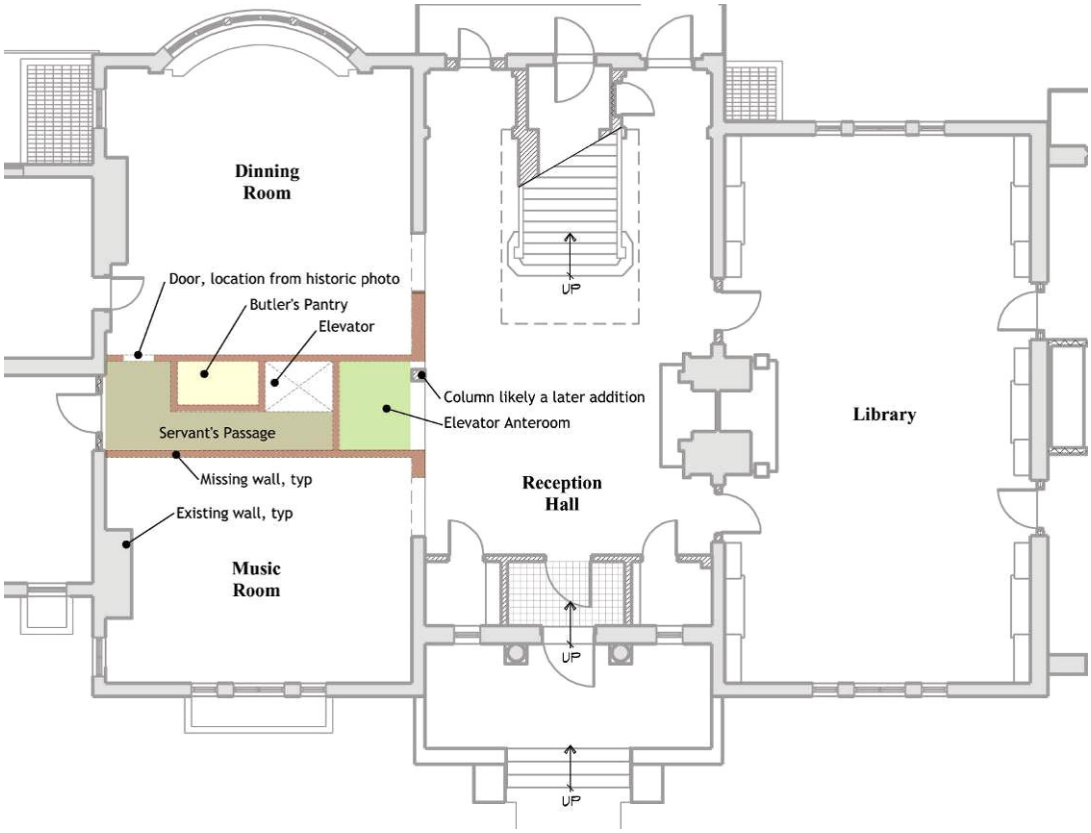
West Storage Room – basement level, view of patched concrete floor southwest corner of room

Refer to the color coded diagrams at the end of this chapter for locations of elevator penetration by floor. On the first and second floor the elevator shaft opening is not adjacent to any existing wall and appears to be "floating" in space. This would be an unlikely, though not unheard of, arrangement for an elevator. On the first floor it was possible to determine the approximate location of missing walls and rooms adjacent to the elevator, see "First Floor West Wing Arrangement of Rooms" section that follows. It is likely that walls were altered or removed on the Second Floor as well when the elevator was removed much as they were on the First Floor. If original plans cannot be located, removal of existing finishes on the Second Floor may provide clues.

First Floor West Wing Arrangement of Rooms:

The arrangement of rooms on the first floor that once divided the Music and Dining Rooms was revealed once the lay-in ceiling tiles over this area were removed. There was an elevator lobby or anteroom immediately off of the Reception Hall. This room had cloth paper on the ceiling and a pendant light fixture. The ghost of the fixture canopy is still visible. Careful inspection of the wood paneling on the Reception Hall side of the wall indicates that the opening to the elevator lobby was central and wide like the openings the Music and Dining Rooms, but probably lower in height. The elevator appears to have opened to the east. Immediately south of the elevator the ceiling finish changes from the cloth paper to painted plaster. The paint is gold in color and extends in a narrow band to the west where is widens to a width to match that of the elevator anteroom. The cloth paper on the ceiling of the Music Room is evident south of this gold painted plaster section of ceiling. West of the elevator, north of the narrow gold painted section of ceiling and south of the cloth papered Dining Room ceiling is a section of painted plaster ceiling that is cream in color. The cream colored area was likely the butler's pantry. This room may have been accessed by a door on the south or

west side of the room. A door between the widened portion of this back hall and the Dining Room can be seen behind a screen in an old photograph. There may have been a similar door into the Music Room. A sample of the cloth paper on the Music Room and Dining Room ceilings was able to be taken during the investigation. The Dining Room paper exhibits a darkly painted band that would have been immediately adjacent to the wood beaming, evident in the historic picture. The beaming is not longer in place. However, it may still be in the house. The East Attic contains a great deal of material that appears to be original to the house.



Missing First Floor Rooms in the West Wing - based on field investigation

Classification of Features & Spaces

Thus far this report has largely been centered on the history of the Dillon House and its present state. Whether there are immediate plans to modify an historic structure or not, there is value in creating a framework for evaluating the impact of potential changes to the property. Having a logical framework in place allows planning and design processes to move along more smoothly. There are many design parameters that are utilized in creating or altering buildings.

The common parameters, which apply to buildings, both new and old, include:

- Model building codes.
- Accessibility guidelines for the disabled.
- The client's functional and aesthetic goals.
- Budget.
- Schedule.



2.4 EVALUATION OF SIGNIFICANCE

In historic buildings another set of parameters should also be considered:

- Historic integrity.
- Historic significance.

The parameters in the first group that apply to all buildings are both physical and abstract in nature but when applied to historic buildings all potentially affect the parameters in the second group. The Classification of Features and Spaces that are derived from the second set of parameters, provides a framework for evaluating proposed alterations to the historic building fabric necessitated by the first group of parameters. Alterations to historic structures listed on the State of Kansas and National Register of Historic Places must comply with the Secretary of the Interior's Standards for treatment of Historic Properties. These Standards are proscriptive, that is, they do not dictate precisely "how" to accomplish alterations, but promote the use of responsible preservation practices in planning and executing alterations.

Historic properties, due to their very nature, are all unique; therefore, it is important to evaluate each building. This is the first recommendation in the Secretary of the Interior's Standards and a major reason that the Standards are proscriptive. Treanor Architects believes that in order to provide a logical, coherent planning framework for meeting current and future functional needs without destroying the historic fabric of the structure; it is important to classify features based on an evaluation of their historic significance and their historic integrity. This involves a two-step information gathering process:

- Based on historic research, determine the nature of historical significance of each space or element associated with the building.
- Review the integrity of the structure and its elements through on-site investigation and inventory, with regard to the period of significance.

The other sections in Part 2 of this report fulfill this two-step process. With this information, elements can be categorized as having high, moderate or low significance and high, moderate or low integrity. The various combinations of significance and integrity fall into four classes; see the table included in this section.

Significance of a Feature is usually straightforward and is typically based on the original intended use or function of the element.

High Significance Features tend to be "public" spaces or elements of the building or elements that by their very nature "define" the building. Public spaces typically include corridors, lobbies, and grand stairs. The main worship space in a church tends to "define" the building in that it is the main function for which the building was constructed. A main courtroom would typically "define" a county courthouse. These features generally were finished to a finer degree and/or more care was taken in designing them because of their prominence or importance.

Moderate Significance Features tend to be semi-public spaces or spaces that serve to support the main function of the building. Back stairs and halls typically fall into this category. In the case of state or county buildings these tend to include the offices whose main purpose was to conduct or facilitate public business and records. They typically are not as finely detailed and finished as the high significance features, but they may be far from utilitarian.

Low Significance Features tend to be "private", or behind the scenes kinds of spaces or elements. Boiler rooms, restrooms, attics, loading docks and the like are typically included in this group. These features may have had very utilitarian finishes, or some may have been



2.4 EVALUATION OF SIGNIFICANCE

finer, as is sometimes the case with restrooms. But in general they are the "working" or "service" areas of a building.

Integrity of a Feature is somewhat more subjective, and does require a judgment be made regarding the affect of previous alterations. It is often useful to try to envision time travel when undertaking this process and ask "Would a person from the period of significance recognize the feature today?"

High Integrity Features tend to have had very little alteration. It is rare to find an element that has not been altered. When an untouched element is found it should be duly noted and respected. However, most features show some sign of change, it is a matter of determining whether the change has impacted the overall effect of the feature.

Moderate Integrity Features tend to be the most common. All buildings are subject to change and when evaluating a moderate integrity feature it is often useful to determine the degree of reversibility with which the change was made. For instance, some changes can be easily "undone", such as mounting shelves to a historic plaster wall – the shelves can be removed and the holes patched. Other changes may be harder, if for instance, a decorative plaster surface was removed from a wall to mount the shelves and no documentation of the pattern was made, the loss cannot be "undone".

Low Integrity Features tend to be features that have undergone so much change that the feature is un-recognizable. It may be that a space has been "gutted" at some point in the past and the new insertions have left only the perimeter walls, but none of the historic internal finishes or divisions remains. In some instances there may literally be no feature left.

CLASSIFICATION	*SIGNIFICANCE*	*INTEGRITY*
A	High	High
B	High	Moderate
	Moderate	High
C	High	Low
	Moderate	Moderate
	Low	**
D	Moderate	Low
	Low	High, Moderate or Low

** Low significance features may be included in the category only if they retain some special degree of integrity or historical interest, owing to their unique nature.

In order to continue to be utilized every building will at some point or another require alterations and changes. It is important to note that all of the Secretary of the Interior Standards regarding treatments (preserve, restore, rehabilitate) allow alterations, even under the strictest standard. The Standards do provide guidelines for what sorts of changes would be acceptable. When undertaking changes to historic spaces and materials it is important to engage the services of an architect with experience working under the Standards in order to



2.4 EVALUATION OF SIGNIFICANCE

protect those character defining features and to facilitate the review processes with the State Historic Preservation Officer and/or the National Park Service. Refer to the recommended course of action at the end of each classification description.

For a graphic summary of the classification of features and spaces refer to the color coded diagrams of the floor plans at the end of this chapter. Specific aspects of spaces shown on the plans are highlighted in the text that follows.

Class A – Features & Spaces:

Exterior:

Much of the exterior of the Dillon House retains a great deal of integrity and though it shows some signs of deterioration have not suffered significantly enough to render them to a lower classification. The South facade of the Dillon House, with the exception of the East Annex, should be treated as a Class A feature.

Interior:

The Vestibule, Library, Reception Hall and Main Stair on the first floor and Stair Hall on the second floor are all examples of spaces in the building with a high degree of significance and integrity. Character defining features in these rooms typically include floor, wall and ceiling finishes, including standing and running trim and paneling. In the Library, the fireplace, original sconce lights, stained glass transom windows, and built-in bookcases are all character defining features. In the Vestibule the original light fixture and the ornate door to the Reception Hall would be considered character defining. The Reception Hall boasts an original chandelier, sconce lights and the fireplace as well as the long, low radiators that flank the stairs. The Main Stair is flanked on either side with impressively carved lion newel posts, echoing the lions on the exterior. The stout oak railing and trim at the stairs adds a great deal of character to the stair. And the stained glass windows on the first landing provide character not only to the stair, but the Reception Hall below.

Recommended Course of Action:

- Retain, preserve and maintain existing character-defining features.
- Restore or reconstruct deteriorated or missing character defining features based on documentary and physical evidence.
- Alterations to the volume or form would not be acceptable, unless undertaken as part of a “restoration”, under the direction of a preservation architect.
- Alterations to openings (doors, windows, etc) should be avoided, consult with a preservation architect.
- Alterations to historic materials and finishes should be avoided, consult with a preservation architect.

Class B – Features & Spaces:

Exterior:

The North façade of the Dillon House is very visible from the northwest lawn of the Statehouse and from Harrison Street. Historic photos of this face of the house indicate that it was appointed in a fashion that recognized the significance of these views into the property. While there is still a great deal of the original character, key portions of the façade have endured some losses and changes over time that now render it a Class B feature. Some of these may be reversed and the effort to restore the eastern portion of the façade to its former glory would be well worth the effort.



2.4 EVALUATION OF SIGNIFICANCE

Interior:

The Northeast, Southeast and Southwest Bedrooms, and the Sitting Room, all on the second floor are Class B spaces. These rooms retain a good degree of historic material. Though some of it has been altered the alterations are easily reversible and do not greatly detract from the overall character of the rooms. Their overall condition is also relatively good. Windows, doors, woodwork, plaster ornament, fireplaces, built-in components and radiators all contribute to the character of these rooms.

Recommended Course of Action:

- Retain, preserve and maintain existing character-defining features.
- Spaces with a high significance, but moderate integrity should be restored to Class A.
- Only limited alterations to the volume or form may be acceptable, under the direction of a preservation architect.
- Only limited alterations to openings (doors, windows, etc) may be acceptable, consult with a preservation architect.
- Only limited alterations to historic materials and finishes may be acceptable, consult with a preservation architect.

Class C – Feature & Spaces:

Exterior:

The West façade of the Dillon House is a Class C feature. This was never a primary face for the building, fronting on to the alley as it does. It is also evident that this portion of the façade has undergone changes, predominantly in-filling of openings; which has left little visible trace of the original enclosure (or lack thereof).

Interior:

The Music and Dining Rooms on the first floor are Class C spaces. These spaces were once as prominent a feature of the house as the Reception Hall and Library and were they intact they would have been considered for inclusion in either the A or B Classification. Certainly some historic material remains in these rooms, particularly at the windows on exterior walls, but most all of the other character defining features of these spaces are gone, as are the original volumes of the spaces because of the lowered ceilings and demolished walls.

The Northwest Bedroom and West Hall are also Class C spaces. While these rooms do retain historic character defining features like the windows, doors, plaster and wood trim and radiators that are present in the other major bedrooms on the second floor they do not qualify for a higher ranking owing to the deterioration of these rooms. The loss of the elevator in the West Hall also contributes to its lower ranking.

Recommended Course of Action:

- Retain, preserve and maintain existing character-defining features.
- Spaces with a high significance, but low integrity should be considered for restoration to Class A or B, under the direction of a preservation architect.
- Spaces with a moderate significance, but moderate integrity should be considered for restoration to Class B, under the direction of preservation architect.
- Moderate alterations to the volume or form may be acceptable, under the direction of a preservation architect.
- Moderate alterations to openings (doors, windows, etc) are typically acceptable, consult with a preservation architect.
- Moderate alterations to historic materials and finishes are typically acceptable, consult with a preservation architect.



2.4 EVALUATION OF SIGNIFICANCE

Class D – Features & Spaces:

Exterior:

The East façade of the building remains the only façade that has not been given a classification. Historically, this elevation was highly significant; this was the face the Dillon House presented to its most noble neighbor, the Statehouse. The loss of the two story porch and pergola with the ornamental stone trim would take this elevation down to a Class C. However, the addition of the East Annex in its place further comprises the East Façade and brings it down to a Class D feature. Reconstruction of the East Porch should be considered an important goal for re-establishing a primary façade of the building that had a real dialogue with the open spaces and porches on the Statehouse.

Interior:

The entire basement level of the house is a Class D space. These spaces were originally storage, mechanical and servant-occupied spaces and thus were not high in significance originally, other than by way of contrast to the family and public spaces of the house. But the changes that have taken place in these spaces have rendered them virtually unrecognizable and deterioration has further degraded them.

The spaces in the West Porch and the West Annex on the first and second floors are also Class D spaces. While the overall condition is better than the basement, the insertion of the vault, the enclosure and opening of spaces and the significant loss of original finishes in these areas combine to degrade the historic integrity of the spaces.

The spaces on the third floor are also considered Class D spaces. Of all of the Class D spaces these rooms contain the greatest degree of historic material and the most intact arrangement of spaces in the building. Woodwork, plaster, doors and windows, radiators and light fixtures are still largely intact. And all of these features contribute to the character of the spaces. But the loss of the elevator, skylights and the overall physical deterioration bring these spaces down to Class D. Of all the Class D spaces this floor would be the best candidate for restoration that could bring many of the spaces up to a Class C and Hiram's Library could be restored to a Class B space.

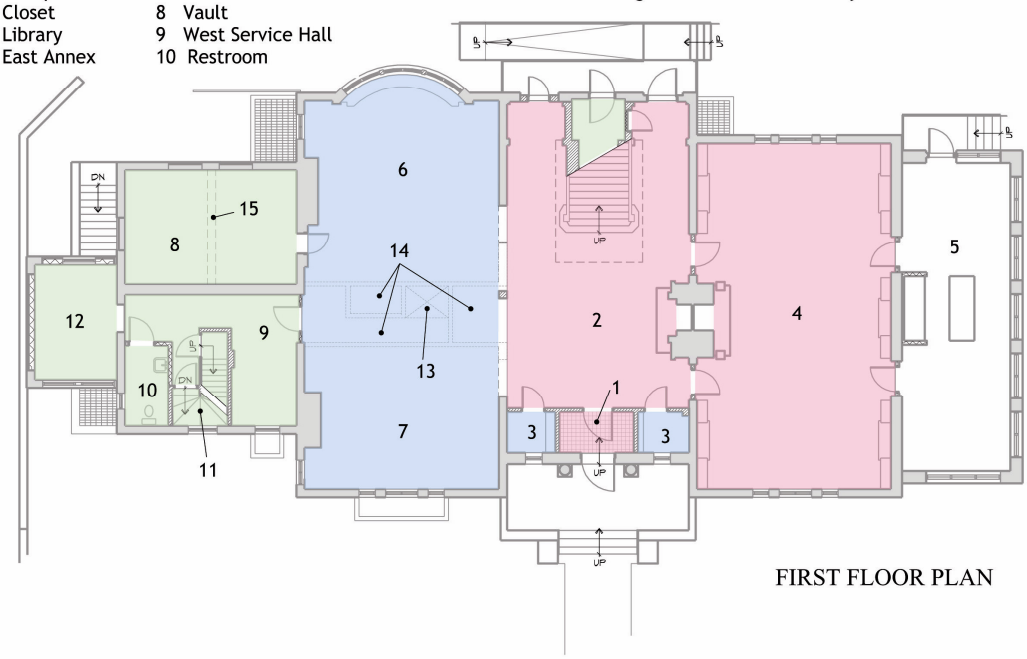
The spaces within the East Annex are not historic and are not considered contributing to the character of the Dillon House it will not be classified in this report.

Recommended Course of Action:

- Retain, preserve and maintain existing character-defining features.
- Spaces with a moderate significance, but low integrity should be considered for restoration to Class B or C, under the direction of a preservation architect.
- Spaces and elements of high significance should be considered for restoration or reconstruction to Class A standards, under the direction of a preservation architect.
- Significant alterations to the volume or form are typically acceptable.
- Significant alterations to openings (doors, windows, etc) are typically acceptable.
- Significant alterations to historic materials and finishes are typically acceptable.

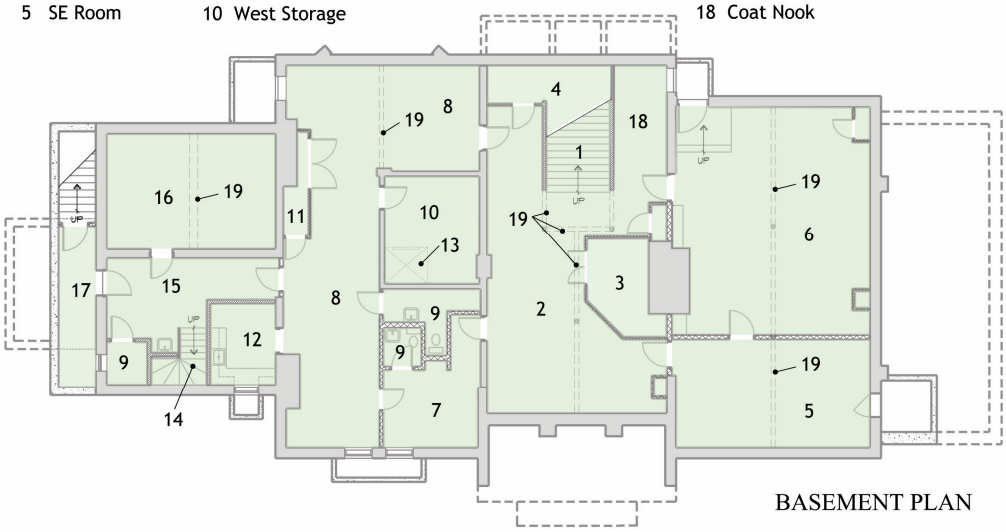
2.4 EVALUATION OF SIGNIFICANCE

1 Vestibule
2 Reception Hall
3 Closet
4 Library
5 East Annex
6 Dinning Room
7 Music Room
8 Vault
9 West Service Hall
10 Restroom
11 West Stair
12 West Porch
13 Historic Elevator Location
14 Missing Halls and Butler's Pantry
15 Beam overhead



FIRST FLOOR PLAN

1 North Stair
2 Central Room
3 Boiler Room
4 Janitor
5 SE Room
6 NE Room
7 West 1
8 West 2
9 Bath
10 West Storage
11 Mechancial
12 Kitchen
13 Historic Elevator Location
14 West Service Hall
15 West Stair
16 Vault
17 West Exit
18 Coat Nook
19 Beam overhead



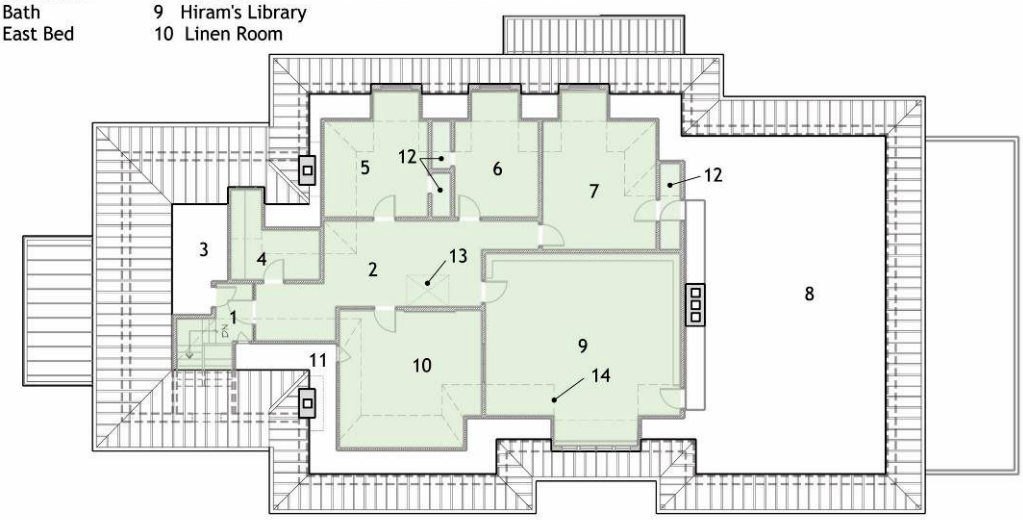
BASEMENT PLAN

Class 'A' space
Class 'B' space
Class 'C' space
Class 'D' space

NORTH

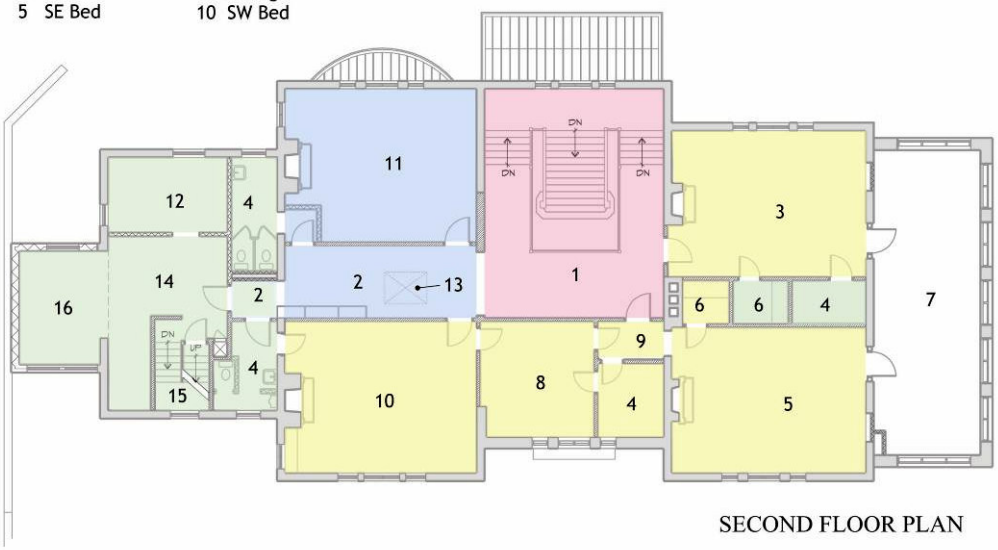
2.4 EVALUATION OF SIGNIFICANCE

1 Stair Hall
2 Hall
3 West Attic
4 Bath
5 East Bed
6 Central Bed
7 West Bed
8 East Attic
9 Hiram's Library
10 Linen Room
11 South Attic
12 Closet
13 Historic Elevator Location
14 Limit of sloping ceiling, typical



THIRD FLOOR PLAN

1 Main Stair Hall
2 West Hall
3 NE Bed
4 Bath
5 SE Bed
6 Closet
7 East Annex
8 Sitting
9 Passage
10 SW Bed
11 NW Bed
12 West Bed
13 Historic Elevator Location
14 West Service Hall
15 West Stair
16 West Porch



SECOND FLOOR PLAN

Class 'A' space
Class 'B' space
Class 'C' space
Class 'D' space

NORTH

2.5 CONDITION ASSESSMENT

Site

The site can be roughly divided into three zones, one to the north of the house which is currently a parking lot, one to the west of the house which is a long retaining wall separating the house from the alley, and one to the south and east of the house which is a lawn with trees, shrubs and other plantings.

On the north side, the asphalt parking lot is in serviceable condition however it is laid right up the house and does not afford much slope away from the house for much of its length. This is not an ideal condition. Drainage away from the house is necessary to limit water intrusion into the foundation. The proximity of cars and associated signage for state parking to the building is not ideal for protecting the building. Signage is close enough that the bay window casements could strike the sign if wind caught the window. While wheel stops are provided for the parking, cars can be accidentally driven over them and there is very little space to stop the vehicle before it hits the building. Tall concrete dividers have been set in front of the rear porch to protect it and the ramp from such an incident.

Also on the north is an open stair down to the basement level of the house. This stair is full of leaves and other debris, including the springs from a mattress. The total depth of the rubbish in this area is likely almost two feet. Immediately east of this stair is a fenced off enclosure that hides dumpsters and mechanical equipment as well as an area way. While not as bad as the stair, this area also has quite an accumulation of leaves and other trash that make the area a hazard. However, there are some building parts in this area that should be saved, bricks and an ornamental wrought railing. The railing section is a portion of the original railing for the back porch before it was re-configured to allow handicap access.



West Retaining Wall – southern roof drain outlet

On the west side, the retaining wall is in fair condition. Missing finish brick at a sub-grade drain outlet is likely the result of water saturating and eroding the mortar in this location. Mortar is missing under much of the limestone cap on the wall. The entire wall could benefit from selective repointing of mortar joints. The grade on the high side is obscured by overgrown plantings, but appears to drain toward the wall from the base of the plants. And the wall is slightly out of plumb.

On the south and east zones the grade does not fall from the house as quickly as it should to allow for proper site drainage. While the grass is well mowed, many of the plantings are overgrown and tend to obscure windows, the entry porch and window wells and area ways. Overgrown plantings make it easier for vandals and intruders to find time to break into the house. They also allow an easy path for insects to get into the building. Window wells and area ways obscured by plantings and not properly railed or covered are a potential liability for the owner as they are easy to fall into. The concrete walk from the public sidewalk on 9th Street is in serviceable condition as are the steps and the railing.

2.5 CONDITION ASSESSMENT

Exterior

The State has made necessary repairs to the roof recently that protect the interior. And much of the exterior of the building is in good condition, but there are a few exceptions. Windows, doors and roof drainage all currently require repair and maintenance work. These elements are crucial to protecting the building from the elements and from vandals or intruders. Routine maintenance on such elements on any building cannot be ignored and the Dillon House is overdue for this work.

Entries:

There appears to be a good deal of erosion of the fill at the front porch and steps. The front porch steps have cracked and settled over the years and there is a sizable gap at the front porch itself. There are also a number of bricks missing from the southeast corner of the porch wall. The porch slab pitches to the south, but no scuppers are provided at the encircling wall which causes water to be trapped against the wall at the joint with the slab.

The north porch and stoop, including the ramp and stairs, appears to be in sound condition. The north entry to the basement level was too full of debris to be assessed, but there is evidence of water seeping under the door on the interior.

Roof and Roof Drainage:

While access was limited for viewing it, much of the main roof appears to be in fair condition. There is ample evidence of past roof leaks in several areas, but repairs appear to have been undertaken and seem to have corrected the problems. Refer to the section in this Chapter that describes the Interior, Third Floor for locations.

The copper roof areas over the bay window and porte cochere appear to be in relatively good condition. No leaks or evidence of active leaking was observed. The porte cochere has sustained some impact damage in the past; there is damage to the north edge on the western half.

The flat roof area over the East Annex appears to be holding water out, for the time being. There is evidence that this has not always been the case and the roof drainage for this area appears to be functioning very poorly.

The roof drainage and associated underground piping for this system are in fair to poor condition. The downspouts all connect to leaders that tie to a sub-grade piping system. There appears to be two runs that provide all of the drainage for the house. One runs the length of the south elevation and a similar one is located on the north. Both of these piping runs to daylight through the retaining wall at the alley.



South Façade – downspout at southeast corner of East Wing during a moderate rain, note moisture evident on adjacent brick

During one site visit a gentle rain (not enough to wet the sidewalk under the tree canopy) began. Within an hour of the rain commencing, water was

topping over the gutters at the front entry and numerous locations around the building. Water that had made it into downspouts was being rejected at every conductor head and downspout connection to the sub-grade piping that was observed. The southern most daylight location for the underground piping empties through the west retaining wall into the alley. The volume of water exiting that pipe was not enough to equal the output of one downspout. The day after that modest rain (less than 1.5") standing water deep enough for birds to use as a bath was observed on the roof of the east annex from the scaffold on the West Wing of the Statehouse.

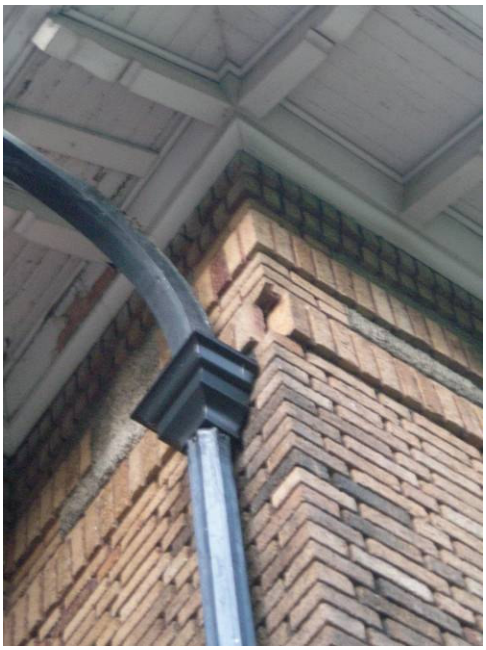
On two other occasions standing water could be seen in the north-south running section of gutter along the West Wing below the third floor bathroom dormer window the day after a rain event.

On yet another occasion, a more severe rain that amounted to 2" or better over the course of the morning, maintenance workers reported seeing water coming down the wall from above the ceiling in the southwest corner of the Southeast Basement room. On the exterior at this corner is one of the downspouts that penetrate the front porch slab as well as a louver set at grade. One or both of these is the likely culprit.

Masonry:

In spite of the failed roof drainage system the masonry appears to be in very good condition overall. Areas immediately adjacent to conductor heads and downspout connections exhibit dark staining and erosion of the mortar joints, as would be expected with the constant wetting of the wall that occurs when such roof drainage fails. Where interior construction exposed the innermost wythe of brick (such as in the attic) the brick observed is in very good condition.

One brick was observed to be missing adjacent to conductor head in two locations on the South Elevation. Several bricks are also missing from the southeast corner of the porch. There are no scuppers to drain water from the porch and the slab is pitched in such a manner as to hold water against this wall. The porch has two downspouts that penetrate the porch slab and connect to sub-grade piping. Given the erosion of fill under the stairs this piping is likely not functioning properly or has broken and is washing out fill and further saturating the wall around the porch.



South Façade – missing soldier course brick at conductor head, southwest corner of the East Wing, adjacent to the South Entry

2.5 CONDITION ASSESSMENT



South Façade – deterioration at the porch due to lack of adequate drainage from the slab.

Windows and Doors:

Windows and doors are in need of repair and maintenance work. Openings typically have exposed steel shelf angle lintels and all were observed to have peeling paint that was exposing rusting metal. This rusting metal has the potential to affect not only the windows below, or the structural integrity of the opening, but also the masonry. Rust jacking is a severe and expensive problem that can tear a masonry wall apart and can be avoided with proper and timely maintenance.

All of the wooden components of windows and doors exhibit peeling paint; many were difficult to operate or were screwed or painted shut. Wood sills are in particularly poor condition.





Window Details – Typical conditions at steel shelf angle lintels and of wood windows

Exterior Metals:

Exterior metal railings are in serviceable condition, but will require painting in the near future.

2.5 CONDITION ASSESSMENT

Interior

There is great variation in the condition levels of the interior of the building. By and large the first floor is the best, the basement and third the worst and the second floor somewhere in the middle.

Basement:

The basement level is suffering from water infiltration from a number of sources. Water damage is largely concentrated along the south wall, but can also be found along the north wall. This water infiltration is likely coming from a number of sources; areaways, window wells, louvers and other mechanical openings, sub-grade roof drainage piping and condensate from a mechanical unit located in the East Annex.



Southeast Basement – south wall

Mold has taken a visible hold on the East Wing, Southeast room in the basement. There are two main sources of water in this room. One is the small masonry enclosure under the East Annex. The water in the condensate drain pipe for an actively utilized air conditioner is not making it out of the building. Water was seen dripping from this access door and when opened to investigate the source the entire bottom of the chase was found to have standing water. (This situation was corrected by DFM workers the week of 8-17-2009).

The other source is above the ceiling on in the southwest corner. During a hard rain workers observed water running down the wall from somewhere above the ceiling. There is a louver at grade and a downspout on the exterior of this wall. Deterioration in this room is well established and has been ongoing for a number of years.



Southeast Basement – southeast corner

There is also substantial evidence of water infiltration in both the southeast and southwest corners of the West Wing, West Basement Rooms 1 and 2. Buckling wood paneling and deteriorating plaster and paint are evident in both locations. Infiltration also seems to be tied to the window well that is centered on the West Wing mass. There is an areaway at the northwest corner of West Basement 1. There was once a window or similar opening to this areaway, but it was in-filled at some point in the past. The plaster and lath are deteriorating around this opening. This may be tied to the amount of debris that clogs this areaway (and any drain it may have) or it may be tied to a louver at grade that connects to mechanical equipment in this corner of the room. There is a similar areaway at the northwest corner of the Northeast basement room and the Coat Room. While this area is damp, it does not exhibit quite the same level of deterioration, but it lacks the louver and the areaway is by far the cleanest of those around the building.

The Vault, West Service Hall and Bath are all very damp spaces. The vault shares a wall with the areaway at the northwest corner of West Basement 2, so it is not surprising that it exhibits

2.5 CONDITION ASSESSMENT

similar problems. West of the Vault, Bath and West Service Hall is the West Exit. This concrete framed exit area once was open on both the north and south ends. The steps leading up to the north side of the house have been enclosed at the bottom and the stairs are now filled with trash. The southern end had a grille at grade that admitted light and air. This grille has been topped over with a sheet metal cap.



Coat Nook – infill at historic area way opening

Adding to the moisture problems in the basement is the lack of an effective de-humidification and ventilation system for this level. Several sizable rooms, the Northeast, Southeast, Vault, and Central Basement rooms, have no access to light and air. The West Storage and Bathrooms are in a similar state. The large West Basement room has only one window. And the enclosure and covering of many of the openings to area-ways that once admitted light and air to these rooms has exacerbated the need for mechanical relief of these spaces. The areaways and window wells all around the building are clogged with leaves, trash and other debris to varying degrees. These conditions trap moisture at the foundation and floor level and do not allow the walls or slabs to dry out, they also limit the ability of any drains located in these low areas to function properly. During the week of 8-17-2009 DFM workers cleared debris from window wells and area ways. Drains were typically found in these areas.

Mold sampling was done in select locations as part of this investigation and the counts in the basement level were found to be nearly twice that of the control samples taken elsewhere in the building and outside the building.

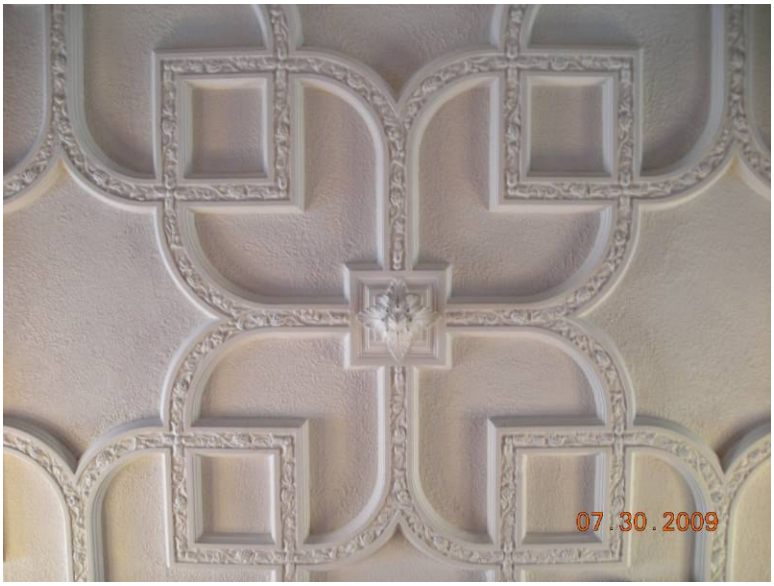
First Floor:

The ceiling in the Reception Hall exhibits some peeling paint and cracking plaster. The floors are in very good condition and appear to have been re-finished in the not too distant past. The wood paneling is in good condition with one exception. A noticeable bow can be found in the northeast corner of the room, adjacent the northeast exterior door. This location is adjacent to a downspout that appears to have a blockage. The marble at the fireplace is in good condition. The cast stone on the fireplace is generally in good condition, but is soiled. There are a few hairline cracks in the castings and a few chips down in areas that are subject to impact from chairs, tables, and the like.



Reception Hall – fireplace detail, light soiling

2.5 CONDITION ASSESSMENT



Library – plaster ceiling ornament

The Library floor appears to have been refinished at about the same time as the Reception Hall. The ceiling and wall finishes in this room are in good condition with one exception. Water is infiltrating the wall in the southwest corner. This moisture is also beginning to affect the bookcase in this corner. The water appears to be coming from a downspout located on the exterior that has a blockage. The plaster walls in this room are heavily textured and in the area of the deterioration it was possible to remove some of this texture. There is a layer of green wall covering under the texture. This room was reported to be papered with green leather in early accounts of the home. It appears that the texture was applied to cover the original wall covering. A heavy texture has also been applied in the flats of the ceiling coffers. Further investigation would need to be conducted to determine whether or not the green wall covering is also in these locations. Given that cloth coverings were found on several ceilings, both on the first and third floors it is not improbable that this is the case.

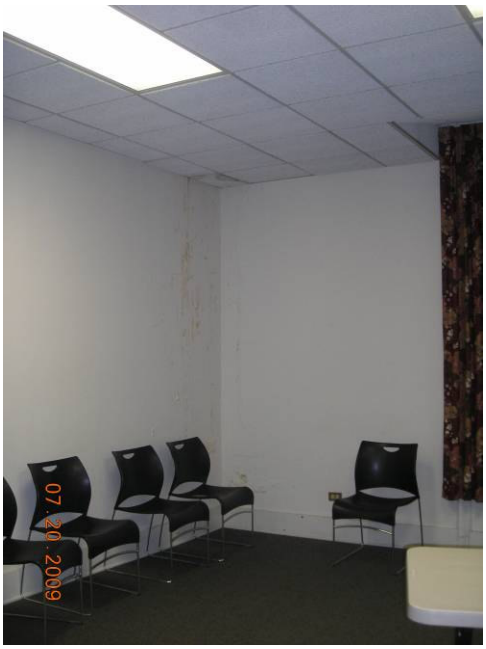


Library – water damage in southwest corner

The Music Room and Dinning Room are in good condition. The carpet and suspended acoustical tile ceiling are still serviceable. The walls are generally in good condition and appear to be skim coated. Like the Library there is one notable exception to the overall good condition. The southeast corner of this room shows signs of water infiltrating the wall. Similar to the condition noted for the Library, a downspout on the exterior of this wall appears to have a blockage. Removal of the suspended ceiling tiles in this location allowed access to the remains of the historic ceiling above. Once deteriorated finishes were removed moisture infiltration into the wood floor framing was evident. The wood

2.5 CONDITION ASSESSMENT

in this location was still in remarkably good condition given that the area is wet enough to sustain visible mold growth. But the problems associated with the roof drainage must be addressed before this area becomes a structural problem. Once areas of the suspended ceiling were removed, two other layers of ceiling were exposed. The original wood lath and plaster ceiling, and a later fiberboard ceiling that had been applied over the plaster on furring strips. The original ceilings in the Music Room, Dinning Room and in a small lobby in front of the elevator (see 2.4 Evaluation of Significance) were all covered with cloth. The wood beaming evident in historic photos of the Dinning Room are gone. The cloth covering has a decorative band painted on it. Samples of the covering from the Dinning and Music Rooms were taken.



Music Room – water damage southeast corner

The Vault space is in fair condition. The exterior walls have some plaster cracking and signs of some water infiltration. These locations appear to correlate with the in-filled exterior windows and are likely a sign that sealant needs to be applied at the joint between the in-fill and the original window opening.

The West Service Hall floor is in a deteriorated condition, but the suspended acoustic ceiling in this area is in good condition. Walls in this area are in good condition, but have been skim coated. The Bathroom is in good condition overall. The stairs leading to the basement level are painted wood and are in need of painting. Stairs leading up to the second floor are covered in linoleum that is still in fair condition, but the plaster and paint on the walls and ceiling is cracked and peeling.

The West Porch is not accessible on this floor. The opening has been filled with a single layer of gypsum wall board. The Bathroom door has made a hole in the gypsum and this hole was used to provide a window into this room. The room has deteriorating plaster wall finishes. Direct applied acoustic tile lines the ceiling and tile can be seen on the floor. The room is in poor condition.



Main Stair – detail of Geraint's tunic and blanket

Stained Glass:

The stained glass in the Library transoms and at the Main Stair landing are given their own section because of the distinct nature of the materials involved. While a full assessment of the windows is beyond the scope defined for this report the windows were visually inspected for serious bows, sags and warps or other

2.5 CONDITION ASSESSMENT

deflections in the caming and window structure. And an inventory of defects, such as cracked glass, flaking paint, condition of putty material was done.

The stained glass in the Dillon House is painted stained glass, likely of English origin. Overall the windows are in very good condition. The wood frames they are in are in good condition inside, the exterior, like all of the exterior windows does require attention, painting and sealants. The lead caming is reinforced on the tall casement windows and the reinforcement appears to be sufficient for the window size and weight. Most of the windows exhibit some bowing, both in and out. The most pronounced observed was in the Library south transom, around the jaw line of Edgar Allan Poe. Some bowing is to be expected and all of the bowing in the Dillon House windows appears to be minor in nature. But these conditions do warrant further analysis to ensure that they do not compromise the glass and overall integrity of the windows. The caming itself appears to be lead and does not exhibit any serious signs of corrosion or other failure.



Library South Transom – detail of E.A. Poe portrait

The glass itself is in very good condition. A few cracked panes were observed; all but one was clear glass. The painted glass is in exceptional condition. There was no flaking, fading or other noticeable loss of paint on the decoration. This is unusual in painted glass that contains figures. The details of faces and hands are typically among the first details to be lost. In the Dillon House windows they are still crisp and fine.

The material that mates the glass and the came is a key component in stained glass windows that are used in building exteriors. And at the Dillon House, the putty or waterproofing as it is often called is in a deteriorated state. It is dry, cracked and missing in many locations. This deterioration presents a two fold problem. First it provides an avenue for air infiltration and for moisture to gather in the tracks of the cames. Second it allows the glass to rattle in the cames, subjecting it to stresses and potential breakage. Windows in this condition tend to be covered rather than repaired. Installing protective windows over stained glass can create many problems and actually accelerate deterioration. It is not recommended that the windows be covered. It is recommended that a reputable team of preservation architect, stained glass conservator and stained glass restoration contractor be hired to perform a study and full assessment of the windows. The first step in the stained glass study should be to identify the maker of the windows if at all possible. Once a determination of the value and condition of the windows is made then an appropriate course of treatment can be decided upon that balances cost with scope of work.

Second Floor:
All rooms on the second floor are in fair to poor condition. Carpet, sheet vinyl and vinyl tile that is currently exposed is at the end of its useful life. Most of the floors exhibit some

unevenness and sagging. Some of this is simply due to creep and should be expected in old wood framing. Some of the deformation has been exacerbated by water from roof leaks that has permanently "set" a deeper sag in the floor. Some of this may be due to layers of old flooring and in-fill framing at old penetrations, such as the elevator.

Ceilings on this floor are generally in poor to very poor condition, exhibiting peeling paint, cracked plaster and losses of finish in areas associated with major roof leaks above. However the plaster crown mold and wood picture rail are generally in good condition, even where there have been leaks. Water infiltration from roof leaks has significantly and adversely affected the East Annex, Northwest Bedroom, and West Hall. Walls and floors in locations adjacent to these roof leaks also exhibit damage and sagging consistent with significant water penetration.



Main Stair Hall – oak railing

Plaster and decorative crown molding in the northeast corner of the main stair hall exhibit damage due to water intrusion into the wall. This location lines up with the damage to the wood paneling noted in the Reception Hall below, indicating that the leak in the roof drainage is high up, either at a conductor head or the eave, perhaps both. The upper stair runs that flank the opening both slope downward across the width of the landing. Plaster in the walls is cracked at the transition from the masonry to frame substrate on the west wall. There are more cracks in the plaster of the frame portion of this wall that may indicate some deflection of the third floor framing in this area.

The Northeast Bedroom floor and south wall sag significantly and it is most pronounced between the East Bath and the adjacent Closet. This sag is not visibly evident in the ceiling of this room or in the floor of the East Attic above. But below, the Library ceiling was measured and found to be out of plane about 1" in the vicinity of this sag. This sag is believed to be a result of an original construction detail that reduces the height of the joists in this area to allow for a thickened cementitious grout bed under the ceramic tile in the bathroom. Since the plaster below is intact, it would be preferable to reinforce the framing from above. Attempts to straighten the floor framing would likely damage the plaster below.

The Southeast Bedroom has a sag to the floor that is more typical of long joists supported on the ends, but it does not appear to exhibit the same pronounced area of deflection in the vicinity of the East Bath as the Northeast Bedroom.

The Sitting Room also has some sag to the floor, but otherwise the room is in fair condition as is the bathroom off of this room.

The Southwest Bedroom also has a sag to the floor, but the entire rooms seems to run downhill slightly on the west end. Some settlement in this corner of the house may be occurring or have occurred. There is a large fireplace mass on this west wall and a West Annex window well is immediately adjacent, as is a



West Hall – ceiling damage due to roof leak

downspout. The combination of weight and saturation of the foundation may be the cause.

The West Hall has had significant damage to the ceiling and floor owing to a roof leak. There is some sagging in the floor in this area, which is coincidentally very near the headers and other original framing for the elevator penetrations and thus their in-fill.

The Northwest Bedroom is another victim of a roof leak. The floor sags in this room as with the other bedrooms, but the sag is more noticeable at the location of the leak.

The Men's and Women's Rooms are both in poor condition. The vinyl sheet flooring is worn and cracked plaster and peeling paint are typical on walls and ceilings.

The West Service Hall historic surfaces are obscured by acoustic tiles that have been directly applied to the wall and ceiling. The West Porch on this level has the same acoustic tiles, but several have fallen off or been removed revealing heavily sanded plaster or possibly stucco. Early accounts of the home included a solarium, but did not directly address which floor the solarium was located on. The West Bedroom on this floor has had gypsum wall board applied to the walls and ceilings. Given the relationship of the wallboard to the wood base, it would appear that the original plaster was left on the walls. All of the floors in these areas are covered with 9x9 vinyl floor tiles, many of which are coming free from the substrate.

Third Floor:

Finishes on the third floor are all in some state of deterioration or neglect. Peeling paint and wall paper and cracked plaster are evident in nearly every room. The wood flooring exposed in all of the rooms could be restored, there are a few patches that do not blend well, but in all the material is in tact and in good enough condition to be refinished.



West Bedroom - repair at previous roof leak

Severe roof leaks over the Hall and the West Bedroom have contributed to deterioration on this floor. In the East Attic space another roof leak along the south facing hip face is evident. The water from this leak is caught by a tarp.

In the South Attic daylight could be seen between the masonry and the flashing at the south wall of the chimney, but the area did not show evidence of active water infiltration. Daylight could also be seen in the vicinity of the eastern dormer on the north side of the roof. The west wall of the East Bedroom has sustained some water damage and this area is the likely culprit.



Linen Room - north wall

Mechanical Systems:

Mechanical systems in the building were not evaluated by an engineer as part of this report. In large part this evaluation was deemed unnecessary because the age and condition of the equipment

2.5 CONDITION ASSESSMENT

indicates that it is overdue for replacing. However, some mention of the various systems is worth noting, because original elements of all are still extant in the house and do contribute to the character.

Plumbing appears only to be fully functioning on the first floor. Historic sinks are still in place in the Men's and Women's Restrooms on the second floor, but all other bathrooms have been gutted of their original fixtures or were later additions.

Many historic radiators exist in the Dillon House. There is a good deal of variety in the size, configuration and style of radiators. Some are quite Victorian and others more Art Nouveau influenced. Exposed radiators in key spaces should be saved. Many are in locations that they could provide localized radiant heat beneficial for counteracting drafts from windows and exterior masonry walls. Forced air units in the house all appear to date from the 1940's or 1950's with a few later upgrades. Much of this equipment is only operating when the building is occupied to save on energy and to prolong the limited life left in the systems.

The lighting is a mixture of fluorescent (of various eras 1940s to present) and incandescent fixtures, most of which date from the original construction. A few of the light fixtures are historic and original to the house. The most notable of these include: the sconces and the chandelier in the Reception Hall, the pendant in the Vestibule, the exterior fixture over the front door, and the sconces on the bookshelves in the Library. These fixtures should be saved and necessary repairs, like re-wiring, included in any renovation work. There are also several original fixtures on the rear stair and the third floor. While many are missing their glass shades, these are items that can rather easily be procured. Again these fixtures can be re-wired and repaired to re-use if these areas are used as part of future renovation plans. The switching for the lights is a mix of toggle and push-button switches.





Historic Light Fixtures - Reception Hall, relocated from Dining Room, (left) and Library (right)



2.5 CONDITION ASSESSMENT

Power for the house is a mixture of grounded and non-grounded outlets. Some outlets appear to be malfunctioning or disconnected as they have been covered over. And wiring from several different eras of construction, including cloth wrapped wiring, were observed throughout the building, and sometimes connected to one another.

The house appears to have had fire and or smoke detection installed in most spaces, including attics, basements. Sprinklers have been installed in the basement only and the standpipe is located in the southeast corner of the kitchen. These life safety systems appear to be among the newest mechanical additions to the building.

Structural Systems:

Owing to the brief amount of time allowed for this report structural investigation concentrated primarily on areas that showed some signs of distress. This focused attention on the second floor framing which has many visible sags and deformities.

Presumably the floors were originally designed to handle a 40 psf live load. This design load has been used for over 100 years and is still the standard for residential design. However, the Dillon House has been subject to uses, office and meeting space, that demand a higher structural loading since 1941 when it was converted into office space for the American Home Life Insurance Company. The floor shows little evidence of reinforcing to withstand these loads and they have likely caused the creep deflections that are currently evident. The addition of two more layers of flooring to these spaces has not helped the situation. The existing second floor framing is made up of 1 1/2" x 11 1/8" (actual dimensions). Deflections were measured in select locations on the second floor as part of the structural analysis. These deflections indicate the framing has been over-stressed in the past and is no longer capable of supporting the intended residential design loads.

Select areas of the third floor also show some signs of deflection and some limited investigation of these areas was out of the scope of the investigation, however where the framing could be seen it was noted and predominantly the third floor is framed in a manner similar to the second.

The first floor faming is only visible in small areas, but was found to be 1 1/2" by 11 1/8" as well, but the floors have had beams installed at mid-span that have significantly stiffened the floors.

A truss is located roughly in line with the southern edge of the large flat roof area. This truss may have been added after construction or used as temporary support during construction. However, it does appear to be to supporting the long ceiling joists of the third floor over Hiram's Library. The support of the east end of this truss is questionable and the truss is loaded primarily on its north side which appears to be pulling the truss out of true vertical alignment.

The roof framing was given only a visual inspection, but no apparent signs of distress were found. Several posts are located in various spots in the attic spaces. These posts may have been temporary braces during construction that were left in place or they may be load carrying members, but a final determination was not made.



3.1 USE OPTIONS & COSTS

When historic buildings are considered for re-use there are a number of factors to consider. Regulations and requirements from model codes, local, state and federal authorities all need to be reviewed with a clear understanding of the building as it exists. Different activities may prove to be a better "fit" for existing spaces. Change in use in a building often can trigger the need for more extensive changes to an existing building because model codes place different requirements on different uses. As one example, the structural capacity of the floor framing for an office and a library are vastly different. Thus a library may easily move to being an office, but an office space generally could not easily become a library, without significant structural reinforcement. Finding a compatible use for building spaces in historically significant buildings also requires sensitivity to existing historic character.

And ultimately, when a compatible use can be identified it generally also produces the best cost for a renovation project. Given two identical buildings needing similar work, the one with the use that best fits within the existing room sizes and configurations and the confines of the building itself will be less expensive than a use that requires significant re-arrangement of spaces or additions to accommodate the new function.

Potential Uses

Potential uses identified for the Dillon House include State Government uses and Public (both for-profit and non-profit) uses.

STATE GOVERNMENT	*PUBLIC or PUBLIC-PRIVATE PARTNERSHIP*
Formal receptions	Residential – Bed and Breakfast
Office Space for Boards, Commissions, State Agency, etc	Meeting/Event space: recitals, weddings, anniversaries, etc
Meeting Space for legislative sub-committee, party caucus, task forces, etc.	University classes/programs
Dignitary guest house/ Bed and Breakfast	Daycare
Legislative residence	Non-profit office and meeting space
Restaurant/Cafe	Restaurant/Fine Dining

In evaluating these potential uses it is beneficial to acknowledge some basic conclusions regarding all of them. That is to say, what alterations to the building would most of them

3.1 USE OPTIONS & COSTS

require? What alterations would they all require? Doing so highlights the uses that would require more alterations or more drastic alterations.

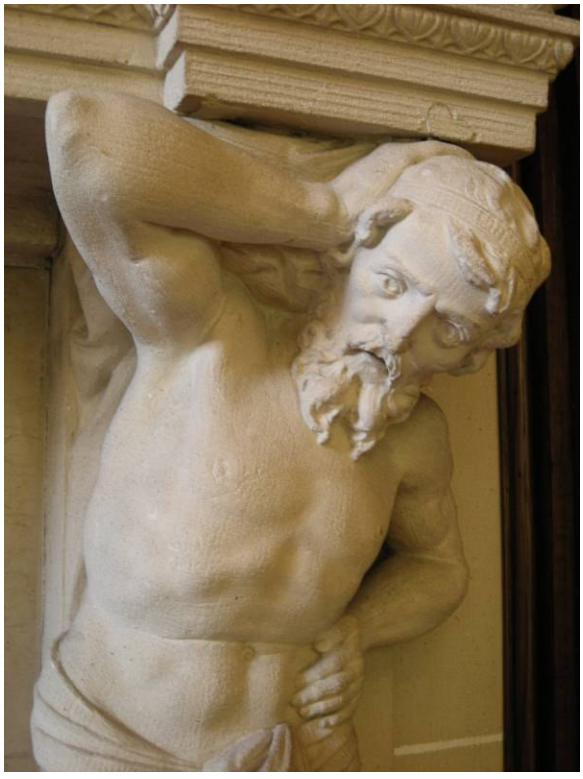
With the exception of a purely residential use, the building will require significant upgrades; structural, accessibility and life safety in particular. No matter the use the building requires significant mechanical system replacement and repairs to interior and exterior finishes.

Given those conclusions, uses that best fit the room sizes existing in the Dillon House and their arrangement would be best. The rooms on the first and second floors of the house are unusually large for domestic spaces. They have and can continue to function well as small classroom or meeting room spaces. They also have potential as open office spaces.

Offices mean people in the building daily, and depending on the occupants it could mean year round occupancy. But turning the entire house into offices would mean giving up potential meeting rooms, a valuable commodity within the Capital complex.

Meeting spaces are in demand, particularly when the legislature is in session. This is the current use of the building and it is proving seasonal and transient thus it does not make the best use of the building given operating costs.

Receptions and residential uses would also be intermittent and share some of the same problems as using the house entirely as meeting space. However, with the room sizes available, the exiting and the configuration, the third floor does lend itself very nicely to being residential space and little else.



Dillon House - Reception Hall fireplace atlas detail

Food service uses, such as a restaurant or café could work within the confines of the house, but the installation of a commercial kitchen and two stories of dining would require more reconfiguration of the space than the uses previously discussed.

University level classes or programs with limited enrollment could utilize the spaces in the building. Study programs focusing on law, political science, public administration and the like would benefit from proximity to the Statehouse and other State government offices located within the Capital Complex. But, like many of the governmental uses would result in a more seasonal use of the building.

As all of these uses have pros and cons perhaps the best use is not one use, but a collective of uses that can work harmoniously together to utilize the most area within the Dillon House for the greatest amount of time during the course of a year.

3.1 USE OPTIONS & COSTS

Offices that would only take a small portion of the house would be occupied year round, by occupants that could also manage and schedule the first floor spaces as meeting, reception, event and exhibition rooms would be complimentary uses. As the State owns the building it would be best if the offices could be used for some state agency, but it would have to be one that could provide scheduling and event coordination. An agency or office that is in contact with the public could also act as an ambassador for the State, so that the spaces would be viewed as viable options to the public when not in use by the State. The legislation that allows for the consumption of alcoholic beverages on the premises could open up possibility of the rental of these spaces and actually provide some funding for the regular maintenance and upgrades the Dillon House will need.

Funding for routine maintenance and replacement of equipment is only one portion of the Dillon House funding, the more immediate need would be the funding required to renovate the building. An agency familiar with and able to raise funds of its own to contribute to the renovation could become a partner with the State in sharing the costs.



Dillon House - Main Stair stained glass detail

Another potential partner in fund raising would be an organization similar to the "Friends of Cedar Crest". The Friends of Cedar Crest work to raise money to maintain and improve the governor's mansion. Legislation exists that would permit a similar group to be set up for the Dillon House. This could provide yet another partner to help move the project forward.

Recommendations

The most compatible and highest use of the Dillon House would be to renovate the building to serve a mixed use function. Ideally this would be a state agency that was relatively small (less than 12 people) to allow for some growth potential within the building. The agency would have a strong presence with the public to encourage public use of the flexible meeting spaces available on the first floor to supplement the use by the State government. An agency with such a presence could also promote interaction between elected officials and their constituency.

There are many agencies in the State that would fulfill these basic requirements. But in looking at the history and the interests of Hiram and Susie Dillon and their influence on the form and use of the home one agency became more obvious than the others.

Hiram's love of literature is well founded. The home he built for himself had not one, but two libraries in it. The main library on the first floor is some 950 square feet and located



3.1 USE OPTIONS & COSTS

prominently on the end of the house, visible from three sides and facing the Statehouse. H.P. Dillon was such a lover of literature that he placed a quote from Shakespeare across the mantel in this room and adorned the tops of all the windows with printer's marks and author's portraits rendered in stained glass. This love of literature takes on a visual quality in the stained glass on the main stair landing. Passages and scenes from one of Tennyson's master works tell haunting, romantic legends of knights and ladies and the good and vile outcomes that love has wrought for them.

Sculpture adorns the entry of the home from the lions that greet visitors to the impressive lion door knocker and the lion skin cloaked atlases in the windows above the door. Sculptural accents inside the house are placed in strategic locations such as the carved wood newel posts on the main stair and in the Reception Hall fireplace.

Susie's love of music and singing were well noted and were family traits. Her sister, who brought Susie to Topeka, had the city's first grand piano and willingly loaned it out to be taken to venues around town for concerts. Susie followed in her sister's lead, holding concerts and recitals in her own music room, outfitted with a gilt grand piano. For a time that piano entertained people at Topeka's Municipal Auditorium and in recent years has found its way back to the Dillon House, though not in the lovely gold and rose room that once housed it. Like the Dillon House itself that piano is quietly waiting for a chance to shine again.



Dillon House - Door knocker detail

The Dillon's believed Topeka a fine and worthy place and in their time did their part to try to make it a jewel in the Midwest. In honor of their hope that Topeka be a thriving, cultured city on the plains it would be appropriate if the Dillon House were to become the new home for the Kansas Arts Commission. The Arts Commission is a smaller agency with the public outreach, event and programming experience to be able to aptly manage the building and the use of flexible spaces that could serve a multitude of purposes for the benefit of the State of Kansas and her citizens.

The Dillon House could become another ambassador for the State of Kansas with the motto "none come too early, none stay too late".

3.1 USE OPTIONS & COSTS



Dillon House – Main Entry

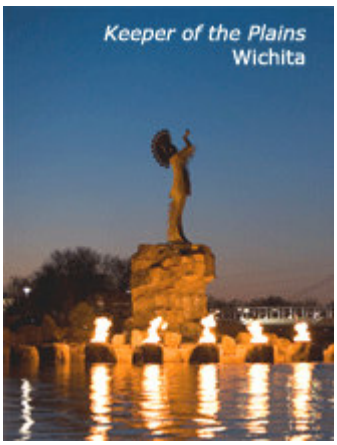
3.2 RECOMMENDED USE & DETAILED COST ESTIMATE

The Dillon House was built with personality and distinction that was as rare for its day as ours. A tenant that respects this charm and can restore a sense of vivacity to the house would pay large dividends in a restored space by engaging both the public and private worlds.

The Kansas Arts Commission

The Kansas Arts Commission would be a tenant that has the experience and capacity to manage events and exhibits in the Dillon House. The legislature would continue to have the first booking priority for use of the meeting spaces within the building. But the executive and judicial branches of the State of Kansas would also be able to utilize these spaces for a variety of meetings or receptions. The governor might use the space to host dinners for visiting dignitaries. State agencies might use the space for fund raising events or recognition ceremonies. The judicial branch might host dinners for formal receptions. The Kansas Arts Commission could use the spaces for events, exhibits and programs. And finally, when not needed for state events, the public could rent these spaces at market rates providing income that would help maintain the structure.

The Kansas Arts Commission programs touch the lives of so many citizens of the State of Kansas. Whether it be the commuter who daily passes the Keeper of the Plains in Wichita, or a child playing at the Smoky Hill River Festival or a special evening at the symphony that brings a family together for an evening in Topeka the programs enrich lives and make Kansas a better place to be. The Dillon House provides the Kansas Arts Commission an opportunity to have a physical home that supports and reinforces their mission. Their presence in the Dillon House would prove to be mutually beneficial.







Kansas Arts Commission - A sample of outreach programs from across the State of Kansas



3.2 RECOMMENDED USE & DETAILED COST ESTIMATE

Proposed Arrangement of Spaces

The Library and Music/Dining Room, located on the first floor, would continue to serve as primary event spaces. With the Kansas Arts Commission as a tenant these spaces would come alive with rotating displays of artwork. Restoration of the East Porch and Pergola would allow the gracious space of the Library to spill into a sheltered area outside and then onto the east lawn, affording beautiful views of the Statehouse just across the street. Attendees at evening events could enjoy the backdrop of the Statehouse bathed in the warm glow of a sunset.



Dillon House - First Floor Library

Additional event space could be housed on a renovated ground floor with one space equal in size to that of the Library above. And the ground floor lobby could be used as an exhibit space.

The majority of the offices for the Kansas Arts Commission itself could be located on the second floor. The Kansas Arts Commission could make use of the meeting and event spaces for programs that support their mission. The third floor could be returned to a residential use by making it into a studio and apartment for an artist in residence program. This residential use could also be used as a guesthouse for visiting dignitaries.



3.2 RECOMMENDED USE & DETAILED COST ESTIMATE

The addition of an elevator would allow all floors to be accessible and restroom facilities can then be distributed on all levels of the building. A catering kitchen could be incorporated to facilitate meal service at events.

Proposed floor plans are included at the end of this section to illustrate the manner in which the various uses might fit within the building. These changes can be made in such a way that they respect the historic character and fabric of the building and allow for contemporary use of the spaces.

Detailed Cost Estimate Based on Proposed Plans

Construction costs for any building or renovation project are primarily driven by a combination of scope and quality. Scope, meaning the scope of the work to be undertaken and quality, meaning the not only the quality of the workmanship, but also the materials involved. The larger the scope of work and the higher the quality the higher the construction costs will be.

However, construction costs should not be the only costs that a building owner should consider when making decisions regarding a project. Operational costs, particularly for a long term owner, are typically more significant over the life of a building. Thus there must be a trade off and balance between the two in order to provide the best value for a given owner. One of the larger costs for a renovation of the Dillon House will be mechanical systems. The construction costs for heating and cooling system will depend on the system chosen and the manner in which that system is powered. A heating and cooling system powered geothermally will have a higher construction cost, but will provide lower operational costs over the life of the system and will more than repay the initial investment made.

In general terms the scope of work is described in section 3.5 Work Recommendations. Limiting the number of major changes for reconfiguring space is a method of reducing the scope of work. The quality of the work should be such that the State of Kansas is provided a sound and reliable building. But the quality of the materials used can be thought of as a sliding scale. At the bottom end of the scale would be materials that are suitably durable for their intended use and duration of that use. And at the high end of the scale would be materials that are extremely durable and provide a high degree of performance or finish. When working with an existing building, the quality of new materials is often driven in part by the existing historic material and the nature of the work being performed. Lower quality materials can often be used as a cost control method if they are employed wisely. As an extreme example, it would make no sense to repair a leaking pipe with duct tape. The tape will fail many times over before the metal and each failure will likely result in damage to surrounding materials.

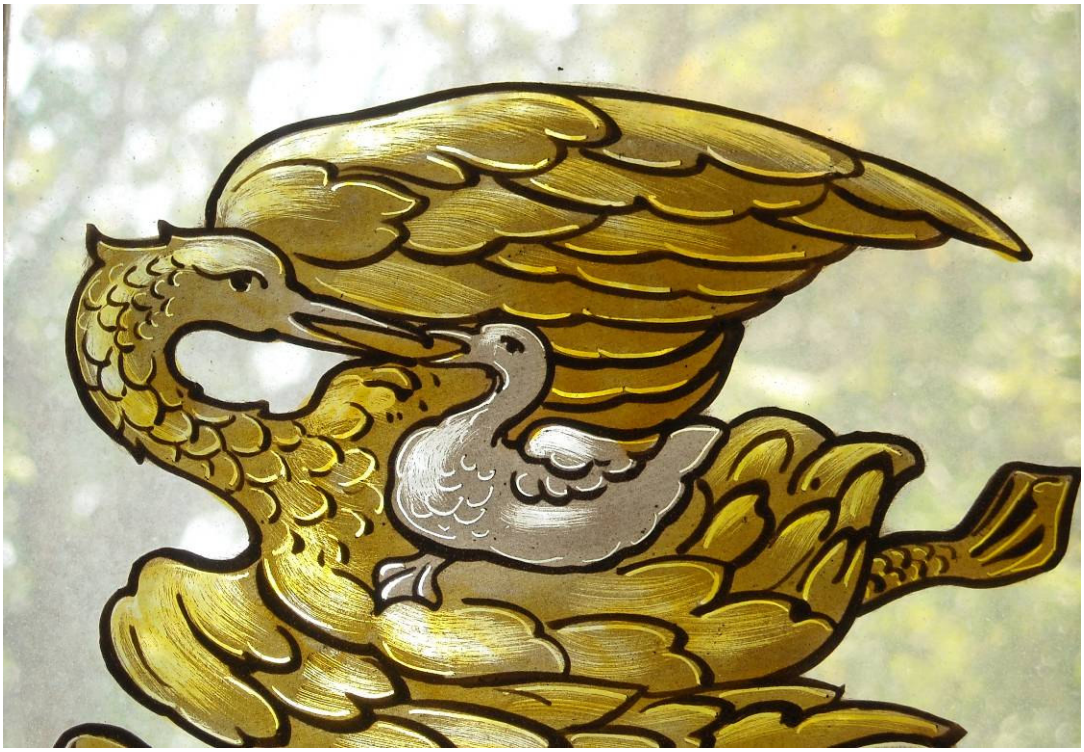
Determining the precise scope and quality of the work for a renovation such as is proposed in this report takes a great investment of time and effort on the part of design professionals and the various stakeholders in the project. Multitudes of decisions, both large and small, are made during this process and most all of them have an impact on the cost of the work. These decisions are typically documented through detailed drawings and specifications. This sort of work is far beyond the scope of this report. However, costs can be estimated based on even schematic plans.

Architectural floor plans only reflect a portion of the scope of work for any project. And the proposed plans in this section are conceptual, at best, as neither the proposed building occupants or users were consulted. However, the information gained in the process of researching, documenting and examining the Dillon House for this report can give an experienced preservation architect an idea of what would likely be entailed in the execution of

3.2 RECOMMENDED USE & DETAILED COST ESTIMATE

those plans. The detailed estimate of likely construction costs included in this section is based on just such information. This estimate also includes a large design contingency factor to account for the conceptual nature of the plans.

It should be noted that the estimated costs are based on a high degree of quality, both in workmanship and in most of the materials. This was done to provide an idea of what the high end of a major rehabilitation project on the Dillon House might realistically cost. Depending on the quality of materials and finish the costs could be as much as $750,000 less than those shown in the detailed estimate. Therefore, the cost of a rehabilitated Dillon House might realistically range from $3.1 million to a high of $3.9 million dollars.



Dillon House –First Floor Library detail of Elsevier publisher's mark, south transom window

Estimate of Probable Costs for Complete Building Restoration

TA Project # B50562

Date: August 31, 2009

Cost Estimate Based on Calendar Year: 2009

Total Building Net Square Footage: 3 stories, without East Annex 11,907

	ITEM	QTY	U	UNIT COST	COSTS
Div 1	**General Requirements**				
01000	Vertical Access for exterior restoration	6	MO	$ 809.00	$ 4,854
01500	Temporary protection and facilities	11,907	SF	$ 3.28	$ 38,998
01732	Demolition of 2-story East Annex	1,180	SF	$ 10.81	$ 12,757
01732	Demolition of north parking lot & entrance ramp	1,084	SY	$ 7.70	$ 8,350
01732	Trenching for installation of new storm piping	400	LF	$ 14.58	$ 5,830
01732	Demolition of existing MEP	12,884	SF	$ 1.25	$ 16,105
01732	Demolition of ACT and suspended ceilings	1,134	SF	$ 0.67	$ 761
01732	Demolition of plaster and wood lath ceilings	3,372	SF	$ 1.14	$ 3,858
01732	Demolition of plaster and metal lath ceilings	3,614	SF	$ 1.60	$ 5,764
01732	Demolition of carpet and non-asbestos tile flooring	5,968	SF	$ 0.43	$ 2,578
01732	Removal and salvage of existing 2nd floor wood floor	908	SF	$ 6.08	$ 5,520
01732	Demolition of non-historic doors & other elements	3,820	SF	$ 2.48	$ 9,455
01732	Demolition of ground floor slabs	2,504	SF	$ 5.89	$ 14,733
01732	Demolition for elevator shaft installation - vault	95	CF	$ 44.00	$ 4,182
01732	Demolition for elevator shaft installation - non-vault	288	SF	$ 1.86	$ 535
01732	Demolition for new door thru vault wall	113	CF	$ 26.40	$ 2,970
Div 2	**Site**				
02230	Removal of existing plantings	1	AL	$ 2,500	$ 2,500
02300	Regrading south lawn	533	CY	$ 38.68	$ 20,627
02630	New roof drainage sub-grade piping w/ trench & fill	400	LF	$ 50.45	$ 20,180
02751	New parking, drives and walks	944	SY	$ 40.98	$ 38,699
02920	New lawn / seeding	1,178	SY	$ 7.58	$ 8,926
02930	New plantings	1	AL	$ 5,950.00	$ 5,950
Div 3	**Concrete**				
03300	Underpinning and elevator pit/slab	20	CY	$ 2,695.00	$ 54,998
03300	New ground floor slabs	2,504	SF	$ 4.66	$ 11,665
03300	East pergola foundations - reuse existing	0	LF	$ -	$ -
03300	East pergola slabs and elevated slabs	19	CY	$443.84	$ 8,285
Div 4	**Masonry**				
04810	Interior unit masonry for elevator	1,540	SF	$ 9.81	$ 15,101
04902	Remove and re-set stone stairs	30	LF	$ 91.40	$ 2,742
04902	Exterior brick & stone masonry - clean 100%	7,896	SF	$ 2.22	$ 17,545
04902	Brick & stone masonry rake & repoint 25%	1,783	SF	$ 5.21	$ 9,297
04902	Brick retaining wall rake and repoint - 100%	764	SF	$ 5.21	$ 3,983
04902	Brick & stone masonry restoration	1,579	SF	$ 29.47	$ 46,537
04902	Brick and stone restoration - East Elevation	1,232	SF	$ 15.21	$ 18,739
04902	New stone and brick masonry for East Pergola	1	EA	$ 271,655	$ 271,655
Div 5	**Metals**				
05500	Elevator hoist beam	15	LF	$ 22.00	$ 330

Estimate of Probable Costs for Complete Building Restoration

TA Project # B50562

Date: August 31, 2009

Cost Estimate Based on Calendar Year: 2009

Total Building Net Square Footage: 3 stories, without East Annex 11,907

	ITEM	QTY	U	UNIT COST	COSTS
05500	Metal reinforcement for grand stair	25	EA	$ 64.02	$ 1,601
05530	Metal grating at areaways and window wells	123	SF	$ 27.97	$ 3,441
05700	Exterior metals restoration - lintels and porte cochere	1	EA	$ 8,379.83	$ 8,380
05721	Custom replica wrought iron exterior rails	100	LF	$ 247.50	$ 24,750
Div 6	**Wood and Plastics**				
06100	Structural reinforcement and repair of 2nd floor	2,112	LF	$ 38.16	$ 80,601
06201	Exterior finish carpentry - eave and soffit restoration	325	LF	$ 28.05	$ 9,116
06201	Exterior finish carpentry - pergola reconstruction	800	SF	$ 25.75	$ 20,600
06415	Counters and casework - restrooms and kitchens	43	LF	$ 247.50	$ 10,643
Div 7	**Thermal and Moisture Protection**				
07210	Third floor and attic insulation	5,800	SF	$ 1.07	$ 6,201
07321	Remove, salvage and reinstall clay tile roofing	3,865	SF	$ 26.00	$ 100,490
07321	New clay tile roofs associated with elevator	288	SF	$ 22.12	$ 6,371
07511	New flat and existing flat roofs	1,236	SF	$ 2.29	$ 2,828
07610	Repair existing copper roofing	441	SF	$ 19.36	$ 8,538
07620	Copper flashing, gutters, downspouts repairs	417	LF	$ 13.75	$ 5,734
07920	Joint Sealants	11,907	SF	$ 0.40	$ 4,763
Div 8	**Doors and Windows**				
08212	New exterior doors	8	EA	$ 2,316.60	$ 18,533
08212	Restoration of existing historic exterior doors	1	EA	$ 1,800.00	$ 1,800
08212	New interior doors	13	EA	$ 768.24	$ 9,987
08550	New storms and screens	1,041	SF	$ 38.25	$ 39,799
08550	New storm windows - stained glass	96	SF	$ 48.95	$ 4,699
08550	New replica windows	2	EA	$ 7,000.00	$ 14,000
08592	Restore existing historic wood windows	1,041	SF	$ 197.50	$ 205,598
08592	Restore stained glass windows and transoms	1	AL	$ 10,500.00	$ 10,500
08630	Sky lights	125	SF	$ 116.60	$ 14,575
Div 9	**Finishes**				
09111	New interior partitions	2,040	SF	$ 7.24	$ 14,766
09215	Plaster ceiling restoration	2,575	SF	$ 36.00	$ 92,696
09215	Plaster wall restoration	3,298	SF	$ 29.00	$ 95,654
09250	Gypsum board ceiling	7,180	SF	$ 4.20	$ 30,170
09512	Accoustical Tile Ceilings	3,400	SF	$ 2.25	$ 7,650
09640	Wood flooring restoration - includes stairs	2,500	SF	$ 7.64	$ 19,106
09650	Resillient flooring	4,730	SF	$ 2.76	$ 13,060
09680	Carpet	444	SY	$ 40.00	$ 17,747
09720	Wall coverings	1,610	SF	$ 2.62	$ 4,218
09911	Exterior painting	2,100	SF	$ 2.37	$ 4,977
09912	Painting and staining, including refinishing woodwork	11,907	SF	$ 11.89	$ 141,574

Estimate of Probable Costs for Complete Building Restoration

TA Project # B50562

Date: August 31, 2009

Cost Estimate Based on Calendar Year: 2009

Total Building Net Square Footage: 3 stories, without East Annex 11,907

	ITEM	QTY	U	UNIT COST	COSTS
Div 10	**Specialties**				
10431	Signage	11,907	SF	$ 0.42	$ 5,001
Div 13	**Special Construction**				
	Fire/smoke detection and suspression system	11,907	SF	$ 5.00	$ 59,535
	Security system, Fire & Smoke Detection	11,907	SF	$ 3.50	$ 41,675
Div 14	**Conveying Systems**				
14240	Elevator	1	EA	$ 110,000.00	$ 110,000
Div 15	**Mechanical**				
	New Heating/Cooling System	11,907	SF	$ 30.00	$ 357,210
	Plumbing Fixtures and Piping	11,907	SF	$ 7.43	$ 88,409
Div 16	**Electrical**				
	New electrical and lighting	11,907	SF	$ 25.00	$ 297,675
	New data/telecom system included above	11,907	SF	$ 2.00	$ 23,814
	Hazardous Material Abatement				
	Asbestos abatement - piping and floor tile				$ 25,000
	SUBTOTAL				**$ 2,758,492**
	General Contractor Fee	10.0%		$ 23.17	$ 275,849
	SUBTOTAL			$ 254.84	$ 3,034,341
	Construction Contingency	5.0%		$ 12.74	$ 151,717
	SUBTOTAL			$ 267.58	$ 3,186,058
	Design/Estimate Contingency	12.0%		$ 32.11	$ 382,327
	SUBTOTAL			$ 299.69	$ 3,568,385
	Escalation Factor (5% per year)	10.0%		$ 29.97	$ 356,839
	TOTAL				**$ 3,925,224**

LEGEND

- Office
- Exhibit/Meeting
- Residence
- Kitchen/Breakroom
- Mechanical/Storage/Support
- Circulation/Restrooms



N.

DILLON HOUSE

BASEMENT FLOOR PLAN

SCALE: 3/32" = 1'-0"

TREANOR ARCHITECTS P.A.

LEGEND

- Office
- Exhibit/Meeting
- Residence
- Kitchen/Breakroom
- Mechanical/Storage/Support
- Circulation/Restrooms



DILLON HOUSE

FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

TREANOR ARCHITECTS P.A.

LEGEND

- Office
- Exhibit/Meeting
- Residence
- Kitchen/Breakroom
- Mechanical/Storage/Support
- Circulation/Restrooms



N.

DILLON HOUSE

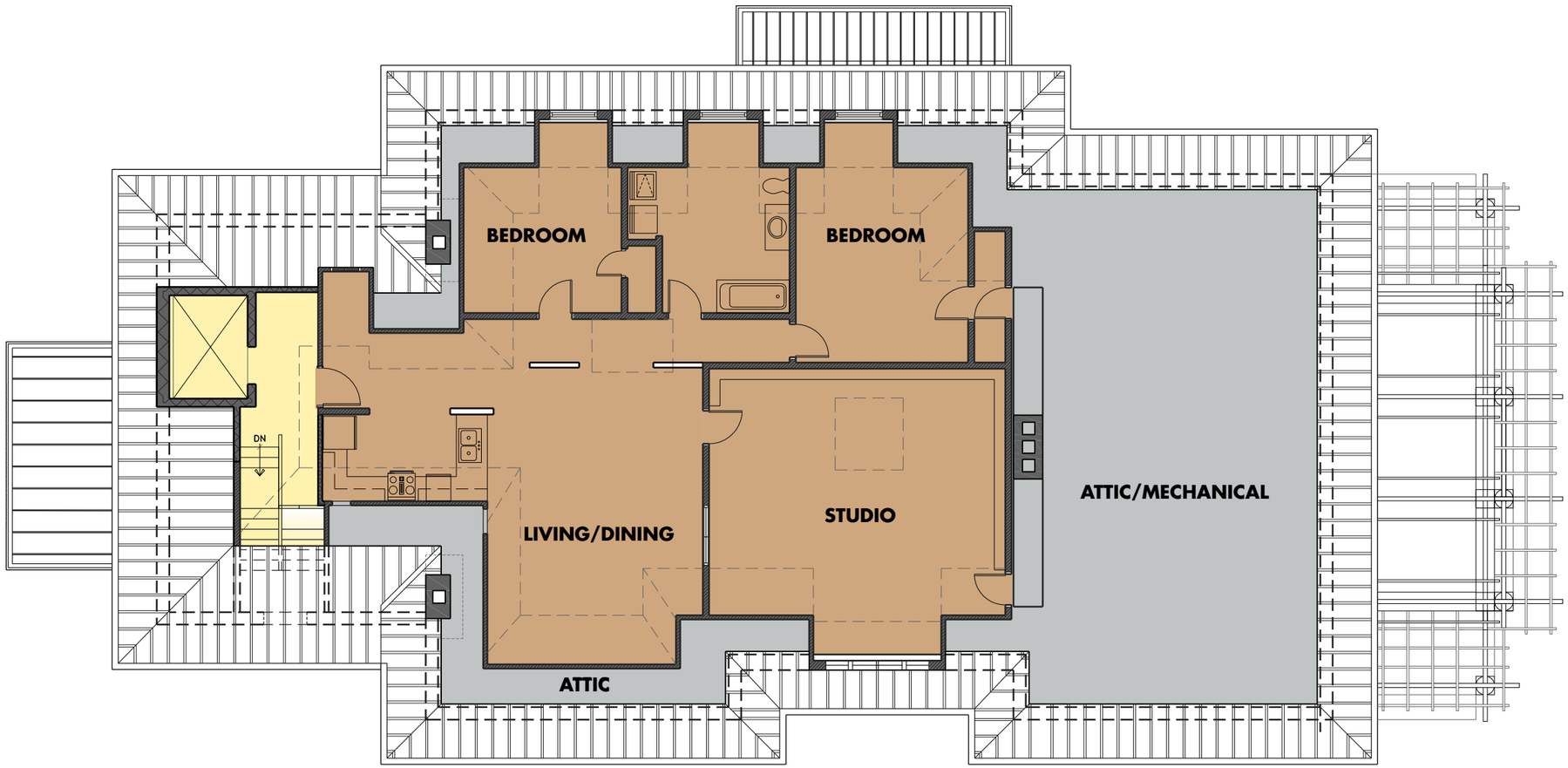
SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

TREANOR ARCHITECTS P.A.

LEGEND

- Office
- Exhibit/Meeting
- Residence
- Kitchen/Breakroom
- Mechanical/Storage/Support
- Circulation/Restrooms



N.

DILLON HOUSE

THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"

TREANOR ARCHITECTS P.A.



3.3 HISTORIC PRESERVATION OBJECTIVES

The Secretary of the Interior provides four standards of treatment appropriate for use when proposing projects for historically significant properties. The treatments are intended to provide a philosophical framework for making decisions that impact historic features. The treatments have similarities, but they do vary significantly. And the variations are due to the recognition that the intended use for the building, the condition of the building and the relative importance of the building all affect what would be considered prudent for any given project. The Standards are: Preservation, Rehabilitation, Restoration or Reconstruction. The names of the various Standards are also terminology that is used regularly when talking about historic buildings. It is important to establish one Standard for evaluating a project in respect to an historic property and it is important not to confuse the jargon used in discussing the execution of that Standard with another standard. For instance, it is possible to preserve or to restore an element of a building while working under the Rehabilitation Standard, but that does not mean that the Standard used for evaluation has changed.

The Dillon House was built to be a private residence. The proposed use (in fact the current use) for the building is not private residential which causes a change in code and accessibility requirements that have and will continue to impact the fabric of the building. The physical condition of the Dillon House is somewhat deteriorated and repairs will have a further impact on the historic material that remains. However, the Dillon House is also a rare example of pre-World War I architecture and is a rare survivor in a neighborhood that was largely lost to urban revitalization efforts, which makes it a significant part of Topeka's historic fabric. Given all of these parameters the Standard that provides the most flexibility and the best fit for likely changes is the Secretary of the Interior's Standard for Rehabilitation.

Recommendations

The classification of spaces and features of the Dillon House provided in Chapter 2.4 Evaluation of Significance provides general direction for application of any of the Secretary of the Interior's Standards. What follows is a list of further recommendations that expands upon that direction to provide specific examples of work directly related to the historic character of the building that should be undertaken or strongly considered as part of a rehabilitation project.

Exterior:

- Preserve and repair roof, eaves and roof drainage.
- Restore casement windows to their original height on the first floor.
- Remove coatings from the marble lions flanking the Main Entry.
- Restore doors and windows, including replacing inappropriate repairs to bay window casements.
- Restore original exterior light at Main Entry.
- Remove the East Addition and reconstruct the East Porch and Pergola.
- Preserve and repair South Porch.
- Replace railings at North Porch.
- Remove intrusive site plantings.
- Preserve and repair porte cochere, including replacing missing glass fringe.
- Restore some green space along the north elevation to serve as a buffer from parking.

3.3 HISTORIC PRESERVATION OBJECTIVES



Dillon House - North Elevation c. 1920, note East Porch and Pergola, railing at the North Porch and the taller casement windows on the first floor of the East Wing.



Dillon House - North Elevation 2009, note loss of East Porch and Pergola and shortened first floor casement windows of the East Wing

3.3 HISTORIC PRESERVATION OBJECTIVES



Dillon House – South Elevation 2009 inappropriately coated marble lion, note white spots where coating is failing

Interior:

First Floor:

- Reconstruct wood paneling at west wall of Reception Hall.
- Preserve and repair historic light fixtures in the Vestibule, Reception Hall and Library.
- Preserve and repair historic fireplaces in the Reception Hall and Library.
- Remove in-fill at historic door openings between Library and Reception Hall.
- Restore Library book-case fronts to original configuration.
- Replace Library chandeliers with replicas of original chandeliers.
- Replace missing French doors and transoms in east wall of Library.
- Restore green leather wall coverings in Library.
- Restore stained glass in Library and at Main Stair.
- Restore floor finishes on the Main Stair.
- Restore wood finishes in the Music and Dinning Rooms
- Reconstruct Dinning Room Fireplace front.
- Reconstruct or re-interpret the historic division between the Music and Dining Rooms.

3.3 HISTORIC PRESERVATION OBJECTIVES



Dillon House - Reception Hall c. 1920



Dillon House - Reception Hall 2009

3.3 HISTORIC PRESERVATION OBJECTIVES



Dillon House – Dining Room c. 1920



Dillon House – Dining Room 2009

3.3 HISTORIC PRESERVATION OBJECTIVES

Second Floor:

- Replace missing windows in east wall of Northeast and Southeast Bedrooms.
- Repair plaster crown molding at Main Stair.
- Restore original wood and tile finishes at bedroom fireplaces and restore hearths.
- Restore original flooring.



Dillon House – Southeast Bedroom fireplace tile, concealed under carpet.

Third Floor:

- Replace missing skylights.
- Restore finishes, bookcases and lighting in Hiram's Library.
- Restore existing historic light fixtures throughout the floor.

3.4 REQUIREMENTS FOR WORK

When historic buildings are considered for re-use there are a number of factors to consider. Regulations and requirements from model codes, local, state and federal authorities all need to be reviewed with a clear understanding of the building as it exists. Different activities may prove to be a better "fit" for existing spaces. Change in use in a building often can trigger the need for more extensive changes to an existing building because model codes place different requirements on different uses. As one example, the structural capacity of the floor framing for an office and a library are vastly different. Thus a library may easily move to being an office, but an office space generally could not easily become a library, without significant structural reinforcement. Finding a compatible use for building spaces in historically significant buildings also requires sensitivity to existing historic character.

Applicable Codes and Regulations:

The following is a list of codes, rules and regulations adopted for use on State owned buildings that currently pertain to the Dillon House:

- 2006 International Building Code (Chapter 11 deleted)
- 2006 International Building Fire Code
- 2006 International Mechanical Code
- 2006 International Plumbing Code
- 2006 International Fuel Gas Code
- 2006 International Energy Conservation Code
- Codes and regulations referenced by the above codes.
- ASHRAE 90.1-2007
- Kansas Fire Prevention Code
- Americans with Disabilities Act Accessibility Guideline for Buildings and Facilities (ADAAG) and/or Uniform Federal Accessibility Standards (UFAS).
- Kansas State Boiler Code
- Kansas State Historic Preservation Statute
- Kansas State Department of Health and Environment and Environmental Protection Agency regulations concerning asbestos and lead based paint.



Dillon House - Marble lion at entry

The following codes should be utilized as a tool for sensible application of the above model building codes to the Dillon House and for further interpretation of the manner in which model codes should be applied to existing and historic structures:

- 2006 International Existing Building Code

Finally, the Secretary of the Interior's Standards for Rehabilitation should be used as part of implementing the State Historic Preservation Statute.



3.5 WORK RECOMMENDATIONS

This chapter contains three general classes of work recommendations. The first entails further studies and planning that would provide necessary additional information for completion of design work for a rehabilitation project. The second section describes stabilization and maintenance work that should be undertaken in the near future to limit further deterioration. And the last section contains recommendations for work that should be included in a rehabilitation project.

Supplemental Studies, Research and Reports

The scope of this report was limited, due in part to the short time frame requested for the report to be completed. Thusly, not all elements of the building were evaluated as thoroughly as possible and not all research that was begun could be completed. The recommendations in this section should be completed. This work could be done in incremental steps, supplemental to this report or could be included in the scope of work for designers.

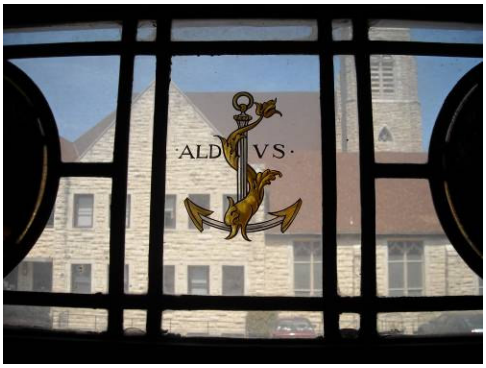
Researching Historic Plans

Efforts to locate original or historic plans for the Dillon House were only partially successful. Copies of plans dating from the 1980s were located. These copies were in the possession of Topeka structural engineers Finney and Turnipseed. These drawings were scanned and returned to the engineer. The Bibliography contains a list of other potential leads to locate plans. Original plans would likely provide conclusive answers to whether or not the West Porch is original and who the architect was. But perhaps more importantly, locating plans would be helpful in planning future work:

- Reconstruction of missing features of the Dillon House.
- Structural analysis required as part of planned reinforcement work.

Stained Glass Report

Initial research into the stained glass of the Dillon House has provided reason to believe that the windows in the house may in fact have been more of the European antique treasures that the Dillon Family collected. The windows are likely of English origin and based on stylistic considerations may predate the house by as much as 60 years. The scope of the additional report should contain the following items:



Library - North transom stained glass, publisher's mark

- Identification of the maker/designer.
- Documentation of the window leading structure for each window by creating rubbing.
- Determination of the make-up of the framing concealed by the wood stops.
- Full condition analysis, including leading, cames, putty/ weather proofing, structural stability and glass.
- Development of treatment recommendations for inclusion in rehabilitation work.

3.5 WORK RECOMMENDATIONS

Structural Studies

Further work should be undertaken to evaluate certain structural aspects of the property. Due to the limited time available for preparing this report the primary focus of structural investigation was limited to the second floor framing. However, there are other portions of the structure that should be evaluated as part of design efforts:

- First floor framing – verification of beam sizes and bearing
- Second floor framing – further analysis of the historic beam that spans north to south across the Music and Dinning Room opening to the Reception Hall. Information for the third floor was insufficient to determine all of the characteristics of the loading of this beam.
- Third floor framing – investigate causes of warps and sags
- Roof framing – assessment of the necessity of posts, trusses and other bracing to determine if these items were temporary bracing during construction or whether they are load carrying members.
- Retaining wall at alley – the overall condition of the wall is good, but it is leaning.



Retaining Wall - south termination

Short Term Recommendations

The recommendations in this section are primarily routine repair and maintenance work that should be undertaken to stabilize and preserve the Dillon House. Some of the work listed below was performed prior to completion of the report. However, some key items on the list were not completed. A couple of items noted on this list are actions that are meant to preserve valuable historic material that is lying around the site. The wrought iron section behind the mechanical screen should be moved into the building for storage. And the bricks scattered around the house are also valuable, while the face brick is a standard size, the color and texture may prove difficult to match. Salvaging historic material and securely storing it may head off future costs and make repairs easier.

Exterior:

Roof and Roof Drainage

- Clear downspouts, conductor heads, leaders and gutters of debris and blockages. ***Some of this work was carried out by DFM personnel during the week of 8-17-2009***.
- Install screens and strainers to prevent future blockages.
- Inspect sub-grade system piping with sewer cam to determine if there are blockages and breaks and make all necessary repairs. If repairs cannot be made immediately, provide alternate above grade piping to divert water away from the foundation.

3.5 WORK RECOMMENDATIONS

Window Wells and Area Ways

- Window wells, area ways and the like need to be cleared of debris. ***Some of this work was carried out by DFM personnel during the week of 8-17-2009***.
- Inspect for drains and clear intakes and lines as necessary.
- Replace any missing screens or strainers on area drains.

Windows and Doors

- Prep and paint all exposed exterior portions of windows, including steel headers.
- Rake out and replace sealant at all windows.

Masonry

- Inspect areas adjacent to conductor heads and downspout joints for missing mortar and loose brick. Point and/or repoint open or loose joints with mortar matching existing to prevent further loss of brick.
- Collect all loose brick scattered around the site and store together in a secure location.



Southwest Bedroom Window – second floor, south central casement pair

Exterior Metals

- Collect wrought iron railing pieces stored behind mechanical and trash screen on north side of the house and store in a secure location.

Interior:

Basement

- All finishes; carpet, gypsum wall board, ceiling, wall and floor tiles, wood trim and paneling and anything else that can provide a food source for mold should be removed in the very near future to limit further contamination of the structure.
- Repair or re-route condensate drain from HVAC unit in the southwest corner of the East Addition, which is leaking into the basement. ***Work was carried out by DFM personnel during the week of 8-17-2009***.

First

- Treat mold contamination in second floor joist pocket, above the drop ceiling in the southeast corner of the Music Room.

Rehabilitation Work Recommendations

The work outlined in this section is work that should be done or at least considered as part of any renovation project. This work is intended to bring the Dillon House up to date and provide basic functionality as well as providing for appropriate historic treatments. These recommendations are largely independent of specific changes required based on use, with one exception. The exception is the recommended structural upgrade of the second floor framing. This upgrade is recommended for two primary reasons. Firstly, the framing already requires repair which will mean that the cost of accessing the framing (the largest percentage of the

cost of this upgrade) will be borne no matter the use. Secondly, many of the proposed uses for the Dillon House would require an upgrade to meet code mandates. Upgrading at the time of renovation is a sound economic decision that provides future flexibility and is a value-added solution.

Exterior:

Roof and Roof Drainage

- Any work outlined in Short Term Recommendations and not already performed.
- Remove, salvage and re-install clay tile roofing – replace underlayment and repair or replace flashings as necessary to obtain a 50 year roof.
- Replace sealants chimneys.
- Repair and paint wood eaves and brackets.

Windows and Doors

- Any work outlined in Short Term Recommendations and not already performed.
- Restore first floor casement windows in the Library and Music Rooms to their full height.
- Restore Dinning Room casement windows so that all are leaded glass.
- Restore or reinterpret North entry doors at the North Porch.
- Preserve and repair existing Front entry door.
- Repair existing or provide new storm windows with low-e coating.
- Install weather stripping and seals at operable windows.
- Adjust and repair window hardware on operable windows.

Masonry

- Clean brick, stucco and limestone.
- Perform re-pointing only as necessary to brick and stone; repair stucco and limestone.
- Preserve and repair marble lions at front entry, including removal of coatings and previous inappropriate repairs.
- Reconstruct the East Porch and Pergola.
- Preserve and repair the South Porch and Steps (Front entry).



Main Entry - steps to South Porch

Exterior Metals

- Preserve and repair porte cochere, including replacing missing glass fringe.
- Restore or reinterpret North Porch railings.

Walks and Steps

- Remove and re-set main south steps so that they provide a level walking surface.
- Inspect fill under the porch slab and provide additional fill as required.

Site Improvements, Lighting and Grading

- Restore exterior light at Front entry.
- Restore or reinterpret other exterior lighting.
- Remove overgrown plantings and trim trees.
- Re-grade south lawn to provide more fall from the house and from the retaining wall.

3.5 WORK RECOMMENDATIONS

- Remove paving on the north side of the house; restore some green space as a buffer between parking and the house.

Interior:

Basement

- Reconfigure spaces as necessary to provide program spaces for new use.
- Provide all new finishes.

First

- Reconstruct wood paneling at west wall of Reception Hall.
- Restore chandeliers and sconces in the Vestibule and Reception Hall.
- Preserve and restore fireplaces in the Reception Hall and Library.
- Remove in-fill at opening between Reception Hall and Library.
- Restore Library wall and ceiling finishes.
- Restore Library book cases to original fronts.
- Replicate Library chandeliers and restore sconces.
- Reconstruct missing French doors and transoms at east wall of Library.



Reception Hall - west wall missing original partition and paneling

- Restore stained glass in Library and Main Stair windows.
- Restore floor finishes on Main Stair.
- Restore wood finishes in the Music and Dinning Room.
- Reconstruct Dinning Room fireplace front.
- Reconstruct Music Room fireplace front, if documentation can be located.
- Reconstruct or re-interpret historic division between Music and Dinning Rooms.

Second

- Reconstruct missing casement windows in east wall of Southeast Bed, Northeast Bed and East Bath.
- Restore plaster crown molding in Stair hall.
- Preserve, and maintain where possible, glass door knobs.
- Restore original wood and tile finishes at all four fireplaces.
- Restore original wood flooring in all spaces.
- Restore plaster finishes and crown molding. Where deteriorated beyond repair, replace with material in kind.
- Restore original finish of picture rail.
- Reinterpret historic lighting.



Southwest Bedroom - original wood and tile facings painted over

3.5 WORK RECOMMENDATIONS

Third

- Restore historic woodwork, including doors and trim.
- Repair or replace historic plaster.
- Restore historic wood flooring.
- Preserve and restore historic light fixtures.

Structural System

- Reinforce second floor framing to provide 50 psf minimum design live load for rooms and 100 psf minimum design live load for egress areas.
- Reinforce Main Stair between first and second floor to carry 100 psf minimum design live load.
- Reinforce North Stair between basement and first floors to carry 100 psf minimum design live load.
- Other repairs and reinforcement determined by structural analysis during design.

Mechanical System

- Provide all new, zoned HVAC system; include dehumidification for basement level.
- Provide all new lighting and wiring on all floors. Restore and utilize historic light fixtures where existing in house. Plan supplemental lighting to compliment the existing fixtures and space.
- Provide all new power, data and telephone systems for the building.
- Provide all new plumbing, piping and fixtures.

Life Safety

- Provide automatic fire sprinkler system throughout the building.
- Provide smoke and fire detection and notification system.
- Provide emergency lighting on all floors.

Accessibility

- Provide elevator access from the basement through the third floors, ideally, at a minimum provide elevator access from the basement to the second floor.
- Provide accessible restrooms as required by code and use.
- Provide accessible route, including parking, into the building.
- Provide accessible routes to public spaces in the building.



North Elevation - ramp to North Porch under Porte Cochere



4.1 ARCHITECTURAL DRAWINGS

Existing Drawings

All drawing sheets in this appendix are 11x17 sized drawings and to the scale indicated on the sheet. AutoCAD 2009 version drawings are provided electronically.

Sheet List:

AS101 – Architectural Site Plan

A 101 – Basement Floor Plan

A 102 - First Floor Plan

A 103 – Second Floor Plan

A 104 – Third Floor Plan

A 131 – Roof Plan

A 201 – North and South Elevations

A 202 – East and West Elevations

A 302 – North-South and East-West Sections

Historic Plans

Historic plans of the building located during the course of the research for this report were scanned. And 8.5x11 proof prints of those plans are included in this appendix. Full size scans of the drawings are included in the electronic copy of this report.

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GARAGE OUTLINE BASED ON 1991 AERIAL

PARKING

ASPHALT

NO PARKING

UP

ALLEY

RETAINING WALL

LAWN

LAWN

HARRISON STREET

9TH STREET

0 20' 40'

NORTH

SITE PLAN
1" = 20'-0"

A1

B50562

Dillon House

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AS101

SITE PLAN

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C1/A301

JANITOR

COATS

NORTH STAIR

UP

UP

UP

VAULT B

MECHANICAL

WEST STORAGE

A1/A301

A1/A301

NORTH EAST BASEMENT

NOT ACCESSABLE

BOILER ROOM

WEST EXIT

WEST SERVICE HALL

UP

KITCHEN

BATH

WEST BASEMENT 2

BATH 2

BATH 1

CENTRAL BASEMENT

SOUTH EAST BASEMENT

WEST STAIR

WEST BASEMENT 1

WEST ANNEX

WEST WING

CENTRAL WING

EAST WING

C1/A301

0 4 8 16 24

NORTH

BASEMENT FLOOR PLAN

3/32"=1'-0"

A1

B50562

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A101

BASEMENT

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C1/A301

FENCE

AREA WAY

AREA WAY

8'-5"

ALLEY

DN

VAULT 1

DINING ROOM

UP

UP

UP

UP

5'-2"

A1/A301

33'-2"

15'-11"

A1/A301

PORCH 1

RECEPTION HALL

LIBRARY

EAST ANNEX 1

40'-6"

44'-0"

BATH

DN

UP

WEST SERVICE HALL

VESTIBULE

MUSIC ROOM

CLOSET

CLOSET

7'-8"

AREA WAY

RETAINING WALL

FRONT PORCH

5'-3"

WINDOW WELL

UP

10'-11"

21'-8"

25'-6"

25'-9"

14'-7"

WEST PORCH

WEST ANNEX

WEST WING

EAST WING

EAST ANNEX

C1/A301

22'-0"

CENTRAL WING

0 4 8 16 24

NORTH

FIRST FLOOR PLAN

3/32"=1'-0"

A1

B50562

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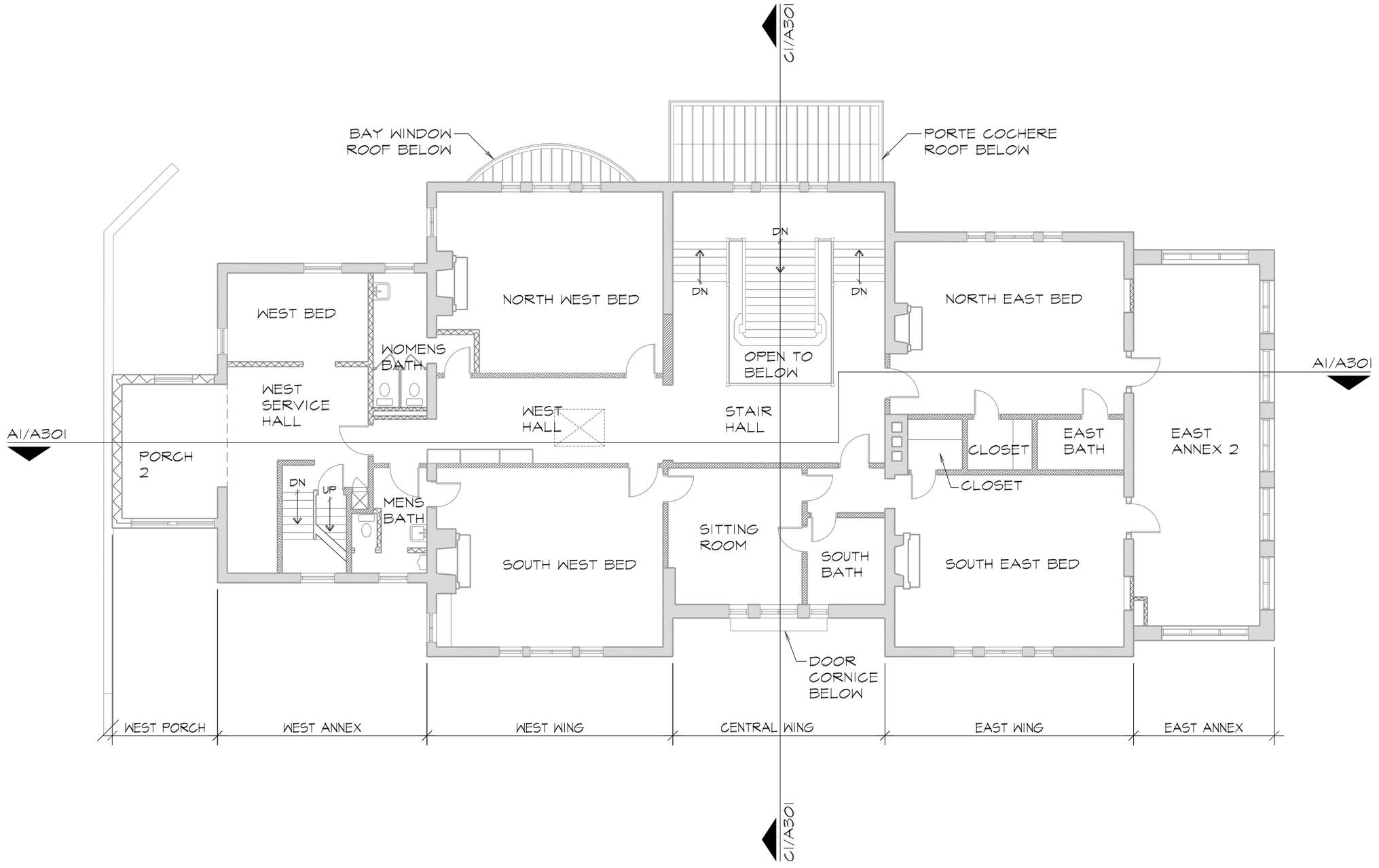
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A102

FIRST FLOOR PLAN

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0 4 8 16 24

NORTH

SECOND FLOOR PLAN

3/32"=1'-0"

A1

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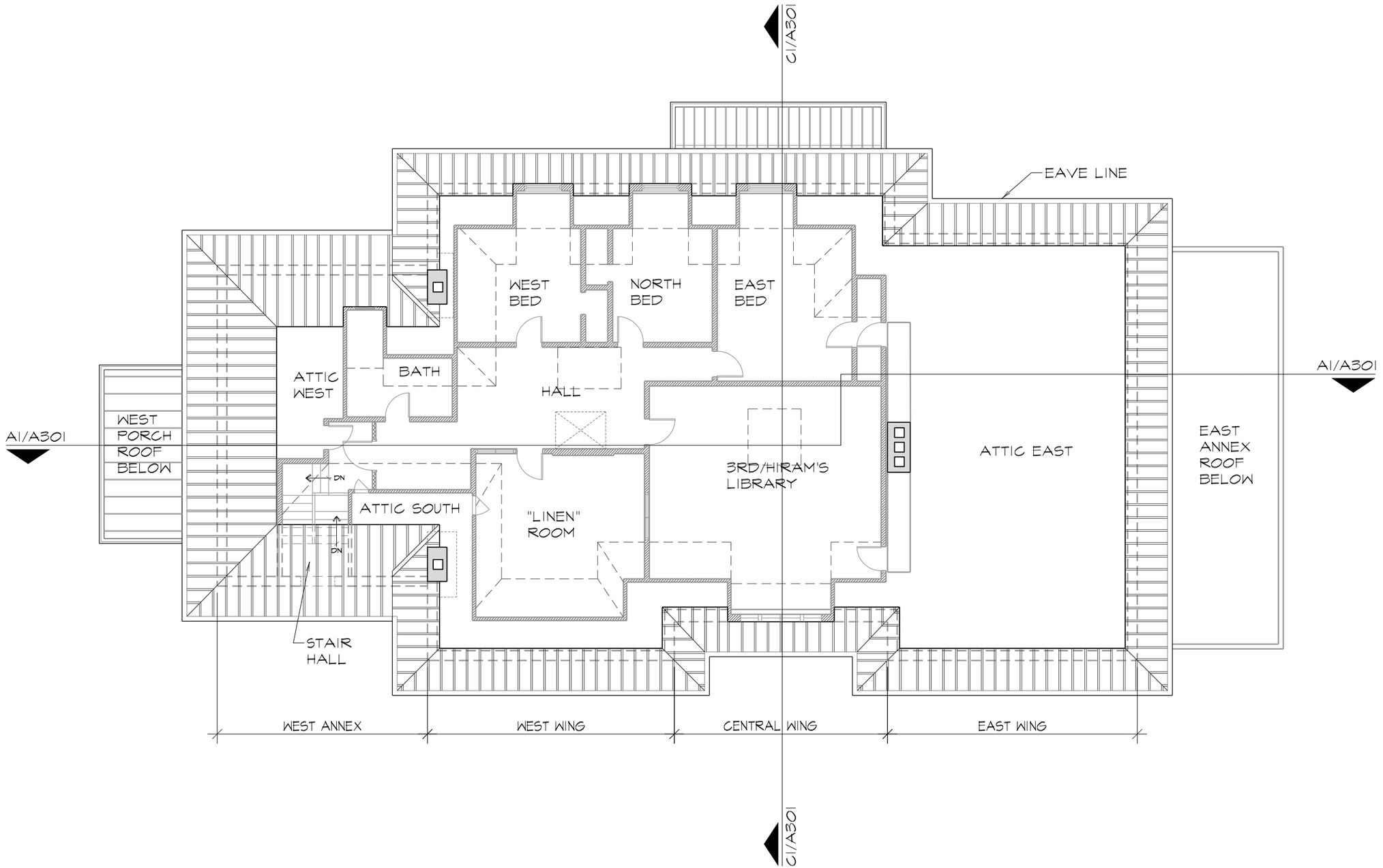
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A103

SECOND FLOOR PLAN

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0 4 8 16 24

NORTH

THIRD FLOOR PLAN

3/32"=1'-0"

A1

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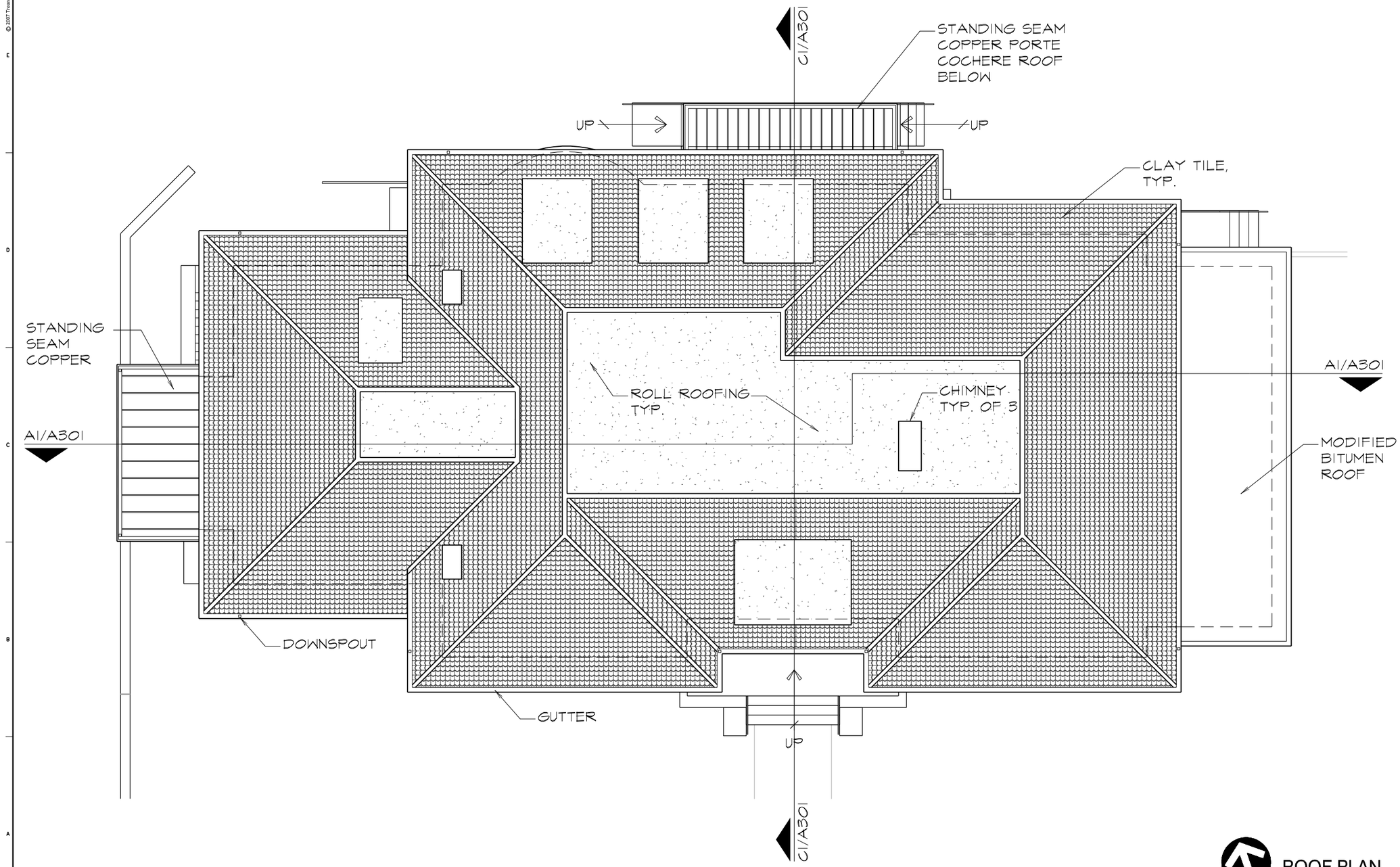
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A104

THIRD FLOOR PLAN

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NORTH

ROOF PLAN
3/32"=1'-0"

A1

B50562

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A131

ROOF PLAN

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NORTH ELEVATION **C1**
3/32"=1'-0"



SOUTH ELEVATION **A1**
3/32"=1'-0"

B50562

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A201

N/S ELEVATION

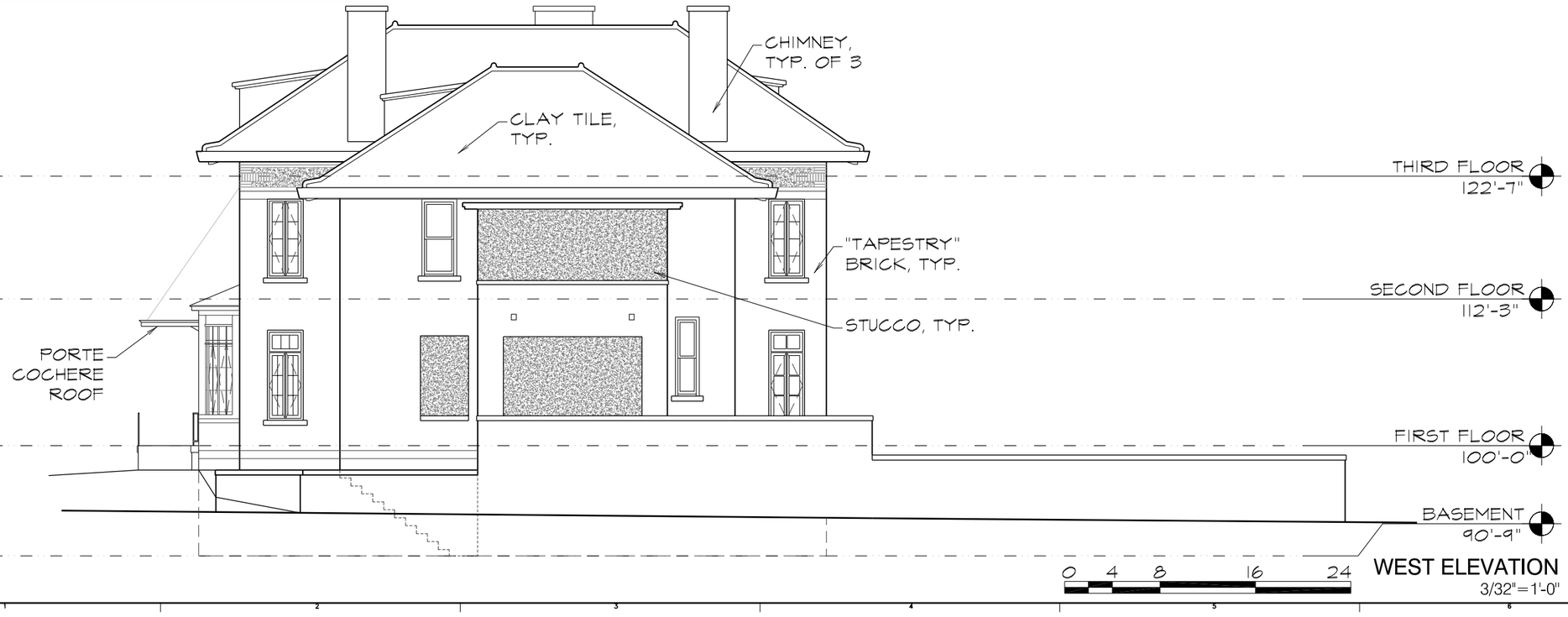
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EAST ELEVATION
3/32"=1'-0"

C1



WEST ELEVATION
3/32"=1'-0"

A1

B50562

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A202

E/W ELEVATION

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N/S SECTION
3/32"=1'-0"

C1



E/W SECTION
3/32"=1'-0"

A1

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SECTIONS

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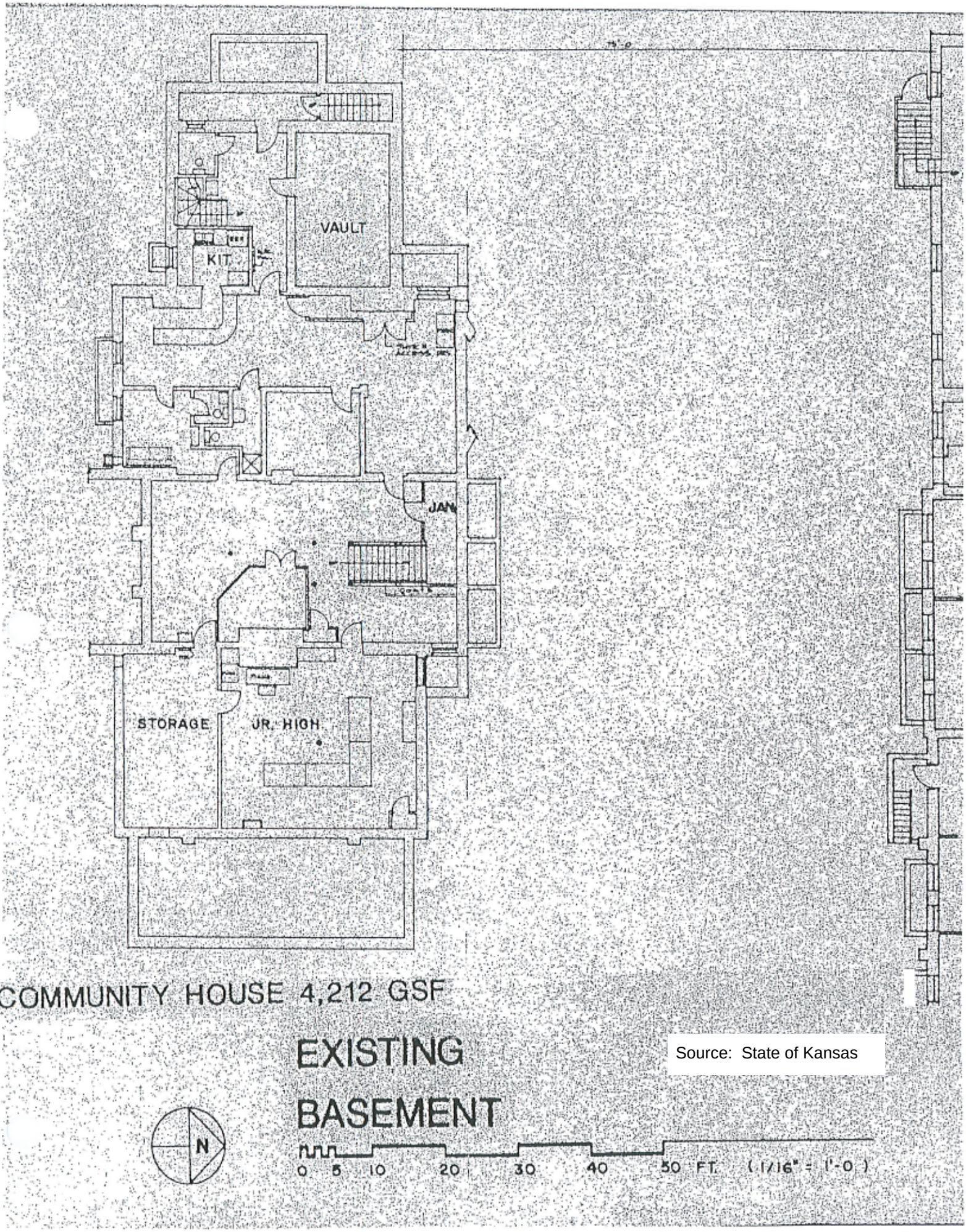
H.P. Dillon House

Historic Plans

Sources:

State of Kansas

Finney and Turnipseed

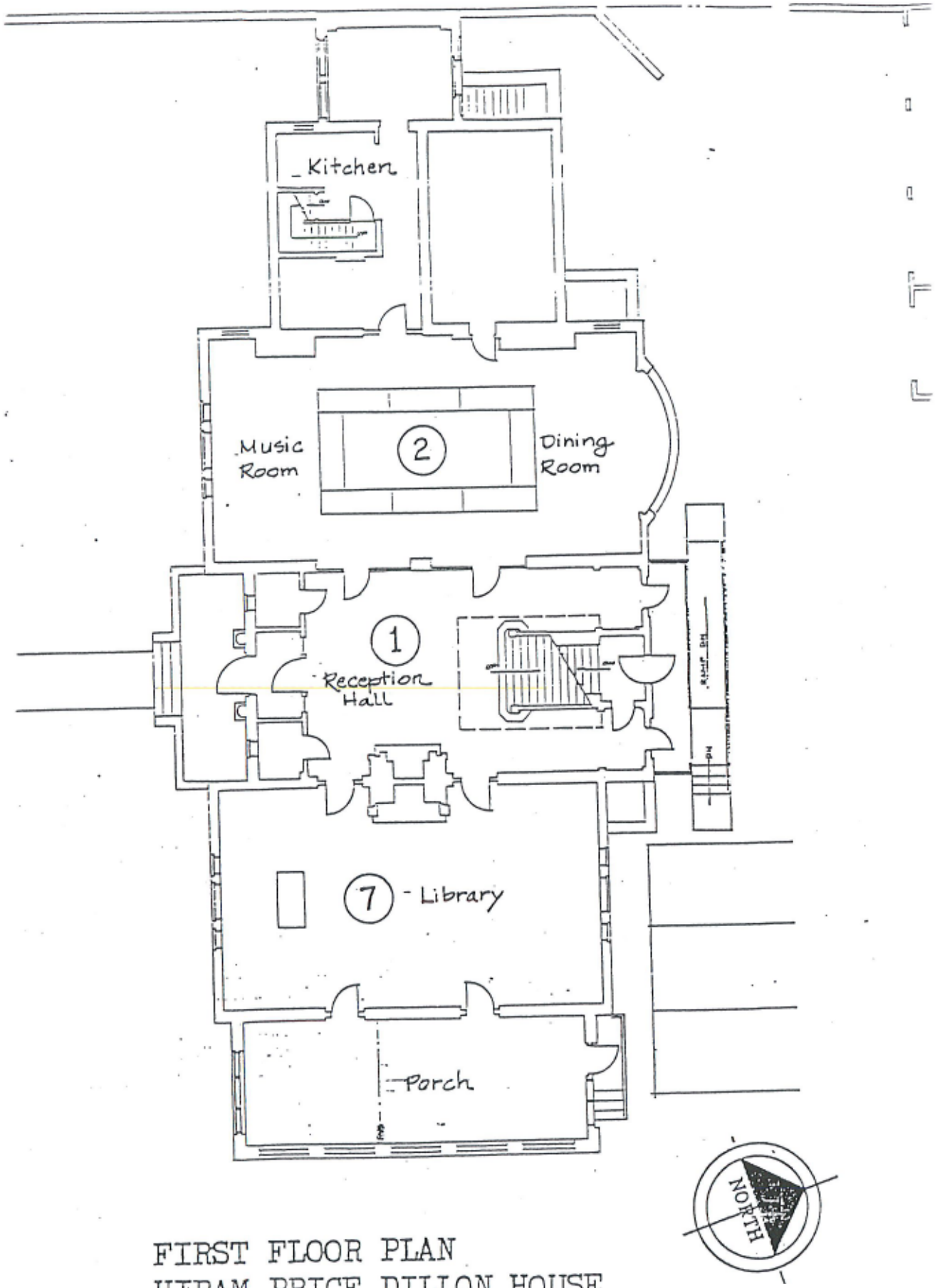


COMMUNITY HOUSE 4,212 GSF

EXISTING BASEMENT

Source: State of Kansas

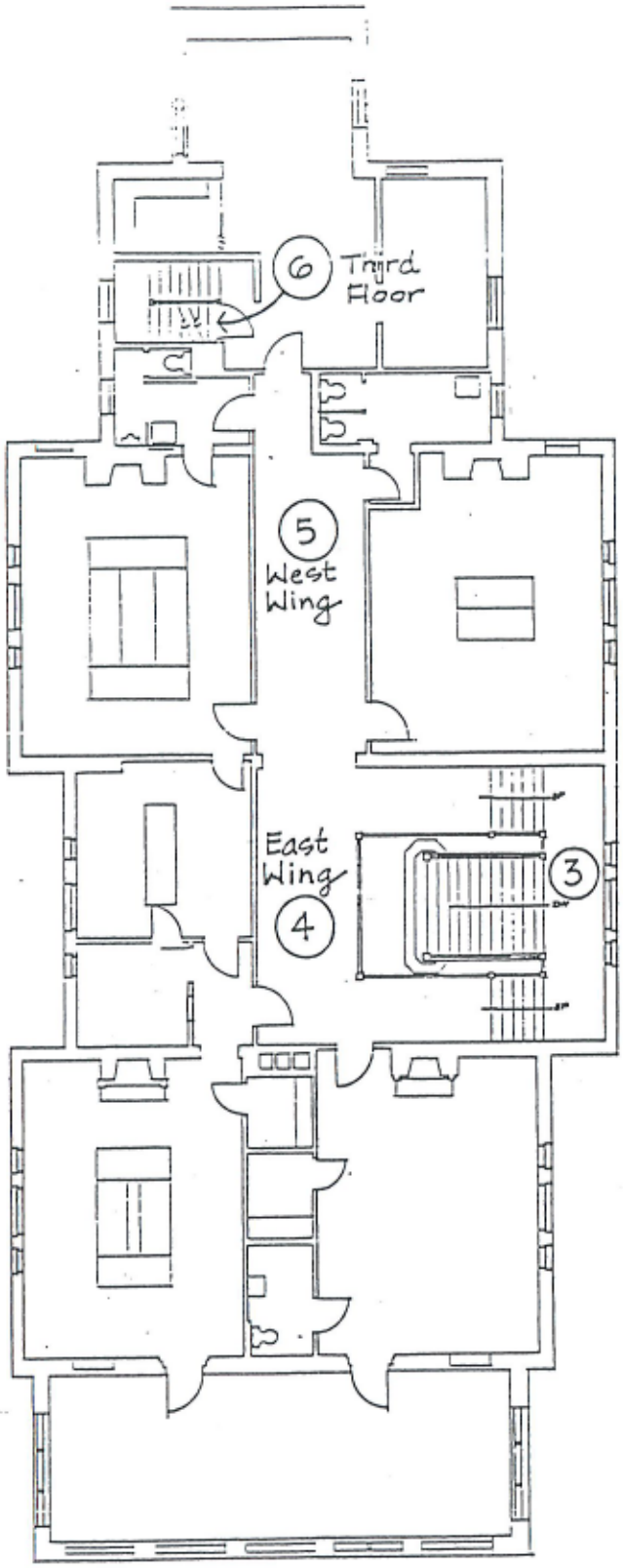
1/32" = 1'-0" as printed

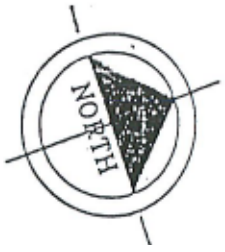


FIRST FLOOR PLAN
HIRAM PRICE DILLON HOUSE

Source: State of Kansas

A DOCENT WILL BE STATIONED AT EACH NUMBER SHOWN.

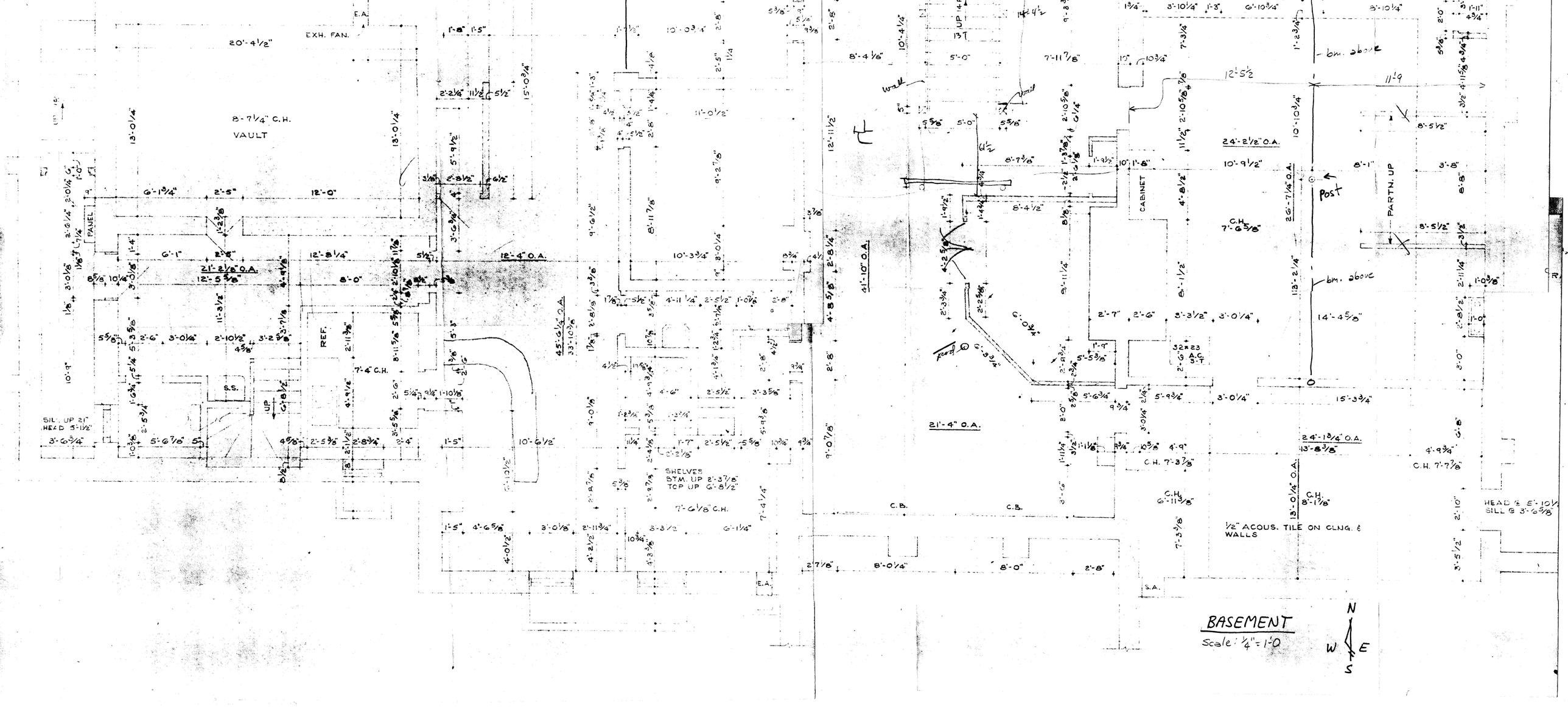




SECOND FLOOR PLAN
HIRAM PRICE DILLON HOUSE

Source: State of Kansas

A DOCENT WILL BE STATIONED AT EACH NUMBER SHOWN.


EXH. FAN.
8'-7 1/4" C.H.
VAULT
PANEL
REF.
S.S.
UP
SILL UP 21"
HEAD 5'-11 1/2"
SHELVES
BTM. UP 2'-3 7/8"
TOP UP 6'-8 1/2"
7'-6 1/8" C.H.
7'-4 C.H.
21'-2 1/8" O.A.
12'-5 5/8"
12'-4" O.A.
45'-6 1/4" O.A.
33'-10 3/8"
41'-10" O.A.
21'-4" O.A.
24'-2 1/2" O.A.
24'-1 3/4" O.A.
13'-8 3/8"
13'-0 1/4" O.A.
CABINET
PARTN. UP
Post
bm. above
C.H. 7'-6 5/8"
C.H. 7'-3 7/8"
C.H. 7'-7 7/8"
C.H. 6'-11 3/8"
C.H. 8'-1 7/8"
C.B.
C.B.
S.A.
1/2" ACOUS. TILE ON CLNG. & WALLS
HEAD @ 5'-10 1/2"
SILL @ 3'-6 5/8"
BASEMENT
Scale: 1/4" = 1'-0
N
W
E
S

Bm. above

12'-6

11'-1

3/4" diag. subfloor above

12"x9" joists above @16" ctrs.

13'-5

4½" ad.

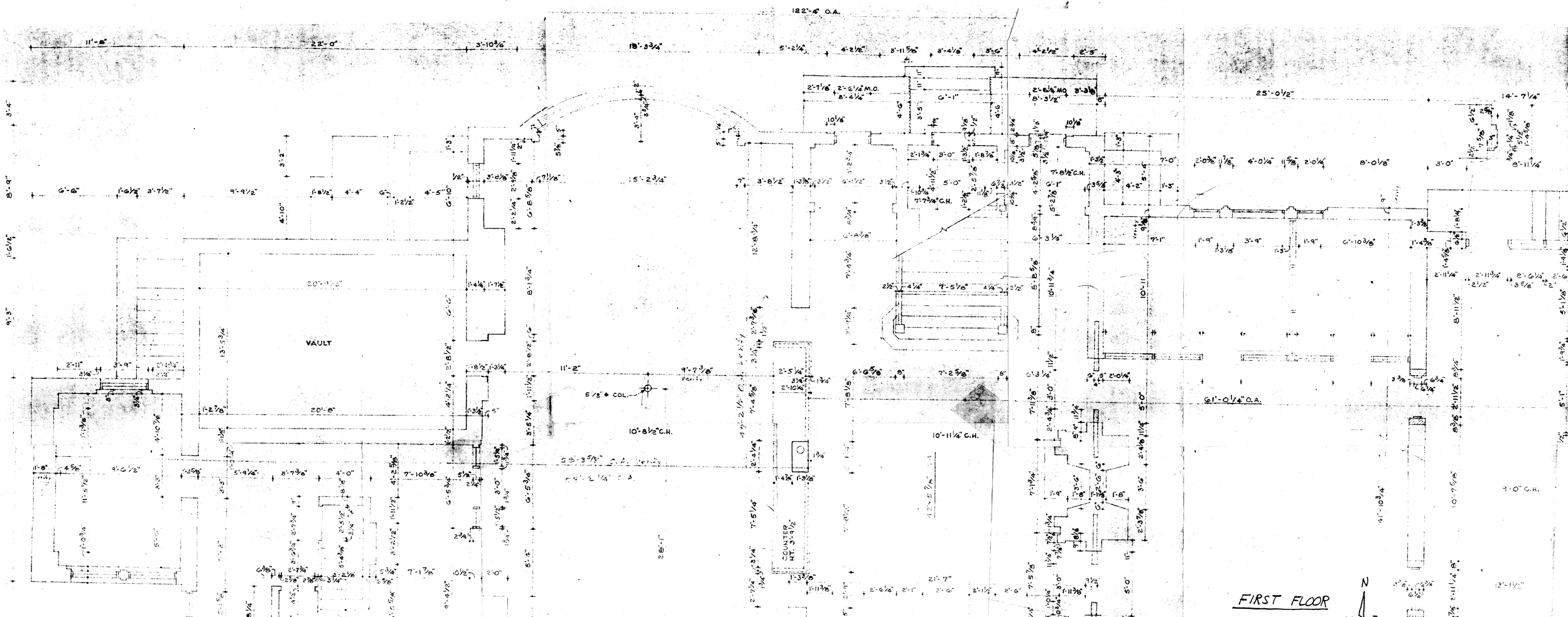
11'-9

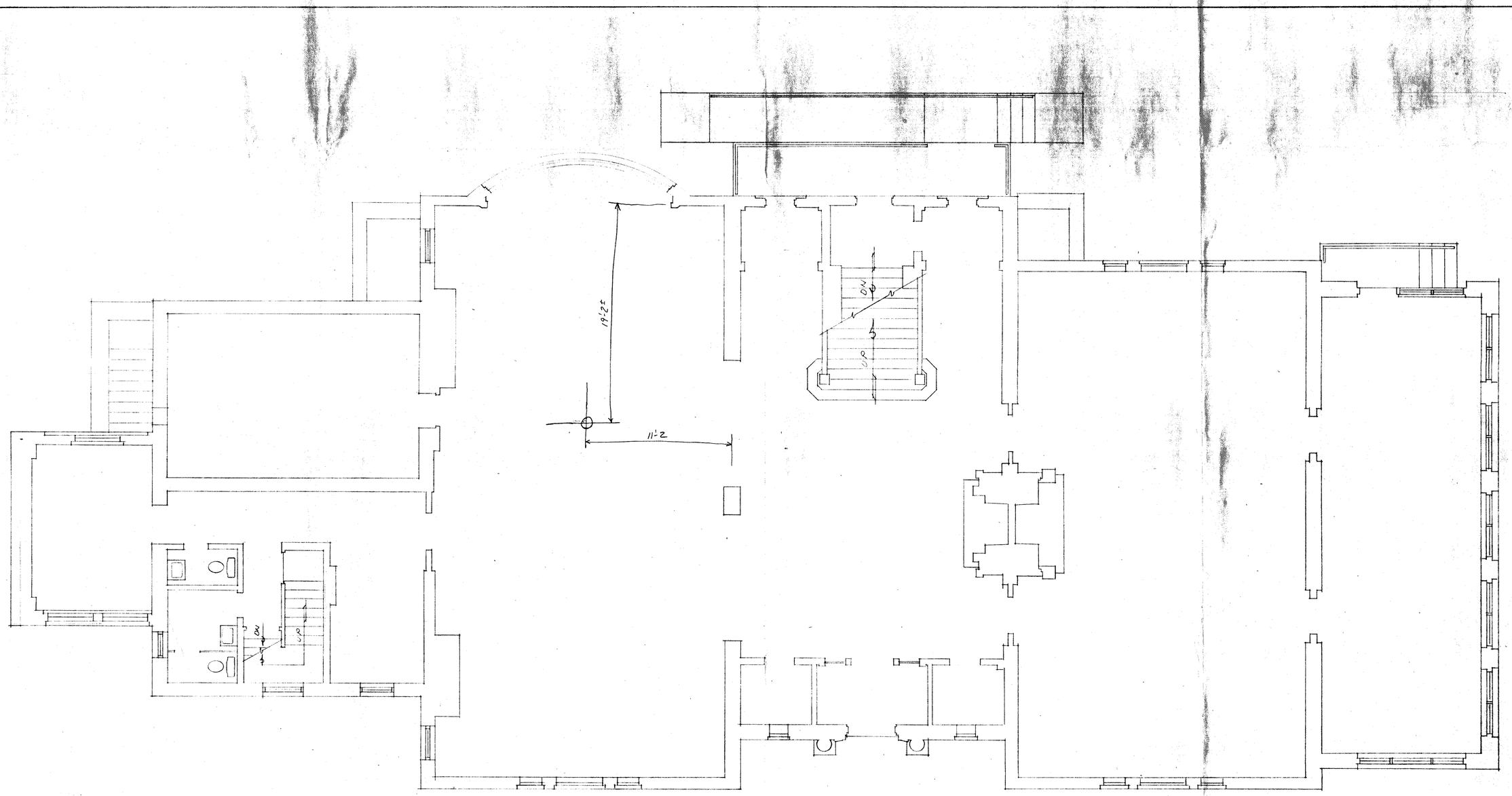
13'-4

NORTH

BASEMENT FLOOR PLAN.

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

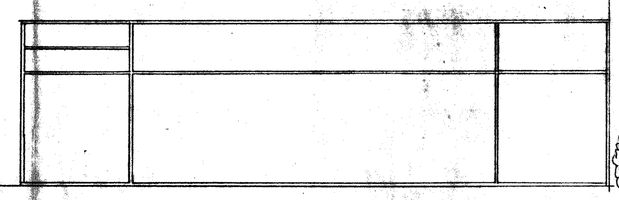

122'-4" O.A.
VAULT
10'-8½"C.H.
10'-11¼" C.H.
61'-0¼" O.A.
COUNTER HT. 3'-9½"
FIRST FLOOR
N



"FIRST FLOOR PLAN"

SCALE: ¼"=1'-0"

N



14'-11 3/8" O.A.

9'-0 1/4" C.H.

25'-10 1/8" O.A.

79'-7 1/4" O.A.

53'-9 1/8"

23'-11 3/8" O.A.

8'-11" C.H.

SILL @ 1'-0 1/2"
HEAD @ 4'-10"

21'-8 1/2" O.A.

8'-10 1/4" C.H.

13'-11 1/2" O.A.

9'-5" C.H.

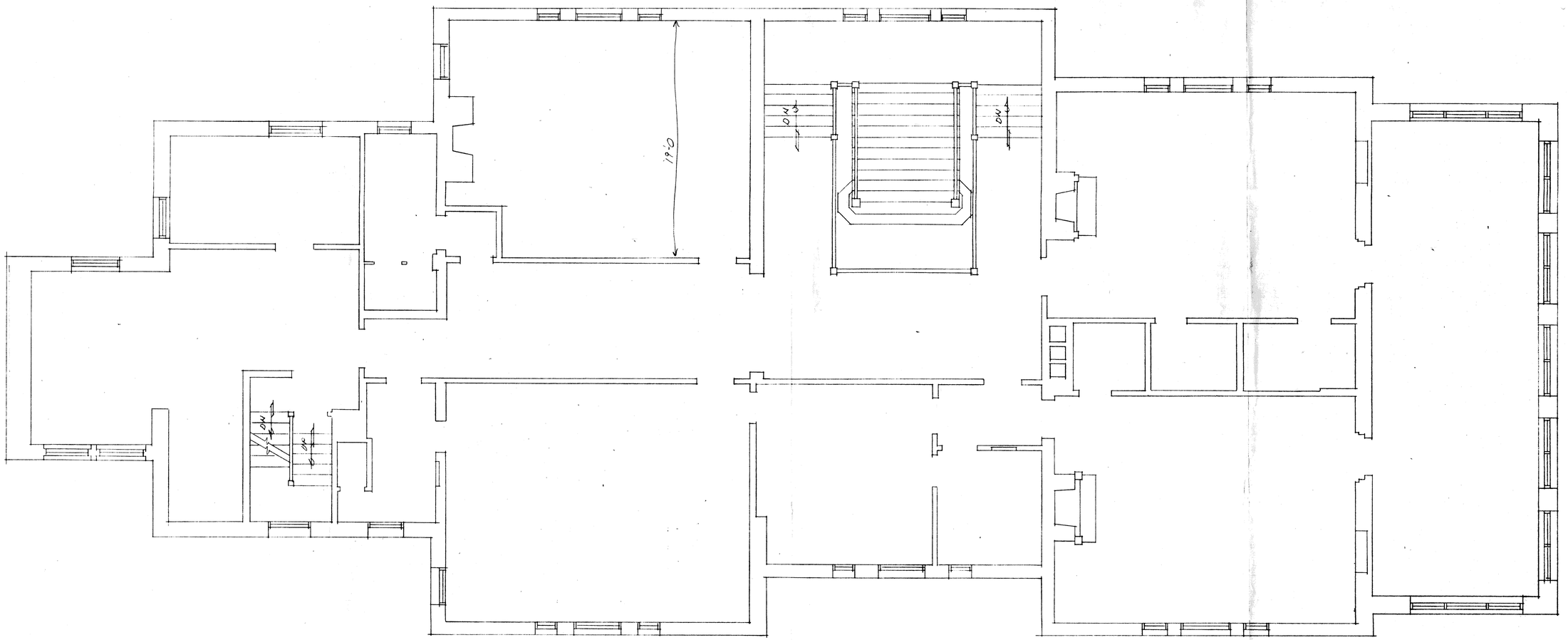
MANTEL HT. 4'-11 3/8"

39'-2 3/4" O.A.

23'-8 1/2"

SHELVES

N



N

"SECOND FLOOR PLAN"

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



4.2 NATIONAL REGISTER NOMINATION

Description

The Dillon house was nominated into the National Register of Historic Places in October of 2006. These documents are the registration forms and descriptions of the property.

Index

National Register of Historic Places Registration Form

National Register of Historic Places Continuation Sheet

Map of UTM Coordinates

NPS Form 10-900
Oct. 1990

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Dillon House
Other name/site number 177-5400-0565

2. Location

Street & number 404 W. Ninth St. ☐ not for publication
City or town Topeka ☐ vicinity
State Kansas Code KS County Shawnee Code SN Zip code 66603

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Patrick Zollner DSHPO 10/12/06

Signature of certifying official/Title Date
Kansas State Historical Society

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of commenting official /Title Date

State or Federal agency and bureau

4. National Park Service Certification

I herby certify that the property is — Signature of the Keeper — Date of Action

☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other, (explain:)

Dillon House
Name of property

Shawnee Co., Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☐ private
- ☐ public-local
- ☒ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

- ☒ building(s)
- ☐ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of contributing resources previously listed in the National Register
N/A

6. Function or Use

Historic Functions
(Enter Categories from instructions)

Domestic - single dwelling

Current Functions
(Enter categories from instructions)

Vacant - not in use

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and 20th C.Revivals - Italian Renaissance

Materials
(Enter categories from instructions)

foundation stone
walls brick

roof Terra Cotta barrel tiles

other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria
(Mark "X" in one or more boxes for the criteria qualifying the property for Natonal Register

☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history

☒ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from it original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance
(Enter categories from instructions)

Social History

Architecture

Period of Significance

1913-1918

Significant Dates

1913

Significant Person
(Complete if Criterion B is marked above)

Dillon, Hiram Price

Cultural Affiliation

N/A

Architect/Builder

Bennett, Henry

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):
☐ preliminary determination of individual lising (36 CFR 67) has been requested
☐ Previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey #
☐ recorded by Historic American Engineering Record #

Primary location of additional data:
☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository:

Name of Property Dillon House | County and State Shawnee Co., Kansas

10. Geographical Data

Acreage of Property Less than one

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	15	268120	4325400
2			
3			
4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Janine E. Joslin, Executive Director

Organization Kansas Preservation Alliance, Inc. Date November 30, 2005

Street & number 700 SW Jackson, Suite 808 Telephone 913.449.3147

City or town Topeka State KS Zip code 66603

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

name State of Kansas

street & number Statehouse telephone

city or town Topeka state KS zip code 66603

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16) U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

Description

Summary

The Dillon House was completed in 1913 in the Italian Renaissance revival style. The three-story brick home sits on a prominent corner of downtown Topeka, directly across the street from the State Capitol Building. The surrounding neighborhood is now mostly office buildings and the immediate neighbor to the north is a church.

The Italian Renaissance revival style was part of the Beaux Arts period of 1885-1920s. Typical of this style is the yellow brick in a narrow gauge found on the exterior and the sculptural ornamentation found on both the exterior and on the interior of the Dillon House. The symmetrical façade has a central entry. The front door has classical columns with a garland frieze and cartouche on the entablature.

There is a low-pitched hipped roof with red clay barrel tiles. The overhanging eaves are bracketed. Windows are grouped casement. Matched carved figurines flank the second story central windows. The original east and west sides of the home have been compromised by removal of significant features and enclosure of windows. The central portion of the home on the front façade is the least changed.

The Dillon House was notable in Topeka for its size, its ornamentation, its technology (the first private home with an electric elevator) as well as for the purported wealth of the owners. The Reception Hall on the first floor is impressive with a grand staircase, a marble fireplace adorned with figurines, cupids, garland and the motto "None come too early, none stay too late." Changes to this floor are significant but the large rooms and formal layout still reflect the original grandeur of the home that Hiram Price Dillon built in 1913. The second floor has had some minor modifications and the third floor remains much the same as it was originally.

Elaboration

A pair of stone lions flank the entry steps on the front of the Dillon House. These stone lions were brought from the family home in Far Hills, New Jersey. There is also a bronze lion doorknocker. A garland frieze and cartouche adorn the entablature above the front door. The windows are grouped casement - grouped as four windows with four lights in each casement. Matched carved figurines flank the second story central windows. The roof is a low-pitched hipped roof with red clay barrel tiles. The overhanging eaves are bracketed.

The east wing of the Dillon House was originally one of its most pleasing and memorable features. The east side of the home faces the State Capitol Building. This side of the home was originally a two level open porch or pergola. The ground level pergola (or piazza as cited in a 1913 newspaper article) was accessible through two sets of French doors from the main floor library. The pergola was surrounded by five decorative columns that supported the floor for the second story open porch. The columns were draped in ivy. The second story porch, accessible from the Dillon's master bedrooms, had four figurine columns (caryatids) that supported four scroll-sawn rafters. Flowers also trailed over the side of the second story porch.

The west wing, first floor, was originally the kitchen, butler's pantry and sunroom, with stairs leading to the second floor (from a drawing done in 1989 by KSHS preservation architect, Vance Kelley). The second floor of the west wing was probably a bedroom.

The north or rear of the home originally had two sets of French doors from the reception hall that exited to the drive and garage, which is no longer extant. The garage was notable for its "turntable" that allowed a car to be driven in then turned around to be driven out. The garage was brick to match the home and was a 3-bay garage with a 4th bay added at a later date. (Vance Kelley 1989) These two French doors were covered by an iron canopy that is extant.

All of the French doors and sidelights on the first floor were reported to have had stained-glass transoms (Vance Kelley, 1989).

Current exterior: The original pergola and second floor porch have been enclosed. French doors on the first floor have been removed and replaced by single doors or closed off. The original steps leading from the two rear French doors have been changed into a handicap ramp. The west wing has lost the sunroom and the windows have been covered or blocked. Deterioration is affecting the brick, roof, windows, and landscape.

Interior: First Floor
The reception hall of the Dillon Home is still largely intact. The reception hall (including the stairs) measures 37' x 21'. The elaborately carved marble fireplace in the reception hall is adorned with male figurines used as terminus columns, cupids and garland. The motto "None come too early, none stay too late" is carved into the mantle, and was purported to be representative of Hiram Price Dillon's hospitality and graciousness. (Eulogies from 1918 Topeka Journal and Topeka Capital papers)

The grand staircase is another striking feature of the reception hall. The central wide oak stairway leads to a landing with four stained glass windows. At the landing the stairs continue up to the

second level from both sides of the landing. The center hall of the stairway landing on the second level is embellished with a raised frieze with a metallic finish.

Left of the reception hall (west) were originally the music room and dining room. These two rooms were separated by a hallway which is where the electric elevator was located. Each of these rooms had ornate fireplaces, similar to the one in the reception hall. These fireplaces have been either dismantled or merely covered over (c. 1941). The two rooms are now one large room with a bay window at the north end of what was once the dining room and measures 46'-6" x 23'-8".

To the right of the reception hall (east) is the main floor library. The library is similar in size to the music room/dining room 23'-8" x 40'-8". The fireplace in the library is inscribed with a line from Shakespeare, "My library was dukedom large enough." The walls were said to have been upholstered in soft green leather. (Possibly Shagreen, a leather made from shark and stingray skins, and popular in the early 20h Century for covering luxury men's items. Shagreen is medium to pale gray-green in color, with tiny raised dots, or bumps, and ridges natural to the skins it is made from – communiqué from Carol McDowell 9/05). The ceiling has ornate plaster designs. Pocket doors to the library have been sealed off. French doors to the original pergola were removed and replaced by single doors or closed off. Glass doors have been installed on library bookshelves.

The kitchen on the west side of the home was converted into a vault in 1941.

Second floor: The second floor was originally laid out with five bedrooms, a dressing room with three bathrooms. Two of the bedrooms were 23'-8" x 18'-4" and two were 23'-8" x 17'-4". The fifth bedroom was 13' x 14'. Changes to this floor are mainly with the bathrooms, which were enlarged/converted into more public restrooms.

Third floor: This floor had three bedrooms and one bathroom, a private library, and what might have been a "linen room." This floor has not been altered but has suffered serious deterioration from a leaking roof.

Square footage of the Dillon House:

First floor (including stair)	3,714 sq. ft.
Second floor	3,444 sq. ft.
Third floor	1,740 sq. ft.
Basement	3,464 sq. ft.
Total	12,362 sq.ft.

Statement of Significance

Summary

The Dillon House , Topeka, Shawnee County, Kansas, is significant under Criterion B as the home of a locally prominent attorney, businessman, and philanthropist, Hiram Price Dillon. It is also significant under Criterion C for its Italian Renaissance Revival design style, and for its association with the regionally important builder, Henry Bennett. The home is one of the last remaining important architectural structures from the pre-WWI time period of Topeka.

History

Criterion B
Hiram Price Dillon was born in 1855 in Davenport, Iowa. He was the son of John Forrest Dillon and Anna Price Dillon. Hiram's father became an M.D. in 1850 but only practiced for two years as a doctor. He ran a drugstore and pursued a law degree which he obtained in 1852. In 1858 John Forrest Dillon was elected to the supreme court of Iowa. He also served as a chief justice and a United States circuit judge. In 1870 John Forrest Dillon moved to New York and accepted a professorship of law at Columbia University where he also opened a law practice. John Forrest Dillon became quite wealthy as a counsel for the Union Pacific Railroad, the Missouri Pacific Railroad, the Texas Pacific Railroad, and the Western Union Telegraph Company. He was counsel for the Goulds in connection with their railroad interests and the estate of Jay Gould.

Hiram followed in his father's footsteps by obtaining a law degree from Iowa University. He came to Topeka in 1874 when Topeka was witnessing an unprecedented land boom. Topeka was growing, annexing land in all directions. Hiram's first law partnership was with A.L. Williams. After Williams' death he formed an office relationship with N.H. Loomis and then R.W. Blair. He served as counsel for the Union Pacific Railroad. Hiram inherited a great deal of wealth from his father and ceased the general practice of law. He served as director of the Merchants National Bank, a director of Central National Bank, and President of the Shawnee Fire Insurance Company.

In 1910 Hiram Price Dillon and his wife, Susie Finley Brown, traded their home located at 919 Harrison St. for the house and lot at 404 Ninth St., owned by George Crane. They razed the Crane house and broke ground for the construction of their grand home at 404 Ninth St. According to a "Topeka Journal" article dated December 12, 1910, in addition to trading for the Crane place, Mr. Dillon bought twenty feet of ground adjoining the Crane property on the north, giving the new owner 95 feet of frontage on Harrison Street directly across the street from the State House. This was a premier location as the elite of Topeka had moved away from the hustle and bustle of Kansas Avenue, to Harrison, Topeka, and Tyler Streets. (Bird, Topeka – An Illustrated History p. 47)

The Dillons were famous for their hospitality and the home was built for entertaining. A June 20, 1913, "Topeka Journal" article in the Society section stated, "A social event of first interest and importance was given Thursday afternoon by Mrs. Hiram Price Dillon and Mrs. John Forrest Dillon, [daughter-in-law] at their new home in Ninth Street. The social prominence of the hostesses and the fact that the tea was the first large affair for which the house had been opened, contributed to the interest taken in the party." Much attention was given to the decorations and flowers for the event.

World War I broke out shortly after the Dillons moved into their new home. Dillon was known to take great interest in the war and was a generous giver toward war relief enterprises, and a heavy investor in government bonds. (Topeka Journal, Sept. 1918) Hiram's son John Forrest Dillon joined the army as a man in the ranks, which was a source of pride to his father. Hiram Price Dillon was a quiet philanthropist – he gave anonymously most of the time but was known to play Santa Clause and delighted in seeing that children received Christmas gifts.

The Dillons traveled extensively and spent summers at the Dillon family home in Far Hills, New Jersey. Their home in Topeka was filled with treasures they collected from around the world. As a result of his early retirement from the practice of law, his anonymous philanthropy, and his frequent absences from Topeka, Hiram Price Dillon was not well known in the city he called home. Hiram was 56 when he began building his home at 404 Ninth Street. His health deteriorated over the next few years and he died unexpectedly in 1918, only five years after moving into his grand home. Tributes to Hiram Price Dillon appeared in the "Topeka Journal" and "Topeka Capital" September 3, 4, and the 15th of 1918.

Mrs. Dillon continued living in the home with her son and his family. Mrs. Dillon died in 1938, and the American Home Life Insurance Company purchased the house in 1941.

Criterion C

The Italian Renaissance revival style was one of the most popular of the Beaux Arts design modes, lasting from the late 1800's until the 1920's. The first major revival of interest in Italian Renaissance domestic models began with the landmark Villard Houses in New York (McKim, Mead & White, 1883). It was interpreted primarily in New York and the east coast and major metropolitan areas prior to World War I, and was a rarity in Topeka, Kansas. Typical of this design style were impressive residences featuring elegant buff-colored or yellow brick in a narrow gauge, accented with enormous cartouches and sculptural ornamentation. A hipped-roof, with red clay barrel tiles, hip-roof dormers, projecting eaves, brackets, trellises, French doors, and casement windows were typical features and all of these are found on the Dillon Home.

The December 12, 1910, "Topeka Journal" newspaper article announcing the purchase of the Crane lot by Hiram Price Dillon refers to a "New York architect" as the designer of the Italian Renaissance

revival home. Unfortunately, the New York architect's name is never mentioned. Research conducted by Sarah Martin of the Kansas Historic Preservation Office, KSHS, has uncovered some leads but nothing conclusive. Because Hiram Price Dillon's family had property in Far Hills, New Jersey, the architectural firm of Carrere & Hastings has been investigated. They were architects for a major property in Far Hills. (communication with Terry Karschner, New Jersey Historic Preservation Office 8/2005) Architect Bruce Price is also a possibility as he knew Jay Gould and Hiram's father. One other possibility is the firm of Boring & Tilton. (per email - Sarah Martin, KSHS 10/2005)

What is known about the Hiram Price Dillon home is that the builder was Henry Bennett. Henry Bennett was born in 1841 in Chicago and learned the building trade there. He served as a Union Soldier in the Civil War. In 1876 he moved to Kansas – outside of Topeka. He built buildings at Osawatomie, buildings at Kansas State Agricultural College (KSU) – Manhattan, and worked on the east wing of the State House. Through the years in Topeka he built: The Governor Crawford Block, the Columbia, the Masonic Block, the Independent Telephone building, the original Central National Bank Building, the National Hotel, and the Copeland Hotel. He built the governor's mansion (original), the Topeka Library Building, and the Edison office building. After his 70th birthday he built the Santa Fe office building, the Grace Cathedral, and the Sunday School building of the First Methodist Church. In 1891 he went to Mexico and constructed the depot and hotel for the Gulf & Monterey railroad. He also had contracts for construction work on the World's Fair grounds in Chicago, and put up the Territorial Building for the territories of Oklahoma, Arizona, New Mexico and Alaska. His firm also built depots for the Santa Fe Railway Company in Hutchinson, Santa Fe and Lamy, New Mexico, a Harvey eating house at Las Vegas, and a roundhouse at Albuquerque, NM. His company had a contract for building every station for the Rock Island Railroad in Oklahoma. Henry Bennett was a member of the Knight Templar Masons, the Rotary and the Topeka Commercial Club. (A Standard History of Kansas and Kansans 1850-1918, p. 1754-1755)

Major Bibliographical References

Newspaper Articles
"Topeka Journal" December 12, 1910.
"Topeka Journal," Thursday evening, April 10, 1913.
"The Topeka Capital," June 20, 1913.
"The Topeka Capital," September 3, 1918.
"Topeka Journal," September 3, 1918.
"The Topeka Capital," September 4, 1918.
"The Topeka Capital," September 7, 1918.
"Topeka Journal," September 7, 1918.
"The Topeka Capital," September 15, 1918.
"Topeka Journal," Oct. 15, 1918.
"Topeka Journal," July 9, 1941.
"Topeka Journal," July 12, 1941.
"The Topeka Capital," July 16, 1941.
"The Topeka Capital," October 14, 1941.
"The Topeka Capital-Journal," March 5, 1978.

Bird, Roy. Witness of the Times: A History of Shawnee County. Topeka: Shawnee County Historical Society, 1976.

Bird, Roy. Topeka – An Illustrated History of the Kansas Capital. Topeka: Baranski Publishing Co., 1952.

Carley, Rachel. The Visual Dictionary of American Domestic Architecture. New York: Henry Holt and Company, LLC, 1994.

McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1990.

A Standard History of Kansas and Kansas 1850-1918 Vol. II.

Unpublished:
Schnacke, Marjorie; McDowell, Carol Duffy; Wallace, Douglass; Snell, Michael. "None Come Too Early-None Stay Too Late – The Hiram Price Dillon House." 1999. Kansas State Historical Society, Cultural Resources Division.

Kelley, Vance. "Report for the Joint Committee on Arts and Cultural Resources." 9/28/1989. Kansas State Historical Society, Cultural Resources Division.

Email correspondence
Martin, Sarah J. Cultural Resources Division, Kansas State Historical Society. 8/11/2005-10/12/2005
Karschner, Terry. New Jersey Historic Preservation Office. 8/11/2005-10/12/2005

Verbal Boundary Description

Harrison Street Lot 277 less N 32 inches thereof & all Lots 279 thru 287 & E ½ VAC Alley to SD Lot.

Boundary Justification

This boundary includes all of the property historically associated with the nominated building.

Photographic Information

The following information is consistent for all photographs:

Dillon House
Shawnee County, Kansas
Digital Image archived at Kansas State Historical Society

The following information is specific to each photograph:

Photo # 1
Photograph by Bob Bettis
February 17, 2006
View of front elevation from the south.

Photos # 2
Photograph by Christy Davis
August 1, 2005
View of front elevation from the southwest.

Photo # 3
Photograph by Christy Davis
August 1, 2005
View of second floor window detail above front entry from the south.

Photo # 4
Photograph by Christy Davis
August 1, 2005
View of front elevation looking northeast.

Photo # 5
Photograph by Christy Davis
August 1, 2005
View from the southeast.

Photo # 6
Photograph by Christy Davis
August 1, 2005
View of rear elevation from the northeast.

Photo # 7
Photograph by Christy Davis
August 1, 2005
View of rear elevation bay window from the northeast.

Photo # 8
Photograph by Christy Davis
August 1, 2005
View of southwest corner of house from the southwest.

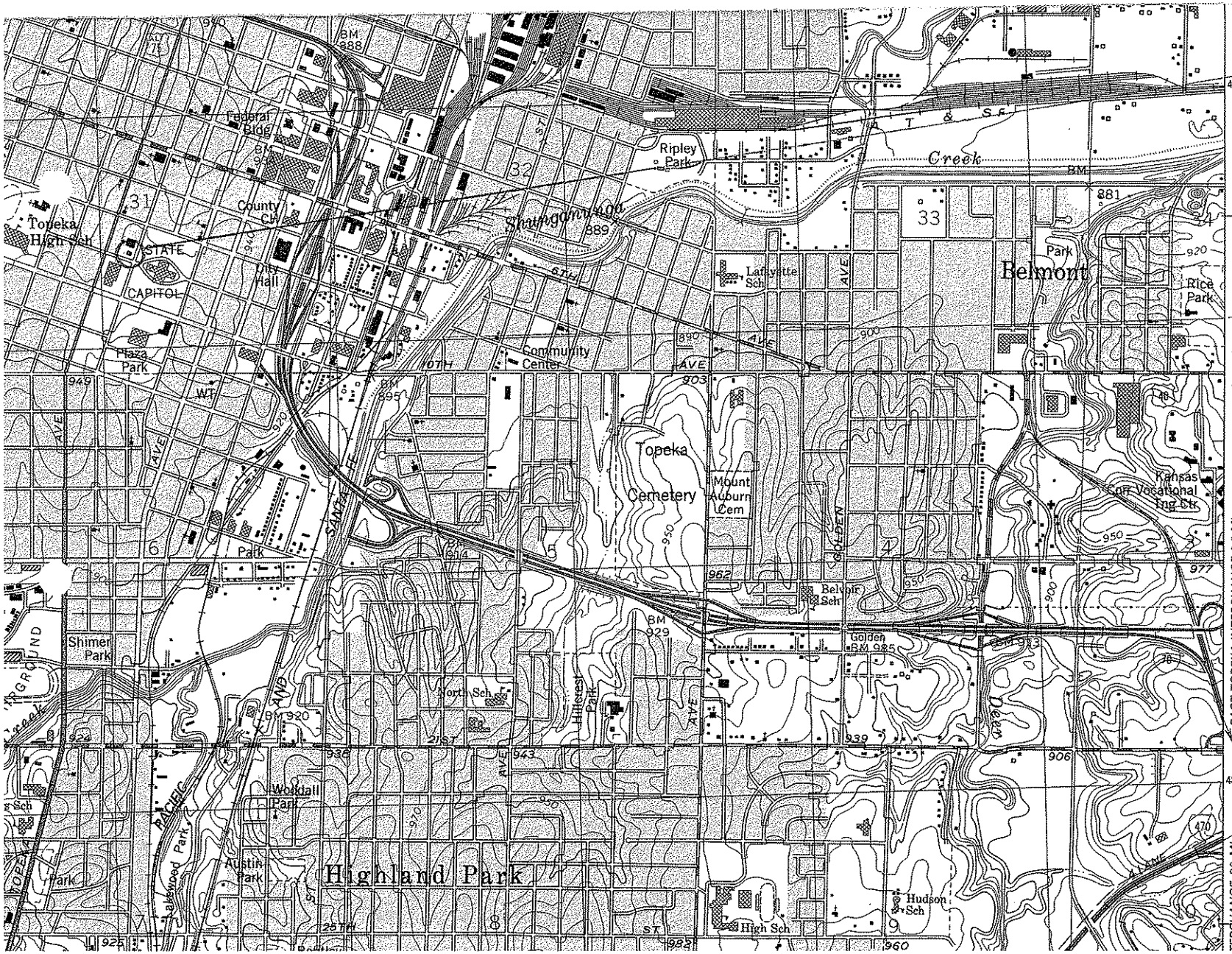
Photo # 9
Photograph by Christy Davis
August 1, 2005
View of entry hall fireplace.

Photo # 10
Photograph by Christy Davis
August 1, 2005
View of entry hall staircase from the south.

Photo # 11
Photograph by Christy Davis
August 1, 2005
View of window seat detail.

Photo # 12
Photograph by Christy Davis
August 1, 2005
View of window detail in library.

Photo # 13
Photograph by Christy Davis
August 1, 2005
View of second floor bedroom fireplace.



Dillon House
Shawnee Co., Kansas
UTM Coordinates:
15/268120/
4325400



4.3 PHOTOGRAPHS

Photographs of the Dillon House property contained in this section are historical photographs or photographs gathered from sources other than the authors of this report.

For photographs taken as part of the investigations for this report refer to Appendix 4.5 Field Notes and to the electronic files provided as part of this report.



North Elevation c. 1920 - courtesy Kansas State Historical Society



Reception Hall c. 1920 - courtesy Kansas State Historical Society

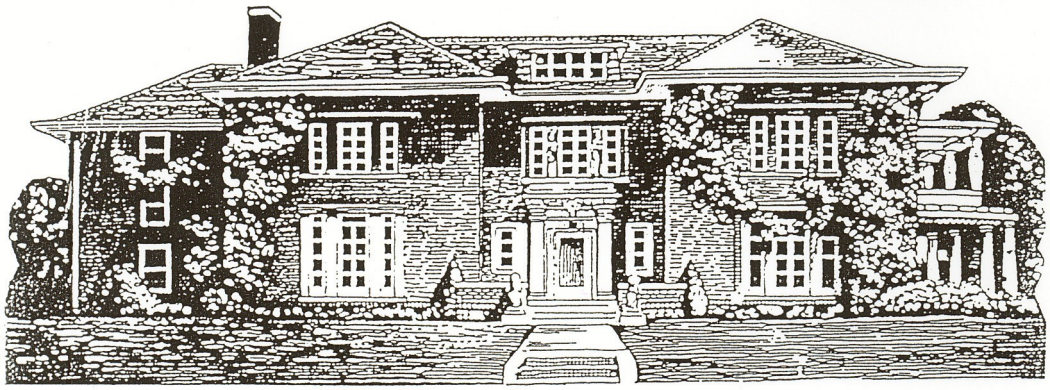


Dinning Room c. 1920 - courtesy Kansas State Historical Society



Aerial c. 1991 - Google Maps

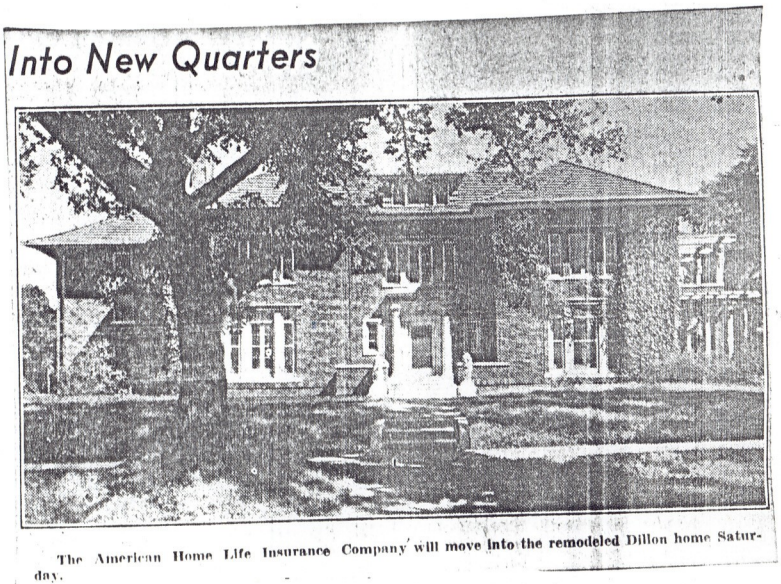
Aerial View of the Statehouse c. 1935 - courtesy Kansas State Historical Society



HIRAM PRICE DILLON HOUSE
835 SW Harrison
Topeka, Kansas 66612

SHAWNEE Co.

Undated Rendering - courtesy Kansas State Historical Society



Into New Quarters

The American Home Life Insurance Company will move into the remodeled Dillon home Saturday.

1941 Newspaper Photograph - courtesy Kansas State Historical Society



Photo from National Register Nomination - courtesy Kansas State Historical Society



Photo from National Register Nomination - courtesy Kansas State Historical Society



4.4 RESEARCH & DOCUMENTATION

Description

In chronological order, information that was researched through newspaper clippings, reports and paperwork of the existence of the Dillon family and property. This appendix is meant to be a living document and the index represents the contents as of August 31, 2009.

Index

First Presbyterian Church and State of Kansas Property Transfer & Parking Agreement

State Statutes

Dillon House Report – Joint Committee on State Building Construction – April 29, 2008

The Hiram Price Dillon House – Kansas Preservation Alliance, Inc. – March 4, 1999

Dillon House: General Information – By Staff of the State Historical Society - Undated

Sanborn Maps – 1896, 1913, 1913/1950, 1913/1951

Dillon Family Era Newspaper Clippings

American Home Life Insurance Era Newspaper Clippings

First Presbyterian Church Era Newspaper Clippings

First Presbyterian Church and State Of Kansas Property Swap Era Newspaper Clippings

Missing Garage and Turntable

Dillon Family

Stained Glass: Field Notes, Photos and Basic Condition Assessment

Stained Glass: Research into the Possible Makers and Designers

FIRST PRESBYTERIAN CHURCH and STATE of KANSAS PROPERTY TRANSFER and PARKING AGREEMENT

State of Kansas
Legislative Administrative Services

300 SW 10th Avenue, Suite 511-S Topeka, Kansas 66612-1504 Telephone: (785) 296-2391 FAX (785) 296-1153 TTY: (785) 296-8430

Jeffrey M. Russell
Director

December 6, 2001

Rev. Neil Weatherhogg
First Presbyterian Church
812 SW Harrison Street
Topeka, Kansas 66612-1610

Dear Rev. Weatherhogg:

We regret to inform you that we must assign additional employees to the Dillon lot beginning January 14. Therefore, we will only allow the use of 2 spaces for the church day care pick up and drop off by the south door on the west side. We will require the additional spaces during the legislative session January 14 - May 1.

With the construction of the parking garage to begin December 17 on the Capitol grounds, we are having a difficult time finding adequate parking for employees for the 2002 Legislative Session. This is further complicated by the utility construction on the east side of Harrison and the south side of 8th Street.

Hopefully, this will not adversely affect the service you provide.

Sincerely,

Jeffrey M. Russell
Director

JMR:vh

FIRST PRESBYTERIAN CHURCH
817 SW HARRISON ST.
CHURCH OFFICE & MAILING ADDRESS
812 SW TOPEKA • TOPEKA, KS 66612-1610
(785) 233-9601

Sharing God's Love From The Heart Of Topeka

September 19, 2001

JEFFREY M. RUSSELL
LEGISLATIVE ADMINISTRATIVE SERVICES
300 SW 10TH AVENUE, SUITE 511-S
TOPEKA KS 66612-1504

Dear Jeff:

Thank you for your letter calling to my attention some continuing problems with the shared parking spaces. I thought the problem had been solved but apparently not. Surely we can work together on this so that everyone's needs are served.

When I first met with Vicky from Legislative Services and we looked at the four spaces west of the ramp, my understanding was that they were not permanently assigned and would not be. Therefore, in and out traffic with our Day Care should not be a problem. Some parents were parking for drop offs east of the ramp because of the handicap parking signs on two of the west spaces. We removed those signs and the director, Rhonda Karol, reminded the parents to park only on the west side. The vast majority of time, it takes just a couple of minutes to drop a child off. Occasionally, that time may be extended a few minutes for a brief discussion with a teacher.

We fight a constant problem with visitors (and sometimes employees) to two adjacent government buildings parking in our parking spaces in our two lots. So that you and we may be certain if someone connected with the Day Care is violating the agreement, we have provided their staff and they will provide the parents with an orange parking sticker to be placed on the drivers-side dashboard. If that identifying tag (sample enclosed) is not displayed, then the offending party is probably not anyone connected with the church or the Day Care. Can we try this for the next 30 days and then review the situation? If you are still not happy with this arrangement, then I will have a backup plan to suggest at that time.

The milk truck makes delivers once a week at 7:00 a.m. on Wednesday mornings. We have the same problem every day with delivery trucks servicing the Insurance Building and the SRS building. I

would hope that some mutual tolerance could be enacted here. If you think this is a continuing and significant problem, we can ask them to make a delivery through our main entrance.

To eliminate child drop-offs at our south entrance would be a severe blow to the child care program. Agreements were worked out with the four major employers using this innovative program based on the assumption that we could provide this easy access to the center. We are, therefore, very committed to doing whatever is necessary to maintain access to those four spaces and will work with you to see that the arrangement is mutually agreeable.

If the above suggestions seem reasonable to you, Jeff, please call me in thirty days and let's visit about whether things have improved. Thanks for working with us on this.

Sincerely,

Neil

Neil Weatherhogg
Pastor

State of Kansas
Legislative Administrative Services

300 SW 10th Avenue, Suite 511-S Topeka, Kansas 66612-1504 Telephone: (785) 296-2391 FAX (785) 296-1153 TTY: (785) 296-8430

Jeffrey M. Russell
Director

September 19, 2001

Reverend Neil Weatherhogg
First Presbyterian Church
812 SW Topeka Boulevard
Topeka, Kansas 66612-1610

Dear Reverend Weatherhogg:

Earlier this summer, our office gave you verbal permission to use the parking lot south of the church (Dillon House Lot) for the day care parents to pickup and drop off their children. The agreement was for the parents to use the 4 spaces west of the south entrance for short periods of time. It has been brought to our attention that the parents are parking and staying for extended periods of time. This creates a traffic jam of more parents waiting in the drive way to park and our employees trying to park or leave for the day.

We have also had a report that a large milk truck is also using the drive way of the Dillon Lot to deliver milk to the day care. This creates even more confusion and congestion in the very busy morning traffic.

The original agreement was to see how well this double use of the parking lot would work. At this time, we are considering terminating our verbal agreement as a result of the complaints my office is receiving from those assigned to park at Dillon House. I am most interested in any solutions you can offer to alleviate this problem.

We regret that this agreement is not working, but our main concern is to provide our employees with accessible parking. I look forward to your early response.

Sincerely,

Jeffrey M. Russell

JMR:vh

cc: Sgt. Sherry Thederahn

bcc: Pat Brady

FEB 9 2004

Dated: July 30, 1997

REAL ESTATE USE AND EXCHANGE CONTRACT

This contract is between the State of Kansas, acting through the Kansas Secretary of Administration (hereinafter referred to as the "State") and the First Presbyterian Church of Topeka, Kansas, (hereinafter referred to as the "Church").

WHEREAS, K.S.A. 75-3681 and 75-3682 were enacted to authorize the exchange of real estate between the State and the Church; and

WHEREAS, the Church desires to obtain the State land to the north of the Church in exchange for the Church's Dillon House property; and

WHEREAS, the Joint Committee on State Building Construction has recommended the acquisition of the Dillon House property from the Church; and

WHEREAS, the Legislative Coordinating Council has requested the Secretary of Administration to proceed in accordance with K.S.A. 75-3681 to make arrangements for replacement parking and acquire the Dillon House property; and

WHEREAS, the Secretary of Administration desires to carry out this request of the Legislative Coordinating Council;

NOW THEREFORE, the parties agree as follows:

I. Premises. The State hereby agrees to convey to Church the real estate, together with all fixtures and improvements thereon located in Shawnee County, Kansas, which is described as follows and hereinafter referred to as "Tract A":

> Lots 11, 13, 15, 17, 19, 21 and 23 on Eighth Avenue, original townsite of the city of Topeka.

The above-described Tract A contains 22,750 square feet more or less and is subject to all right-of-ways, easements, restrictions and covenants of record, if any.

Church hereby agrees to convey to State the real estate, together with all fixtures and improvements thereon located in Shawnee County, Kansas, more particularly described as follows and which is hereinafter referred to as "Tract B":

> All of Lot 277, except a rectangular strip bounded by the West, North, and East property lines of said Lot and bounded on the South by a line 32

inches South of and parallel to the North property line of said lot; and all of Lots 279, 281, 283, 285, and 287 on Harrison Street, original townsite of the city of Topeka.

The above-described Tract B contains 22,100 square feet more or less and is subject to all right-of-ways, easements, restrictions and covenants of record, if any.

Each party acknowledges that it has caused the tract being conveyed to it to be inspected to its satisfaction and agrees to accept the property in "as is" condition.

II. Reservation of Easement for Ingress and Egress. It is further agreed that the properties being exchanged shall be subject to certain easements hereinafter generally described which will be granted by separate right-of-way easement documents. State shall grant Church a permanent easement for access from the Church's west parking lot to Harrison Street through Tract B in a location similar to that now used for such access. If the alley now providing access to Ninth Street from the Church's west parking lot and from Tract B is vacated, State shall provide Church with a permanent access easement across the alley property reverting to State to allow access to Harrison Street. State shall also grant Church a temporary access easement from said parking lot to Ninth Street until such time as State desires to utilize such area for other purposes, and in the event State desires to utilize such area for purposes other than access to Ninth Street, Church shall grant State a permanent access easement to allow access from Tract B to either Eighth Avenue or Topeka Boulevard.

III. Closing. The closing date of this contract shall be at 10:00 a.m., November 1, 1997, at the office of a title company selected by State unless another date and location is agreed to by the parties.

At the closing each party shall:

A. Deliver a duly executed and acknowledged warranty deed conveying good and marketable title in fee simple to the grantor's Tract, free and clear of any and all liens, public or private easements, encumbrances and assessments, except:

1. any permitted exception as defined in paragraph IV hereof; or

2. any exceptions approved in writing.

B. Instruct a title company to deliver to the other party an owner's title policy issued by a company authorized to insure titles in this state, insuring fee simple title in accordance with paragraph IV, subject only to the permitted exceptions defined in paragraph IV hereof and any exceptions approved pursuant to Paragraph III, A. 2.

Each party shall pay one-half of the closing fees charged by the title insurance company for

services performed by such company at the closing.

IV. Title Insurance. Each party shall furnish and pay for an owner's title insurance policy in the amount of $180,000. On or before October 1, 1997, each party shall cause to be furnished to the other party a current commitment for title insurance (the "Title Binder") from a company authorized to insure titles in this State.

The Title Binder shall describe the Tract.

Each party shall have thirty (30) days from the date of actual receipt to review the Title Binder. At such time as each party furnishes the Title Binder, such party also shall furnish legible true copies of all instruments and ordinances referred to in the Title Binder as conditions or exceptions to the title to the property. Any title encumbrances which are set forth in said Title Binder and to which the receiving party does not object within such thirty (30) day period shall be deemed to be a "permitted exception" to the status of title. With regard to items to which the receiving party does object within the review period, the conveying party shall use its best efforts to cure such objections. In the event that the conveying party is unable to cure such objections on or prior to the closing date, the receiving party may, at its option, accept the status of the title to the property or terminate this contract.

V. Use of Other Party's Property.

A. Tract A before Five Years.

1. State shall be entitled to the use free of charge of the parking on Tract A Monday through Friday during business hours until September 1, 1998, and such additional time thereafter until the Church utilizes any portion of Tract A for purposes related to construction, renovation, or alteration of Church property (the "Utilization Date"). The Church shall provide the State written notice of such Utilization Date at least thirty (30) days in advance thereof. Prior to the Utilization Date, State shall be responsible for any care and maintenance reasonably needed for the parking lot.

2. After the Utilization Date, Church will still permit State to utilize, free of charge on Monday through Friday during business hours, the remaining portion of Tract A that is not reasonably needed by Church for purposes related to construction, renovation or alteration of Church property. Other terms and conditions of such use by the State may be specified in future agreements to be entered into between Church and the Secretary of Administration.

B. Tract B before Five Years.

1. Subject to Paragraph V, B 2, Church shall be entitled to utilize free of charge

all of Tract B until the Utilization Date. During such period, Church shall be responsible for any care and maintenance reasonably needed for Tract B and shall continue its casualty insurance coverage of the property. Any insurance proceeds received by Church relating to Tract B shall either be utilized in a manner jointly agreed to by the Church and the Secretary of Administration, or paid to the State on the Utilization Date or as soon thereafter as such proceeds are received by the Church. After the Utilization Date, the Church's responsibility for care, maintenance and insurance matters shall cease, and the Church shall have no right to use Tract B, except as provided in Paragraph V, B 3.

2. In the event the Kansas Legislature provides funds for renovations or the operation and maintenance of the Dillon House property, the Secretary of Administration may provide Church written notice of termination of the Church's right to use Tract B pursuant to Paragraph V, B 1 (the "Termination Date"). The Secretary of Administration shall provide Church written notice of such Termination Date at least thirty (30) days in advance thereof. In the event the Secretary provides such notice, Church's responsibilities for care, maintenance and insurance matters shall cease on the Termination Date, and the Church shall have no right to use Tract B, except as provided in Paragraph V, B 3. Any insurance proceeds received by Church relating to Tract B shall either be utilized in a manner jointly agreed to by the Church and the Secretary of Administration, or be paid to the State on the Termination Date or as soon thereafter as such proceeds are received by the Church.

3. Church shall be entitled to use two parking places adjacent to and west of, and two parking places adjacent to and east of the handicapped accessibility ramp located on Tract B on all days of the week during all hours of the day, until such time that Church has constructed alternative handicapped access to its existing building to the north of Tract B. The State agrees the handicapped access ramp currently on Tract B will not be altered or removed at any time (whether before or after the Church's construction of alternative handicapped access to the Church's building to the north of Tract B) without the Church's express written permission. After the Utilization Date and after the Termination Date, the State agrees that the Church may use the parking on Tract B at times when such parking is not required for use by the State, subject to arrangements made in advance through the Secretary of Administration or the Secretary's designee.

C. Tract A and B after Five Years. From and after November 1, 2002, the above provisions of this Section V shall expire and use of Tract A or B by the other party shall be in accordance with the following:

1. Tract A. Church agrees that State may utilize free of charge the parking on Tract A at times when such parking is not required for use by Church, subject to arrangements made in advance through the Church's Pastor or the Pastor's designee.

2. Tract B. State agrees that the Church may utilize free of charge the parking in Tract B at times when such parking is not required for use by State, subject to arrangements made in advance through the Secretary of Administration or the Secretary's designee. The State agrees the handicapped access ramp currently on Tract B will not be altered or removed at any time (whether before or after the Church's construction of alternative handicapped access to the Church's building to the north of Tract B) without the Church's express written permission. In the event Church receives insurance proceeds relating to Tract B, the Church shall pay such proceeds to the State.

VI. Taxes and Special Assessments. Each party shall be responsible for any property taxes and special assessments, if any, attributable to the Tract they are conveying which are due on or before the closing date.

VII. Destruction and Events Prior to Closing. If, before delivery of deed, any of the improvements on Tract B are destroyed or substantially damaged by fire, lightning or any cause that could be covered by what is known as extended coverage insurance, the State shall have the option of enforcing this contract or canceling by written notice within ten (10) days thereafter. If not canceled, Church shall pay over to State any insurance proceeds relating to Tract B.

VIII. Binding Effect. This contract shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns.

IX. Severability. In case any one or more of the provisions contained in this contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this contract shall be construed as if such invalid, illegal, or unenforceable provisions had never been contained herein.

X. Sole Agreement. This contract constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

XI. Construction. Words of any gender used in this contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vise versa, unless the context requires otherwise.

XII. Effective Date. Subject to paragraph XV, this contract shall be effective on the date that it has been fully executed by both parties, as evidenced by the dates below.

XIII. Kansas Law. The provisions of the contract shall be governed by and construed and enforced in accordance with the laws of the state of Kansas.

XIV. Notices. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested addressed to Church or State, as the case may be, at the address set forth below or to such other address as may hereafter be designated in writing:

If to Church:

Neil Weatherhogg
First Presbyterian Church
817 SW Harrison Street
Topeka, Kansas 66612-1691

With copy to:

William T. Nichols
Commerce Bank and Trust
3035 South Topeka
Topeka, Kansas 66611

If to State:

Secretary of Administration
State Capitol Building, Room 263-E
Topeka, Kansas 66612-1572

With copy to:

Chief Attorney
Department of Administration
Landon State Office Bldg., Room 107
900 SW Jackson
Topeka, KS 66612-1214

XV. Approval Contingency. This contract is subject to the following approvals:

Church Approvals:

Session of First Presbyterian Church
Congregation of First Presbyterian Church
Presbytery of Northern Kansas
or the Trustees of the Presbytery of Northern Kansas acting on behalf of the Presbytery of Northern Kansas

State Approvals:

Joint Committee on State Building Construction
State Finance Council

Each party covenants to diligently seek to obtain the foregoing approvals as soon as practicable, but in all events prior to October 1, 1997. Each party shall inform the other of the dates for the meetings scheduled at which approval will be sought and the action taken. Upon obtaining a required approval, the party shall provide the other party written notice thereof or certified copies of the minutes evidencing the same.

Time is of the essence. If either party fails to obtain any of their required approvals by October 1, 1997, such party shall give notice thereof to the other party and this contract shall be deemed null and void.

XVI. Survival. The representations and covenants made herein shall survive closing.

XVII. Occupancy. Except as otherwise provided herein, the parties shall be entitled to occupancy of the property immediately after closing.

XVIII. Vacation of Alleys. Either party shall, at the request of the other, cooperate fully in seeking the vacation of all the alleys in the block containing Tract A and Tract B and execute such documents and enter into such agreements as may be desirable to accomplish such action. The parties agree that if the alleys are vacated the vacated land shall revert to the parties as established by law and each party shall negotiate in good faith to grant reasonable access easements to the other to maximize parking and assure vehicular access to all present and future buildings on the block, including such easements which are not described in paragraph II above.

EXECUTED by the parties on the date following their signature.

FIRST PRESBYTERIAN CHURCH
OF TOPEKA

By: _____ 8/8/97
William T. Nichols, Chairperson Date
Facilities Committee

THE STATE OF KANSAS

By: _____ 8/7/97
Dan Stanley, Secretary Date
of Administration

Document Number: 12428

STATE STATUTES

State Statues:

75-3681

Chapter 75.--STATE DEPARTMENTS; PUBLIC OFFICERS AND EMPLOYEES
Article 36.--STATE OFFICE BUILDINGS AND GROUNDS

75-3681. Hiram Price Dillon house; acquisition, exchange of real property therefor; conditions; easements; state finance council approval. (a) The secretary of administration, for and on behalf of the state of Kansas, is hereby authorized to exchange and convey the real property described in subsection (b) and improvements thereon to the first Presbyterian church, Topeka, Kansas, in consideration for which the first Presbyterian church, Topeka, Kansas, is hereby authorized to exchange and convey the real property described in subsection (c) and improvements thereon to the state of Kansas. The parties to such exchange and conveyance of real property and improvements thereon may negotiate and grant or convey easements in any real property exchanged and conveyed under this section. The exchange and conveyance of real property and improvements thereto by the secretary of administration under this section shall be executed in the name of the state of Kansas and shall be delivered upon receipt of a good and sufficient warranty deed from the first Presbyterian church, Topeka, Kansas, to the real property described in subsection (c). Before an agreement to exchange and convey such property is entered into under this section, arrangements shall be made to replace with other acceptable parking space the parking area lost by the state through the exchange of such property. The exchange and conveyance of real property and improvements thereon authorized under this section shall be made only upon approval of the state finance council, after review by the joint committee on state building construction, acting on this matter which is hereby characterized as a matter of legislative delegation and subject to the guidelines prescribed in subsection (c) of K.S.A. 75-3711c and amendments thereto. Upon approval of the state finance council and before such real property and improvements thereon is exchanged and conveyed, the attorney general shall approve the instruments of conveyance of the secretary of administration to the first Presbyterian church, Topeka, Kansas, and the instruments of conveyance of the first Presbyterian church, Topeka, Kansas, to the secretary of administration and shall approve the title to the real property and improvements thereon exchanged and conveyed by the first Presbyterian church, Topeka, Kansas.

(b) In accordance with the provisions of this section, the secretary of administration is hereby authorized to exchange and convey the following described real property to the first Presbyterian church, Topeka, Kansas: A tract of land in lots 11, 13, 15, 17, 19, 21 and 23 on Eighth avenue east, original townsite of the city of Topeka, Shawnee county, Kansas, containing 22,750 square feet more or less.

(c) In accordance with the provisions of this section, the secretary of administration is hereby authorized to accept title on behalf of the state of Kansas to the following described real property conveyed to the state of Kansas by the first Presbyterian church, Topeka, Kansas: A tract of land in lots 277, 279, 281, 283, 285 and 287 on Harrison street, original townsite of the city of Topeka, Shawnee county, Kansas, containing 22,500 square feet more or less, upon which is located a house known as the Hiram Price Dillon house.

(d) The exchange and conveyance of real property and improvements thereon authorized by this section shall not be subject to the provisions of K.S.A. 75-3043a and amendments thereto.

History: L. 1989, ch. 258, § 1; May 18.

75-3682

Chapter 75.--STATE DEPARTMENTS; PUBLIC OFFICERS AND EMPLOYEES
Article 36.--STATE OFFICE BUILDINGS AND GROUNDS

75-3682. Same; care and management; uses and space assignment. Upon acquisition of the property as authorized by K.S.A. 75-3681 and amendments thereto, the same shall be placed under the charge, care, management and control of the secretary of administration, except that the use of such property and the assignment of space and facilities in the Hiram Price Dillon

House located on such property shall be made by a vote of five members of the legislative coordinating council.

History: L. 1989, ch. 258, § 2; May 18.

75-3683

Chapter 75.--STATE DEPARTMENTS; PUBLIC OFFICERS AND EMPLOYEES
Article 36.--STATE OFFICE BUILDINGS AND GROUNDS

75-3683. Grants, gifts or other donations for Dillon House, acceptance by advisory commission; legislative coordinating council to be advised of donations with conditions; subject to approval by council; deposit of monetary gifts. (a) Subject to the approval of the legislative coordinating council, the Dillon House advisory commission established by the legislative coordinating council shall have the power to accept on behalf of the state any grants, gifts, contributions, bequests or donations of personal property or money for the purpose of restoring, renovating, furnishing, improving or beautifying the property identified in subsection (c) of K.S.A. 75-3681, and amendments thereto, which is known as the Hiram Price Dillon House. The Dillon House advisory commission shall advise the legislative coordinating council of any offers of gifts, contributions, grants, bequests or donations of items or services for the Hiram Price Dillon House.

(b) Any moneys donated for the Hiram Price Dillon House and received and accepted by the Dillon House advisory commission with the approval of the legislative coordinating council shall be paid to the department of administration and shall be remitted to the state treasurer in accordance with the provisions of K.S.A. 75-4215, and amendments thereto. Upon receipt of each such remittance, the state treasurer shall deposit the entire amount in the state treasury to the credit of the Dillon House account within the state facilities gift fund established by K.S.A. 2007 Supp. 75-3684, and amendments thereto. If any monetary donation for the Hiram Price Dillon House is subject to terms and conditions established by the donor, the legislative coordinating council shall be advised of the donation and its associated terms and conditions and acceptance of the donation shall be approved by the legislative coordinating council before the donation is accepted and deposited in the state treasury.

History: L. 1999, ch. 33, § 4; L. 2001, ch. 5, § 384; July 1.

75-3685

Chapter 75.--STATE DEPARTMENTS; PUBLIC OFFICERS AND EMPLOYEES
Article 36.--STATE OFFICE BUILDINGS AND GROUNDS

75-3685. Projects for capital improvements for certain state historic buildings; exemptions from certain procedures authorized; application of certain procedures, standards and statutes. (a) In accordance with the provisions of this section and in the discretion of the secretary of administration, whenever a contract will involve any repair, restoration, renovation, remodeling, refurnishing or other improvement to a state historic building, the contract shall not be subject to the provisions of:

(1) K.S.A. 75-430a and amendments thereto, relating to publication of notice prior to negotiating for ancillary technical services or architectural, engineering or other related services;

(2) K.S.A. 75-1250 through 75-1266 or K.S.A. 75-5801 through 75-5807 and amendments thereto, relating to the acquisition of architectural, engineering, construction management or other services; or

(3) the competitive bid procedures and requirements of K.S.A. 75-3739 through 75-3744 and amendments thereto.

(b) With respect to any such contract, the provisions of K.S.A. 75-1258, 75-1264 and 75-3741c and amendments thereto shall apply to any such contract and to any such repair, restoration, renovation, remodeling, refurnishing or other improvement for a state historic building. The contract or project for any such repair, restoration, renovation, remodeling, refurnishing or other improvement shall be subject to such design, construction or other procedures and standards as may be prescribed by the secretary of administration therefor.

t (c) As used in this section, "state historic building" means (1) the statehouse, (2) the property identified in K.S.A. 75-121 and amendments thereto, which is known as Cedar Crest, and (3) the property identified in subsection (c) of K.S.A. 75-3681 and amendments thereto, which is known as the Hiram Price Dillon house.

History: L. 1999, ch. 33, § 1; Apr. 1.

Chapter 41.--INTOXICATING LIQUORS AND BEVERAGES
Article 7.--CERTAIN PROHIBITED ACTS AND PENALTIES

41-719. Consumption of alcoholic liquor prohibited in certain places; exemptions. (a) No person shall drink or consume alcoholic liquor on the public streets, alleys, roads or highways or inside vehicles while on the public streets, alleys, roads or highways.

(b) No person shall drink or consume alcoholic liquor on private property except:

(1) On premises where the sale of liquor by the individual drink is authorized by the club and drinking establishment act;

(2) upon private property by a person occupying such property as an owner or lessee of an owner and by the guests of such person, if no charge is made for the serving or mixing of any drink or drinks of alcoholic liquor or for any substance mixed with any alcoholic liquor and if no sale of alcoholic liquor in violation of K.S.A. 41-803, and amendments thereto, takes place;

(3) in a lodging room of any hotel, motel or boarding house by the person occupying such room and by the guests of such person, if no charge is made for the serving or mixing of any drink or drinks of alcoholic liquor or for any substance mixed with any alcoholic liquor and if no sale of alcoholic liquor in violation of K.S.A. 41-803, and amendments thereto, takes place;

(4) in a private dining room of a hotel, motel or restaurant, if the dining room is rented or made available on a special occasion to an individual or organization for a private party and if no sale of alcoholic liquor in violation of K.S.A. 41-803, and amendments thereto, takes place; or

(5) on the premises of a microbrewery or farm winery, if authorized by K.S.A. 41-308a or 41-308b, and amendments thereto.

(c) No person shall drink or consume alcoholic liquor on public property except:

(1) On real property leased by a city to others under the provisions of K.S.A. 12-1740 through 12-1749, and amendments thereto, if such real property is actually being used for hotel or motel purposes or purposes incidental thereto.

(2) In any state-owned or operated building or structure, and on the surrounding premises, which is furnished to and occupied by any state officer or employee as a residence.

(3) On premises licensed as a club or drinking establishment and located on property owned or operated by an airport authority created pursuant to chapter 27 of the Kansas Statutes Annotated, and amendments thereto, or established by a city.

(4) On the state fair grounds on the day of any race held thereon pursuant to the Kansas parimutuel racing act.

(5) On the state fairgrounds, if: (A) The alcoholic liquor is domestic beer or wine or wine imported under subsection (e) of K.S.A. 41-308a, and amendments thereto, and is consumed only for purposes of judging competitions; (B) the alcoholic liquor is wine or beer and is sold and consumed during the days of the Kansas state fair on premises leased by the state fair board to a person who holds a temporary permit issued pursuant to K.S.A. 41-2645, and amendments thereto, authorizing the sale and serving of such wine or beer, or both; or (C) the alcoholic liquor is consumed on nonfair days in conjunction with bona fide scheduled events involving not less han 75 invited guests and the state fair board, in its discretion, authorizes the consumption of the alcoholic liquor, subject to any conditions or restrictions the board may require.

(6) In the state historical museum provided for by K.S.A. 76-2036, and amendments thereto, on the surrounding premises and in any other building on such premises, as authorized by rules and regulations of the state historical society.

(7) On the premises of any state-owned historic site under the jurisdiction and supervision of the state historical society, on the surrounding premises and in any other building on such premises, as authorized by rules and regulations of the state historical society.

(8) In a lake resort within the meaning of K.S.A. 32-867, and amendments thereto, on state-owned or leased property.

(9) In the Hiram Price Dillon house or on its surrounding premises, subject to limitations established in policies adopted by the legislative coordinating council, as provided by K.S.A. 75-3682, and amendments thereto.

(10) On the premises of any Kansas national guard regional training center, and any building on such premises, as authorized by rules and regulations of the adjutant general and upon approval of the Kansas military board.

(11) On property exempted from this subsection (c) pursuant to subsection (d), (e), (f), (g) or (h).

(d) Any city may exempt, by ordinance, from the provisions of subsection (c) specified property the title of which is vested in such city.

(e) The board of county commissioners of any county may exempt, by resolution, from the provisions of subsection (c) specified property the title of which is vested in such county.

(f) The state board of regents may exempt from the provisions of subsection (c) the Sternberg museum on the campus of Fort Hays state university, or other specified property which is under the control of such board and which is not used for classroom instruction, where alcoholic liquor may be consumed in accordance with policies adopted by such board.

(g) The board of regents of Washburn university may exempt from the provisions of subsection (c) the Mulvane art center and the Bradbury Thompson alumni center on the campus of Washburn university, and other specified property the title of which is vested in such board and which is not used for classroom instruction, where alcoholic liquor may be consumed in accordance with policies adopted by such board.

(h) The board of trustees of a community college may exempt from the provisions of subsection (c) specified property which is under the control of such board and which is not used for classroom instruction, where alcoholic liquor may be consumed in accordance with policies adopted by such board.

(i) Violation of any provision of this section is a misdemeanor punishable by a fine of not less than $50 or more than $200 or by imprisonment for not more than six months, or both.

History: L. 1949, ch. 242, § 82; L. 1968, ch. 35, § 1; L. 1969, ch. 242, § 1; L. 1971, ch. 175, § 1; L. 1975, ch. 251, § 1; L. 1979, ch. 153, § 13; L. 1981, ch. 200, § 1; L. 1987, ch. 182, § 54; L. 1988, ch. 165, § 3; L. 1990, ch. 180, § 2; L. 1991, ch. 143, § 1; L. 1992, ch. 269, § 1; L. 1995, ch. 59, § 1; L. 1998, ch. 92, § 8; L. 1998, ch. 191, § 4; L. 1999, ch. 153, § 2; L. 2000, ch. 166, § 3; L. 2002, ch. 139, § 1; L. 2005, ch. 201, § 11; L. 2006, ch. 206, § 1; July 1.

DILLON HOUSE REPORT - JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION APRIL 29, 2008

Dillon House Report



Dillon House
404 W. Ninth Street
Topeka, Kansas

Joint Committee on State Building Construction
April 29, 2008

2008 Dillon House Task Force

Table of Contents

Executive Summary / Recommendations 3

Background
- Property Description 4
- History of the Dillon House 5
- Architectural Significance 6

Site Visit Report 8

Proposed Historic Structure Report Components 12

Addenda
- 1: Funding Possibilities for Historic Structures Report 16
- 2: Interest in the Dillon House from the Kansas Insurance Department 17
- 3: State Statutes 18
- 4: Dillon House Floor Plans 22
- 5: 2008 Dillon House Task Force Members 24

Executive Summary / Recommendations

- While the historic Dillon House has had only limited maintenance since the state acquired the property, it is still in relatively good condition. The exterior walls and foundations appear to be sound. The roof structure is sound.

- The state of Kansas should complete a Historic Structures Report on the Dillon House as soon as possible. It is recommended that an environmental assessment be part of this process. This report will provide the legislature the information it needs to make decisions on future expenditures for the Dillon House. Cost: $30,000.

- The cost of the report can be covered in part by grants from the Kansas State Historical Society ($15,000) and the National Trust for Preservation ($5,000). These grants must be matched. It is recommended that the state contribute $10,000 towards this report.

- The Joint Committee on State Building Construction should become the committee to oversee this process and represent the legislature's views on the future use of the property.

- The Kansas State Historical Society is willing to develop and submit the proposal to the National Trust for Historic Places.

- The Kansas State Historic Society and the Department of Administration are willing to assist the legislature in developing qualifications for a contractor to complete the Historic Structures Report.

- It is recommended that "the Dillon House Advisory Commission" be established per K.S.A. 75-3683 to raise private funds "for the purpose of restoring, renovating, furnishing, improving or beautifying the property." The members of this commission should have access to people of capacity.

- The Dillon House is an asset to the state of Kansas and can be used for a variety of functions in state government. However, if the state feels it is unable to rehabilitate the historic property, it is strongly recommended that the property be sold to a buyer who is willing to rehabilitate the house for adaptive reuse.

The Dillon House

Background

Property Description:

The Dillon House was completed in 1913 in the Italian Renaissance Revival style. The three-story brick home sits on a prominent corner of downtown Topeka, directly across the street from the State Capitol Building. The surrounding neighborhood is now mostly office buildings, and the immediate neighbor to the north is a church.

The Italian Renaissance Revival style was part of the Beaux Arts period of 1885s-1920s. Typical of this style is the yellow brick in a narrow gauge found on the exterior and the sculptural ornamentation found on both the exterior and on the interior of the Dillon House. The symmetrical façade has a central entry. The front door has classical columns with a garland frieze and cartouche on the entablature.

There is a low-pitched hipped roof with red clay barrel tiles. The overhanging eaves are bracketed. Windows are grouped casement. Matched carved figurines flank the second story central windows. The original east and west sides of the home have been compromised by removal of significant features and enclosure of windows. The central portion of the home on the front façade is the least changed.

The Dillon House was notable in Topeka for its size, ornamentation, and technology (believed to be the first private home with an electric elevator) as well as for the purported wealth of the owners. The reception hall on the first floor is impressive with a grand staircase, a marble fireplace adorned with figurines, cupids, garland and the motto "None come too early, none stay too late." Changes to this floor are significant but the large rooms and formal layout still reflect the original grandeur of the home that Hiram Price Dillon built in 1913. The second floor has had some minor modifications and the third floor remains much the same as it was originally.

Square footage of the Dillon House:

First floor (including stair)		3,714 sq. ft.
Second floor		3,444 sq. ft.
Third floor		1,740 sq. ft.
Basement		3,464 sq. ft.
	Total	12,362 sq.ft.

History of the Dillon House:

Hiram Price Dillon was born in 1855 in Davenport, Iowa. He was the son of John Forrest Dillon and Anna Price Dillon. Hiram's father became an M.D. in 1850 but only practiced for two years as a doctor. He ran a drugstore and pursued a law degree, which he obtained in 1852. In 1858 John Forrest Dillon was elected to the Supreme Court of Iowa. He also served as a chief justice and a United States circuit judge. In 1870 John Forrest Dillon moved to New York and accepted a professorship of law at Columbia University where he also opened a law practice. John Forrest Dillon became quite wealthy as a counsel for the Union Pacific Railroad, the Missouri Pacific Railroad, the Texas Pacific Railroad, and the Western Union Telegraph Company.

Hiram followed in his father's footsteps by obtaining a law degree from Iowa University. He came to Topeka in 1874 when Topeka was witnessing an unprecedented land boom. Topeka was growing, annexing land in all directions. Hiram's first law partnership was with A.L. Williams. After Williams' death he formed an office relationship with N.H. Loomis and then R.W. Blair. He served as counsel for the Union Pacific Railroad. Hiram inherited a great deal of wealth from his father and ceased the general practice of law. He served as director of the Merchants National Bank, a director of Central National Bank, and President of the Shawnee Fire Insurance Company.

In 1910 Hiram Price Dillon and his wife, Susie Finley Brown, traded their home located at 919 Harrison Street for the house and lot at 404 Ninth Street, owned by George Crane. They razed the Crane house and broke ground for the construction of their grand home at 404 Ninth Street. According to a "Topeka Journal" article dated December 12, 1910, in addition to trading for the Crane place, Mr. Dillon bought twenty feet of ground adjoining the Crane property on the north, giving the new owner 95 feet of frontage on Harrison Street directly across the street from the statehouse. This was a premier location as the elite of Topeka had moved away from the hustle and bustle of Kansas Avenue to Harrison, Topeka, and Tyler Streets. (Bird, Topeka – An Illustrated History p. 47)

The Dillons were famous for their hospitality and the home was built for entertaining. A June 20, 1913, "Topeka Journal" article in the Society section stated, "A social event of first interest and importance was given Thursday afternoon by Mrs. Hiram Price Dillon and Mrs. John Forrest Dillon [daughter-in-law] at their new home on Ninth Street. The social prominence of the hostesses and the fact that the tea was the first large affair for which the house had been opened, contributed to the interest taken in the party." Much attention was given to the decorations and flowers for the event.

World War I broke out shortly after the Dillons moved into their new home. Dillon was known to take great interest in the war and was a generous donor to war relief enterprises, and a heavy investor in government bonds. (Topeka Journal, Sept. 1918) Hiram's son, John Forrest Dillon, joined the army as a man in the ranks, which was a source of pride to his father. Hiram Price Dillon was a quiet philanthropist – he gave anonymously most of the time but was known to play Santa Clause and delighted in seeing that children received Christmas gifts.

The Dillons traveled extensively and spent summers at the Dillon family home in Far Hills, New Jersey. Their home in Topeka was filled with treasures they collected from around the world. As a result of his early retirement from the practice of law, his anonymous philanthropy, and his frequent absences from Topeka, Hiram Price Dillon was not well known in the city he called home. Hiram was 56 when he began building his home at 404 Ninth Street. His health deteriorated over the next few years and he died unexpectedly in 1918, only five years after moving into his grand home. Tributes to Hiram Price Dillon appeared in the "Topeka Journal" and "Topeka Capital" September 3, 4, and 15, 1918.

Mrs. Dillon continued living in the home with her son and his family. Mrs. Dillon died in 1938, and the American Home Life Insurance Company purchased the house in 1941.

Architectural Significance of the Dillon House:

The Italian Renaissance Revival style was one of the most popular of the Beaux Arts design modes, lasting from the late 1800's until the 1920's. The first major revival of interest in Italian Renaissance domestic models began with the landmark Villard Houses in New York (McKim, Mead & White, 1883). It was interpreted primarily in New York and the east coast and major metropolitan areas prior to World War I, and was a rarity in Topeka, Kansas. Typical of this design style were impressive residences featuring elegant buff-colored or yellow brick in a narrow gauge, accented with enormous cartouches and sculptural ornamentation. A hipped-roof, with red clay barrel tiles, hip-roof dormers, projecting eaves, brackets, trellises, French doors, and casement windows were typical features, and all of these are found on the Dillon Home.

The December 12, 1910, "Topeka Journal" newspaper article announcing the purchase of the Crane lot by Hiram Price Dillon refers to a "New York architect" as the designer of the Italian Renaissance Revival home. Unfortunately, the New York architect's name is never mentioned.

What is known about the Hiram Price Dillon home is that the builder was Henry Bennett. Henry Bennett was born in 1841 in Chicago where he learned the building trade. He served as a Union Soldier in the Civil War. In 1876 he moved to Kansas – outside of Topeka. He constructed buildings at Osawatomie and Kansas State Agricultural College (KSU) – Manhattan, and worked on the east wing of the statehouse. Through the years in Topeka he built: the Governor Crawford Block; the Columbia; the Masonic Block; the Independent Telephone Building; the original Central National Bank Building; the National Hotel; and the Copeland Hotel. He constructed the governor's mansion (original); the Topeka Library Building; and the Edison Office Building. After his 70th birthday he built the Santa Fe Office Building; the Grace Cathedral; and the Sunday school building of the First Methodist Church. In 1891 he went to Mexico and constructed the depot and hotel for the Gulf & Monterey Railroad. He also had contracts for construction work on the World's Fair Grounds in Chicago, and put up the Territorial Building for the territories of Oklahoma, Arizona, New Mexico and Alaska. His firm

also constructed depots for the Santa Fe Railway Company in Hutchinson, Santa Fe and Lamy, New Mexico; a Harvey eating-house at Las Vegas; and a roundhouse at Albuquerque, New Mexico. His company had a contract for constructing every station for the Rock Island Railroad in Oklahoma. Henry Bennett was a member of the Knight Templar Masons, the Rotary and the Topeka Commercial Club. (A Standard History of Kansas and Kansans 1850-1918, p. 1754-1755)

Site Visit Report

Date: February 20, 2008

Reviewers: Terry Marmet, Director of Historic Sites for the Kansas State Historical Society
K. Vance Kelley, AIA – Board of Advisors, National Trust for Historic Preservation

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Building Name: Historic Dillon House

Building Address: 404 W. Ninth Street **County:** Shawnee

Date of Construction: 1913 **Original Use:** Residence **Current Use:** Meeting Room

No. of Stories: 3 **Basement:** Full **Crawl Space:** N/A

Site Review:

Grade: There are numerous low areas adjacent to the house, especially along the east façade. Correcting the foundation drainage may be difficult because of a parking area on the north side of the house that runs up to the foundation wall. In addition, there are retaining walls located along the west property line, adjacent to the alley.

Exterior Review:

Roof: Two types of roofing are used. There is a sloping clay tile portion and also a flat roof portion at peak. The clay tile appears to be in good condition; however, it is obvious there are problems with joints and flashing. This is particularly true where the clay tile meets the flat roof portion.

Exterior Walls: The brick walls and mortar joints are in very good condition, with some minor repointing needed.

Windows: The wood windows are in need of repair.

Intrusion: The original open porch with classical columns on the first floor and the carved caryatids columns at the second floor level at the east end of the house have been removed and replaced with an enclosed brick addition. This addition detracts from the character of the house and obscures the entire east end.

Interior Review – 1st Floor:

Reception Hall: The large reception hall still retains a great deal of integrity even though composition floor tile has been added to the grand stair and the west wall has been "opened" to the former dining room and music parlor.

Some of the historic character-defining features that remain and in good condition include the historic grand stair, historic fireplace, historic wood wall panels, and the historic light fixture.

Library: The library retains a great deal of integrity. For example, the historic fireplace, historic stained glass windows, and historic ornate plaster ceiling all remain in good condition.

The open porch located to the east of the library that provided the strong connection to the Kansas statehouse has been removed and replaced with a non-compatible addition.

Dining/Music: The dining room and the music parlor have had major modifications over time. However, they have not been fully documented. For example, the wall between the two rooms has been removed in the past. We do not know if there was a hallway leading to the secondary support spaces located in the west wing of the house. Both rooms are missing their historic fireplaces. The boxed beam/coffered ceiling in the dining room has been removed and replaced with a modern suspended ceiling system. The historic leaded glass bay window still survives in the former dining room.

Support Spaces: The west wing of the house, located directly west of the dining/music room, once functioned as the kitchen area, butler's pantry, toilet facilities, and the sunroom. These rooms have been heavily modified over time.

Historic Elevator: The location of the original elevator purported to have been built as part of the original design has not been confirmed.

Interior Review – 2nd Floor:

Stair Hall: The stair hall still retains the historic character even though the original chandelier/lighting has been replaced with modern fixtures because of the impressive wood baluster and the historic stained glass windows located at the mid-landing.

Bedrooms: There are four very large bedrooms located on the second floor. All four bedrooms still have their historic fireplace intact. Many of the rooms have adjacent closets or toilet facilities. Because of the size of the rooms, there is greater potential for them to function for a new and different use.

Support Spaces: The west wing of the house functioned at the support space for the second floor and included the screened second story porch.

Interior Review – 3rd Floor:

Back Stair: The only access to third floor level is through the narrow back staircase.

Central Hall: The original skylight opening has been enclosed and covered over. The skylight shaft is visible in the attic area above the plaster ceiling. There is severe water damage to the plaster ceiling in this area.

Central Room: The original function of this room has not been confirmed. Interior window openings connect this room to the central hall and to the personal library.

Personal Library: The built-in shelving in the library has been removed and the skylight opening has been enclosed. The skylight shaft can be seen above the plaster ceiling.

Servants' Quarters: The servants' bedrooms are mostly intact, however, they all suffer from major water damage to plaster ceilings and flooring. The same holds true for the upstairs bathroom.

Interior Review – 3rd Floor Attic:

NW Attic: Daylight can be seen through the roof deck in the small northwest corner attic.

Central Attic: The roof framing is very stout and in very good condition. Some repair to water damaged rafters can be seen.

East Attic: There appears to be a fairly recent roof leak along south side of the attic. This should be repaired as soon as possible.

Interior Review – Basement:

General: The basement area has had numerous changes over time. These changes have not been fully documented. There are signs of past and possibly current water issues in the basement. It appears to be associated with poor drainage around the house and especially at the window wells that appear to drain to daylight at the west alley.

Even though water damage is quite noticeable, the foundation walls appear to be sound and do not show signs of weakening or failure. However, we recommend that all non-historic finishes (carpet, paneling, gyp. bd. walls) be removed so they can be fully evaluated and to avoid issues such as mold.

Site Visit Summary:

While the historic Dillon House has had only limited maintenance since the state acquired the property, it is still in relatively good condition. The exterior walls and foundations appear to be sound. The roof structure is sound and the majority of past roof leaks have been temporarily repaired. All of the other issues and concerns can be more fully evaluated as an overall planning effort.

In order to assist the legislature with the historic Dillon House, we recommend following accepted preservation planning methodologies typically used by the National Park Service, the National Trust for Historic Preservation, and the Kansas State Historic Preservation Office. The first step in determining how an underutilized historic property might best function and what changes might be required, is by completing a Historic Structures Report. Please reference the attached description.

Proposed Historic Structure Report Components

Historic buildings can present many design and planning challenges to the property owners. Unlike planning for a new building where the site is undeveloped, planning a new use for an historic building involves how best to utilize the important historic resource without destroying its character-defining features. Because of this, one must first understand what is important and significant about the historic property. Therefore, we strongly recommend that historic preservation projects begin by preparing a Historic Structures Report (HSR).

An HSR is a document prepared to record and analyze initial construction as well as subsequent alternations. This is accomplished by utilizing documentary, physical, and pictorial evidence. Similar to the more typical "feasibility study," the HSR also documents the current state of the building's architectural materials, engineering systems, and overall structural stability. However, the design parameters and the preservation plan prepared as part of the HSR also takes into account the important historic character defining features before determining an appropriate use for the building and before developing the recommended renovation treatments.

Historic Structure Report Components:

I. Historical Evaluation: building and site

Review of historic documentation provides background information about the building and its construction. This information helps evaluate the existing condition of the structure and its materials.

A. Historical Evaluation
   1. History of design
   2. History of construction
   3. Original/historic appearance

B. Statement of Significance: Integrity

A review of significant features helps determine which elements or spaces are appropriate for preservation, conservation, or restoration, and which components are not significant and may be changed.

   1. Alterations over time
   2. Period of significance

II. Architectural Evaluation

An evaluation of the existing conditions of building materials, structural systems, mechanical, electrical, plumbing systems and site and landscape features.

   1. General statistics/data
   2. Site
   3. Exterior
   4. Interior
   5. Structural system
   6. Mechanical, electrical, plumbing systems
   7. Codes
   8. ADA

III. Design Parameters

Design parameters ensure that proposed alterations do not violate the historic integrity of the original design, space or finishes. Design parameters will specify guidelines for treatments that are sympathetic to the historic fabric of the structure.

A. Summary of objectives
    1. Preservation and adaptive reuse
    2. Space programming
B. Zoning of significant spaces
C. Identification of elements
    1. Original
    2. Missing
    3. Intrusions
D. Summary of recommendations

IV. Materials Conservation Analysis

Construction materials are examined to document their current conditions, including the extent and types of deterioration. An evaluation is prepared for existing conditions of the materials and causes of distress.

A. Materials conditions evaluations
    1. Site
    2. Exterior
    3. Interior
B. Supplemental/specialty scope evaluations (additional services menu): Specialty scopes may be considered/incorporated, tailored to project needs, and to draw upon substantial experience in these areas.
    1. Historic lighting
    2. Fine art
    3. Decorative finishes
    4. Sculpture
    5. Architectural metals
    6. Hazardous materials

V. Preservation Plan

A document to guide the recycling of the structure as a useful historic building. The plan will summarize what needs to be accomplished to preserve, restore, and continue the active use of the facility, and provides specifics on implementation. It also identifies design concepts that will guide current and future projects.

A. Philosophy
B. Mitigation of intrusions
C. Mitigation of missing elements
D. Space programming changes
E. Project implementation
F. Supplemental/specialty scope recommendations

VI. Master Plan

Sets standards and provides design guidance. The plan addresses the following needs of the building and occupants: historic preservation, infrastructure, safety and architecture/space/function. As a plan, it sets the tone for overall project design and direction.

A. Vision/mission
B. Architectural program
C. Design concepts

Recommended Reduced Scope of the Historic Structure Report Components:

The full scope of a Historic Structures Report (HSR) can easily cost well over $100,000. This is especially true when specialized materials consultants are required. While all of the components of an HSR are important, every client has a limited budget and not all of the recommended components may be desirable. Because of this, each building owner must determine how best to meet the goals of their project. With this in mind, we believe the following reduced scope of work is reasonable:

I. Historical Evaluation:

Reduce the scope of the historical evaluation phase to a not-to-exceed amount of $7,000.

Reduce the historic research time by relying on the information contained in the national register nomination documents and the historic reports previously prepared.

II. Architectural Evaluation:

Reduce the architectural evaluation phase to a not-to-exceed scope of work $6,000.

By utilizing the basic building and site statistics already gathered by the state, we recommend eliminating the need to confirm this information.

Based on our preliminary site visit evaluation, we assume all mechanical, electrical, and plumbing systems will need to be upgraded and replaced. Therefore, we believe the mechanical, electrical, and plumbing system evaluations can be eliminated at this time.

By utilizing the basic schematic floor plans in DFM possession, we believe the field measuring and creation of floor plans can be eliminated from the scope of work.

By utilizing photographs, we believe the field measuring and creation of exterior elevations can be eliminated from the scope of work.

A structural engineer will not be involved as part of this reduced scope of work.

III. Design Parameters:

Reduce the design parameters phase to a not-to-exceed scope of work $4,000.

> This is accomplished by concentrating the efforts on zoning the significant spaces and eliminating public meetings from the scope of work.

IV. Materials Conservation Analysis:

Reduce the specialized materials conservation analysis phase to a not-to-exceed scope of work $5,000.

> At this time, we recommend that only a modified phase I hazardous materials analysis be performed at this time. All other specialized or detailed analysis can be undertaken at a later date.

V. Preservation Plan:

Reduce the preservation plan phase to a not-to-exceed scope of work $5,000.

> This can be accomplished by focusing the evaluation on the intrusions and missing elements, as well as, the recommended strategies and techniques. This section will list or highlight other components.

VI. Master Plan:

Reduce the master plan phase to a not-to-exceed scope of work $3,000.

> This can be accomplished by limiting the options for the "future vision" and only producing a single design concept. Phasing and sequencing of the proposed work will not be addressed.

Total Recommended Funding: $30,000
(This includes the $5,000 for environmental assessment)

Addendum 1

Funding Possibilities for Historic Structures Report:

$ 15,000	Federal Historic Preservation Fund, Kansas State Historical Society (must be matched)
$ 5,000	Possible grant from the National Trust for Historic Preservation
$ 10,000	Proposed State Funds
$ 30,000	TOTAL

Addendum 2

Interest in the Dillon House from the Kansas Insurance Department:

The Kansas Insurance Department is interested in the Dillon House for additional office space for 10.0 workers. The agency is also interested in full access to any renovated conference rooms in the Dillon House.

- The Kansas Insurance Department is unable to provide any funds towards the Historic Structures Report.
- The agency would contribute $40,000 towards renovation costs subject to legislative approval. This is conditional on the agency receiving ten parking spaces immediately behind the Dillon House.
- The Kansas Insurance Department would expect to pay $17,5000 annually for approximately 1,000 square feet of office space in the Dillon House.

Addendum 3

State Statutes:

75-3681

Chapter 75.--STATE DEPARTMENTS; PUBLIC OFFICERS AND EMPLOYEES
Article 36.--STATE OFFICE BUILDINGS AND GROUNDS

75-3681. Hiram Price Dillon house; acquisition, exchange of real property therefor; conditions; easements; state finance council approval. (a) The secretary of administration, for and on behalf of the state of Kansas, is hereby authorized to exchange and convey the real property described in subsection (b) and improvements thereon to the first Presbyterian church, Topeka, Kansas, in consideration for which the first Presbyterian church, Topeka, Kansas, is hereby authorized to exchange and convey the real property described in subsection (c) and improvements thereon to the state of Kansas. The parties to such exchange and conveyance of real property and improvements thereon may negotiate and grant or convey easements in any real property exchanged and conveyed under this section. The exchange and conveyance of real property and improvements thereto by the secretary of administration under this section shall be executed in the name of the state of Kansas and shall be delivered upon receipt of a good and sufficient warranty deed from the first Presbyterian church, Topeka, Kansas, to the real property described in subsection (c). Before an agreement to exchange and convey such property is entered into under this section, arrangements shall be made to replace with other acceptable parking space the parking area lost by the state through the exchange of such property. The exchange and conveyance of real property and improvements thereon authorized under this section shall be made only upon approval of the state finance council, after review by the joint committee on state building construction, acting on this matter which is hereby characterized as a matter of legislative delegation and subject to the guidelines prescribed in subsection (c) of K.S.A. 75-3711c and amendments thereto. Upon approval of the state finance council and before such real property and improvements thereon is exchanged and conveyed, the attorney general shall approve the instruments of conveyance of the secretary of administration to the first Presbyterian church, Topeka, Kansas, and the instruments of conveyance of the first Presbyterian church, Topeka, Kansas, to the secretary of administration and shall approve the title to the real property and improvements thereon exchanged and conveyed by the first Presbyterian church, Topeka, Kansas.

(b) In accordance with the provisions of this section, the secretary of administration is hereby authorized to exchange and convey the following described real property to the first Presbyterian church, Topeka, Kansas: A tract of land in lots 11, 13, 15, 17, 19, 21 and 23 on Eighth avenue east, original townsite of the city of Topeka, Shawnee county, Kansas, containing 22,750 square feet more or less.

(c) In accordance with the provisions of this section, the secretary of administration is hereby authorized to accept title on behalf of the state of Kansas to the following described real property conveyed to the state of Kansas by the first Presbyterian church, Topeka, Kansas: A tract of land in lots 277, 279, 281, 283, 285 and 287 on Harrison street, original townsite of the city of Topeka, Shawnee county, Kansas, containing 22,500 square feet more or less, upon which is located a house known as the Hiram Price Dillon house.

(d) The exchange and conveyance of real property and improvements thereon authorized by this section shall not be subject to the provisions of K.S.A. 75-3043a and amendments thereto.

History: L. 1989, ch. 258, § 1; May 18.

75-3682

Chapter 75.--STATE DEPARTMENTS; PUBLIC OFFICERS AND EMPLOYEES
Article 36.--STATE OFFICE BUILDINGS AND GROUNDS

75-3682. Same; care and management; uses and space assignment. Upon acquisition of the property as authorized by K.S.A. 75-3681 and amendments thereto, the same shall be placed

under the charge, care, management and control of the secretary of administration, except that the use of such property and the assignment of space and facilities in the Hiram Price Dillon House located on such property shall be made by a vote of five members of the legislative coordinating council.

History: L. 1989, ch. 258, § 2; May 18.

75-3683

Chapter 75.--STATE DEPARTMENTS; PUBLIC OFFICERS AND EMPLOYEES
Article 36.--STATE OFFICE BUILDINGS AND GROUNDS

75-3683. Grants, gifts or other donations for Dillon House, acceptance by advisory commission; legislative coordinating council to be advised of donations with conditions; subject to approval by council; deposit of monetary gifts. (a) Subject to the approval of the legislative coordinating council, the Dillon House advisory commission established by the legislative coordinating council shall have the power to accept on behalf of the state any grants, gifts, contributions, bequests or donations of personal property or money for the purpose of restoring, renovating, furnishing, improving or beautifying the property identified in subsection (c) of K.S.A. 75-3681, and amendments thereto, which is known as the Hiram Price Dillon House. The Dillon House advisory commission shall advise the legislative coordinating council of any offers of gifts, contributions, grants, bequests or donations of items or services for the Hiram Price Dillon House.

(b) Any moneys donated for the Hiram Price Dillon House and received and accepted by the Dillon House advisory commission with the approval of the legislative coordinating council shall be paid to the department of administration and shall be remitted to the state treasurer in accordance with the provisions of K.S.A. 75-4215, and amendments thereto. Upon receipt of each such remittance, the state treasurer shall deposit the entire amount in the state treasury to the credit of the Dillon House account within the state facilities gift fund established by K.S.A. 2007 Supp. 75-3684, and amendments thereto. If any monetary donation for the Hiram Price Dillon House is subject to terms and conditions established by the donor, the legislative coordinating council shall be advised of the donation and its associated terms and conditions and acceptance of the donation shall be approved by the legislative coordinating council before the donation is accepted and deposited in the state treasury.

History: L. 1999, ch. 33, § 4; L. 2001, ch. 5, § 384; July 1.

75-3685

Chapter 75.--STATE DEPARTMENTS; PUBLIC OFFICERS AND EMPLOYEES
Article 36.--STATE OFFICE BUILDINGS AND GROUNDS

75-3685. Projects for capital improvements for certain state historic buildings; exemptions from certain procedures authorized; application of certain procedures, standards and statutes. (a) In accordance with the provisions of this section and in the discretion of the secretary of administration, whenever a contract will involve any repair, restoration, renovation, remodeling, refurnishing or other improvement to a state historic building, the contract shall not be subject to the provisions of:

(1) K.S.A. 75-430a and amendments thereto, relating to publication of notice prior to negotiating for ancillary technical services or architectural, engineering or other related services;

(2) K.S.A. 75-1250 through 75-1266 or K.S.A. 75-5801 through 75-5807 and amendments thereto, relating to the acquisition of architectural, engineering, construction management or other services; or

(3) the competitive bid procedures and requirements of K.S.A. 75-3739 through 75-3744 and amendments thereto.

(b) With respect to any such contract, the provisions of K.S.A. 75-1258, 75-1264 and 75-3741c and amendments thereto shall apply to any such contract and to any such repair, restoration, renovation, remodeling, refurnishing or other improvement for a state historic building. The contract or project for any such repair, restoration, renovation, remodeling, refurnishing or other improvement shall be subject to

such design, construction or other procedures and standards as may be prescribed by the secretary of administration therefore.

(c) As used in this section, "state historic building" means (1) the statehouse, (2) the property identified in K.S.A. 75-121 and amendments thereto, which is known as Cedar Crest, and (3) the property identified in subsection (c) of K.S.A. 75-3681 and amendments thereto, which is known as the Hiram Price Dillon house.

History: L. 1999, ch. 33, § 1; Apr. 1.

Chapter 41.--INTOXICATING LIQUORS AND BEVERAGES
Article 7.--CERTAIN PROHIBITED ACTS AND PENALTIES

41-719. Consumption of alcoholic liquor prohibited in certain places; exemptions. (a) No person shall drink or consume alcoholic liquor on the public streets, alleys, roads or highways or inside vehicles while on the public streets, alleys, roads or highways.

(b) No person shall drink or consume alcoholic liquor on private property except:

(1) On premises where the sale of liquor by the individual drink is authorized by the club and drinking establishment act;

(2) upon private property by a person occupying such property as an owner or lessee of an owner and by the guests of such person, if no charge is made for the serving or mixing of any drink or drinks of alcoholic liquor or for any substance mixed with any alcoholic liquor and if no sale of alcoholic liquor in violation of K.S.A. 41-803, and amendments thereto, takes place;

(3) in a lodging room of any hotel, motel or boarding house by the person occupying such room and by the guests of such person, if no charge is made for the serving or mixing of any drink or drinks of alcoholic liquor or for any substance mixed with any alcoholic liquor and if no sale of alcoholic liquor in violation of K.S.A. 41-803, and amendments thereto, takes place;

(4) in a private dining room of a hotel, motel or restaurant, if the dining room is rented or made available on a special occasion to an individual or organization for a private party and if no sale of alcoholic liquor in violation of K.S.A. 41-803, and amendments thereto, takes place; or

(5) on the premises of a microbrewery or farm winery, if authorized by K.S.A. 41-308a or 41-308b, and amendments thereto.

(c) No person shall drink or consume alcoholic liquor on public property except:

(1) On real property leased by a city to others under the provisions of K.S.A. 12-1740 through 12-1749, and amendments thereto, if such real property is actually being used for hotel or motel purposes or purposes incidental thereto.

(2) In any state-owned or operated building or structure, and on the surrounding premises, which is furnished to and occupied by any state officer or employee as a residence.

(3) On premises licensed as a club or drinking establishment and located on property owned or operated by an airport authority created pursuant to chapter 27 of the Kansas Statutes Annotated, and amendments thereto, or established by a city.

(4) On the state fair grounds on the day of any race held thereon pursuant to the Kansas parimutuel racing act.

(5) On the state fairgrounds, if: (A) The alcoholic liquor is domestic beer or wine or wine imported under subsection (e) of K.S.A. 41-308a, and amendments thereto, and is consumed only for purposes of judging competitions; (B) the alcoholic liquor is wine or beer and is sold and consumed during the days of the Kansas state fair on premises leased by the state fair board to a person who holds a temporary permit issued pursuant to K.S.A. 41-2645, and amendments thereto, authorizing the sale and serving of such wine or beer, or both; or (C) the alcoholic liquor is consumed on nonfair days in conjunction with bona fide scheduled events involving not less than 75 invited guests and the state fair board, in its discretion, authorizes the consumption of the alcoholic liquor, subject to any conditions or restrictions the board may require.

(6) In the state historical museum provided for by K.S.A. 76-2036, and amendments thereto, on the surrounding premises and in any other building on such premises, as authorized by rules and regulations of the state historical society.

(7) On the premises of any state-owned historic site under the jurisdiction and supervision of the state historical society, on the surrounding premises and in any other building on such premises, as authorized by rules and regulations of the state historical society.

(8) In a lake resort within the meaning of K.S.A. 32-867, and amendments thereto, on state-owned or leased property.

(9) In the Hiram Price Dillon house or on its surrounding premises, subject to limitations established in policies adopted by the legislative coordinating council, as provided by K.S.A. 75-3682, and amendments thereto.

(10) On the premises of any Kansas national guard regional training center, and any building on such premises, as authorized by rules and regulations of the adjutant general and upon approval of the Kansas military board.

(11) On property exempted from this subsection (c) pursuant to subsection (d), (e), (f), (g) or (h).

(d) Any city may exempt, by ordinance, from the provisions of subsection (c) specified property the title of which is vested in such city.

(e) The board of county commissioners of any county may exempt, by resolution, from the provisions of subsection (c) specified property the title of which is vested in such county.

(f) The state board of regents may exempt from the provisions of subsection (c) the Sternberg museum on the campus of Fort Hays state university, or other specified property which is under the control of such board and which is not used for classroom instruction, where alcoholic liquor may be consumed in accordance with policies adopted by such board.

(g) The board of regents of Washburn university may exempt from the provisions of subsection (c) the Mulvane art center and the Bradbury Thompson alumni center on the campus of Washburn university, and other specified property the title of which is vested in such board and which is not used for classroom instruction, where alcoholic liquor may be consumed in accordance with policies adopted by such board.

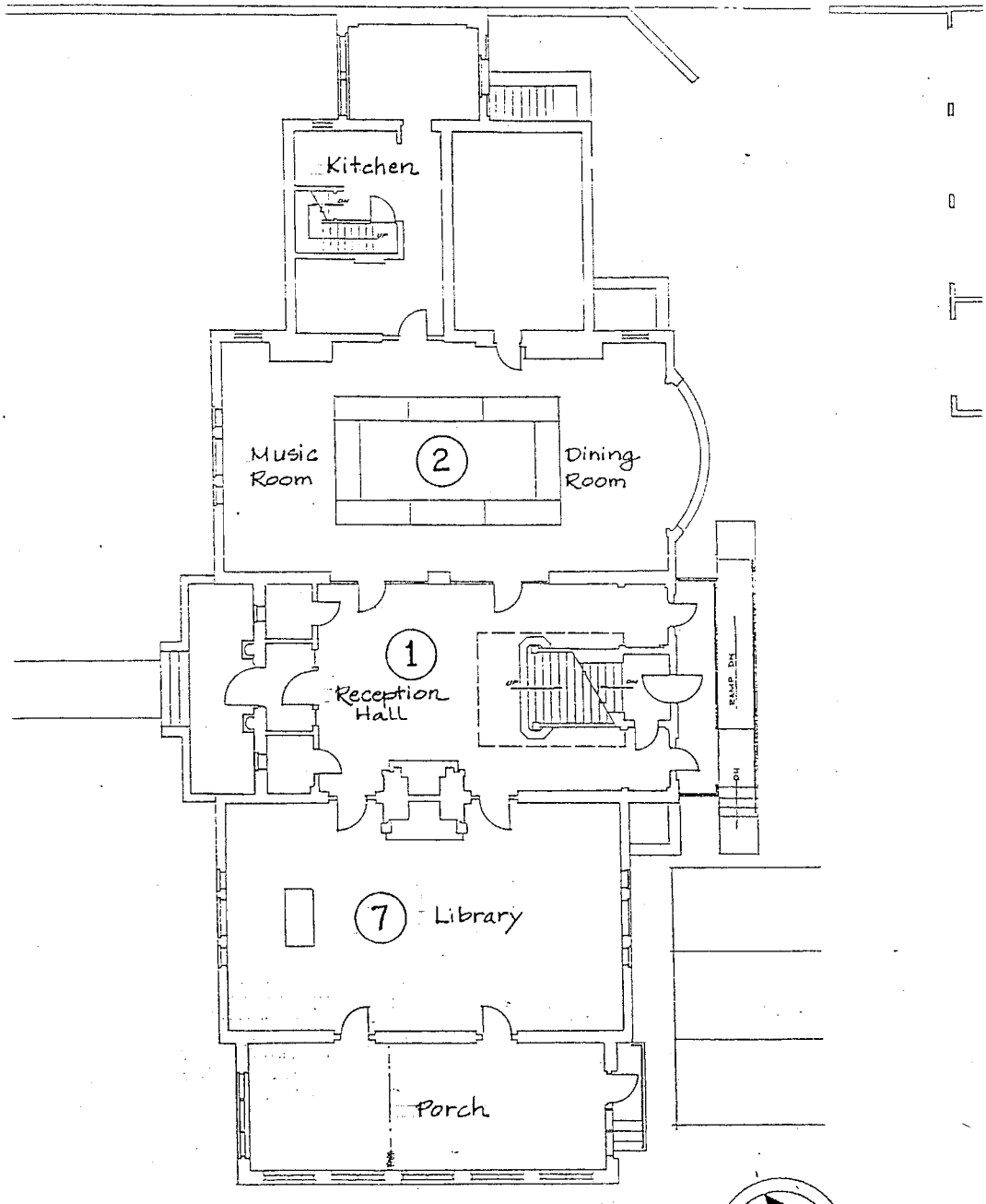
(h) The board of trustees of a community college may exempt from the provisions of subsection (c) specified property which is under the control of such board and which is not used for classroom instruction, where alcoholic liquor may be consumed in accordance with policies adopted by such board.

(i) Violation of any provision of this section is a misdemeanor punishable by a fine of not less than $50 or more than $200 or by imprisonment for not more than six months, or both.

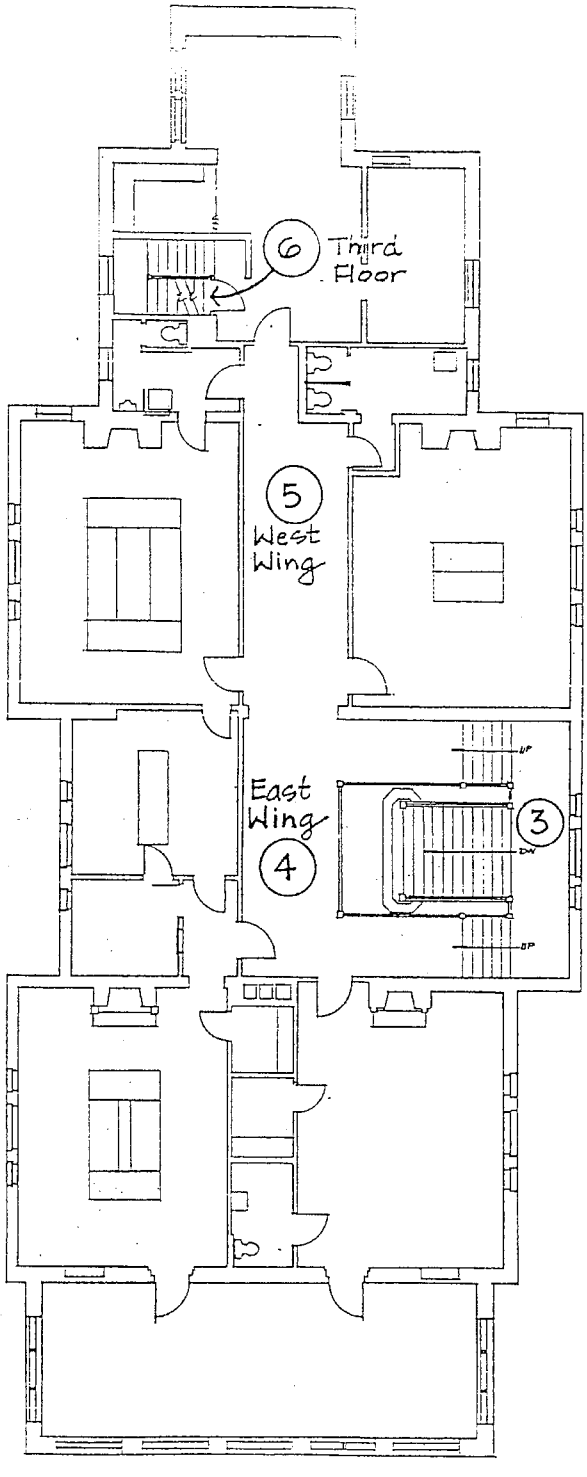
History: L. 1949, ch. 242, § 82; L. 1968, ch. 35, § 1; L. 1969, ch. 242, § 1; L. 1971, ch. 175, § 1; L. 1975, ch. 251, § 1; L. 1979, ch. 153, § 13; L. 1981, ch. 200, § 1; L. 1987, ch. 182, § 54; L. 1988, ch. 165, § 3; L. 1990, ch. 180, § 2; L. 1991, ch. 143, § 1; L. 1992, ch. 269, § 1; L. 1995, ch. 59, § 1; L. 1998, ch. 92, § 8; L. 1998, ch. 191, § 4; L. 1999, ch. 153, § 2; L. 2000, ch. 166, § 3; L. 2002, ch. 139, § 1; L. 2005, ch. 201, § 11; L. 2006, ch. 206, § 1; July 1.

Addendum 4

Dillon House Floor Plans:



FIRST FLOOR PLAN
HIRAM PRICE DILLON HOUSE



SECOND FLOOR PLAN
HIRAM PRICE DILLON HOUSE

Addendum 5

2008 Dillon House Task Force Members:

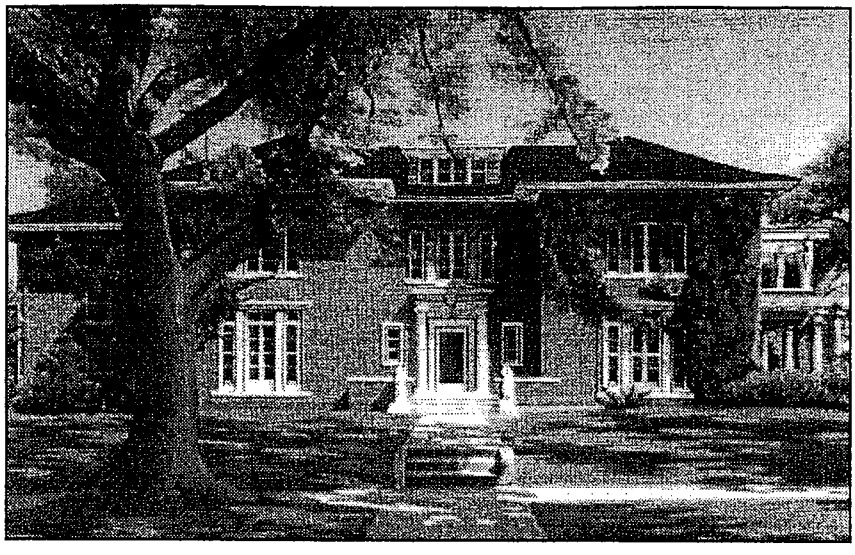
Carol McDowell, Friends of Cedar Crest
Vance Kelley, National Trust for Historic Preservation
Marilyn Jacobson, Department of Administration
Sabrina Wells, Kansas Insurance Department
Jennie Chinn, Kansas State Historical Society
Terry Marmet, Kansas State Historical Society
Patrick Zollner, Kansas State Historical Society

Legislative Liaisons:

Senator Dwayne Umbarger
Senator Laura Kelly
Representative Sharon Schwartz
Representative Joe Humerickhouse

THE HIRAM PRICE DILLON HOUSE
KANSAS PRESERVATION ALLIANCE, INC.
MARCH 4, 1999

THE HIRAM PRICE DILLON HOUSE



None come too early • None stay too late

March 4, 1999

Marjorie Schnacke, Carol Duffy McDowell, Douglass Wallace and Michael Snell

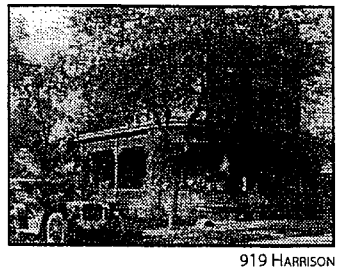
Kansas Preservation Alliance, Inc.

HIRAM PRICE DILLON

Hiram Price Dillon was born February 25, 1855 in Davenport, Iowa, the son of John Forrest Dillon and Anna Price Dillon. Named for his maternal grandfather, he was educated at Antioch College and graduated in law from Iowa University. He came to Topeka in 1874 and was always proud of his home town and was actively identified with its growth. He formed a law partnership with A. L. Williams. During this period he became master in chancery of the federal court, but he continued in the practice with the firm of Williams and Dillon until Williams died. Dillon formed an office relationship with N. H. Loomis and afterward with R. W. Blair. He served as counsel for the Union Pacific Railroad. After he ceased the general practice of law he continued to maintain an office in the New England building. Hiram was a lawyer intuitively and might have become distinguished in the profession if he had the incentive of necessity to continue in the practice, but by acquiring a comfortable fortune early in his life he devoted his time to conserving it. Hiram was a director of the Merchants National Bank, a director of the Central National Bank, and President of the Shawnee Fire Insurance Company.



833 HARRISON



919 HARRISON

After this millionaire attorney married Susie Finley Brown in 1878 they lived at 919 Harrison. They wanted to build a home suitable for grand entertaining and so Hiram arranged to trade properties with George Crane, thus giving him a site that was immediately across from the state capitol. In 1914 Hiram and Susie moved in. One trait of Hiram's personality was his great hospitality for there could be no more charming host. At times he did have a sharp tongue but he truly was a lovable man. It was written that he had he love of truth, goodness, a reverence of virtue, good humor, wisdom and rare wit so that Hiram was "a man of consummate culture, native dignity, easy decorum, and with his deference to others, his charity and human sympathy, he belonged to the great human brotherhood."

Hiram was a quiet philanthropist and it was said that he probably gave away more money than anyone in Topeka. He purchased an Army truck for battery A of Topeka before that group left for the front. He believed

charity should be without boast. For several Christmases he had the Postmaster send to Mrs. Dillon all the letters dropped in the mail boxes that were addressed to Santa Claus. Hiram and Susie delighted in seeing that the children received their Christmas gifts. This was stopped, however, when the newspaper found out and published the fact.

Hiram and Susie had gone to Cleveland to an American Bar Meeting and stopped in Chicago to visit Jack and Olga where Jack was stationed nearby with the Army. His health was fast failing and he was in poor health when he left Topeka but he was so proud of Jack and his Army career and wanted to see him in uniform. His last wish was to sit by the window of his room in the Congress Hotel and hear a patriotic band concert on the lake front. He had a stroke and died as the band was assembling. The date was September 2, 1918.


HIRAM PRICE DILLON

Jack never went overseas because the armistice was signed in November. He and Olga returned home and it was less than a year when Olga died leaving Jack with the three children. As Kenneth, the youngest, was only four the family hired Miss Emma Ward to move into the home to look after the children. Emma stayed on until Susie's death in 1937. Jack never got over Olga's death and always wore an arm band and saw to it that a fresh flower was placed by her picture each morning. Jack died in 1959 and is buried in Topeka Cemetery along with Olga and his parents.

The family of Hiram's father lived in New York where John Forrest Dillon was born December 25, 1831 to Thomas and Rosannah Forrest Dillon, both of Irish descent. When John Forrest was seven his family moved to Davenport, Iowa. Many Irish, mostly tradesmen, settled in Davenport, Iowa around the 1850's. Because they did not have to learn a new language the Irish moved quickly to positions of importance in the rapidly growing world of new immigrants. John Forrest worked hard as a youngster and had little regular schooling. When he was seventeen he began the study of medicine and in 1850 he received his M.D. degree from the College of Physicians and Surgeons in Davenport, a branch of the University of Iowa. He practiced in Farmington, Iowa for only two years but found that a hernia made it unsafe for him to do all the horseback traveling necessary. He moved back to Davenport and started running a drugstore and began his legal pursuit. He studied by himself and in 1852 he achieved admission to the bar of Scott county. His first job was prosecuting attorney. He married Anna Price in 1853. Anna was the daughter of Hiram Price of Davenport who for three terms and then again for two

terms was a representative in Congress from Iowa and during the administration of President Rutherford B. Hays served as Commissioner of Indian Affairs.

John Forrest and Anna had three children who died in infancy and two sons and two daughters who grew to adulthood. Hiram Price, John Milton, Annie, and Susie. In 1858 he was elected to the supreme court of the state. Here he sat for six years and was chief justice during the last two. In 1869 President Ulysses S. Grant appointed him United States circuit judge for the newly created 8th judicial circuit. He served here for thirteen years and in 1870 he resigned from the court and moved to New York to accept a professorship of law at Columbia University and opened up a law practice. Dillon earned a place of prominence at the bar, arguing many cases of importance before the U.S. Supreme Court. He was primarily a corporate lawyer. He was counsel for the Union Pacific Railroad, the Missouri Pacific Railroad, the Texas Pacific Railroad, and the Western Union Telegraph Company. He was counsel for the Goulds in connection with their railroad interests and for the estate of Jay Gould.

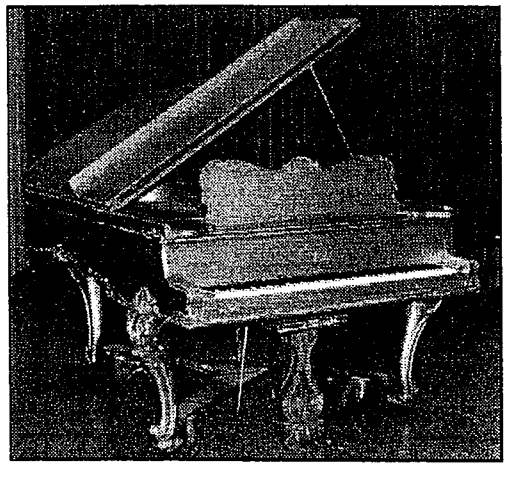
A great tragedy in the life of Judge Dillon was the death of his wife and daughter Annie with their two young maid servants who were drowned at sea on July 4, 1898 when they were returning home from Europe aboard the French steamer La Bourgogne. The ship was traveling too fast and was on the wrong path in a dense fog when it stuck another steamer, the Cromartyshire. The Bourgogne stayed afloat for 40 minutes and then sank. The tragedy was the fact that 48% of the crew saved themselves and allowed 88% of the passengers to perish. John Forrest immediately went to Halifax, Nova Scotia, hired a steamer and searched the seas for days looking for their bodies. He found 39 bodies and saw to it that they all had a proper burial, but he never found his beloved Anna or Annie.

NOTE: *Judge Forrest Dillon's sister married John B. Jordan, a successful merchant and businessman in Davenport. The Jordans had several children, among them a daughter named Jennie, who was born in Davenport in 1851. Louis Stengel met and courted Jennie Jordan. In 1886 when he got a job as an agent with the Joseph Stiebel Insurance Company in Kansas City, Missouri, he and Jennie were married and they moved to Kansas City. They had three children, Louise, Grant and Charles Dillon, named Charles for his maternal grandfather and step-grandfather and Dillon for his maternal grandmother's maiden name as well as his Uncle John Forrest Dillon, the judge. They called the boy Charley. We know him as Casey Stengel.*

SUSAN FINLEY BROWN DILLON

She was referred to as "the lovely Susie Finley Brown" when she came to Topeka in 1873 to live with her older sister, Anna Eliza Brown Sweet and her husband T. B. Sweet. Susie spent summer vacations from school with her sister. She was born in Jacksonville, Illinois, May 8, 1857, the daughter of Judge William and Susan Brown. Susie was educated in the Jacksonville schools, boarding school in New York and in Paris, and was a graduate of McMurray College. It was while visiting in Topeka that she met millionaire attorney Hiram Price Dillon. They were married November 5, 1878 in Alexander, Illinois and they spent their lives together in Topeka. Susie Dillon was prominent in social and club circles and it was considered most special to be invited to the home of this family for a musical afternoon or an evening concert. At times Susie would entertain guests with her lovely singing voice while performing at her beautiful gold piano in the Music Room (or the Gold Room, so called because of the gold furnishings found throughout the room.) At other times many of the nations best musicians appeared in informal concerts in this room. Susie was considered one of the most popular young matrons of the city.

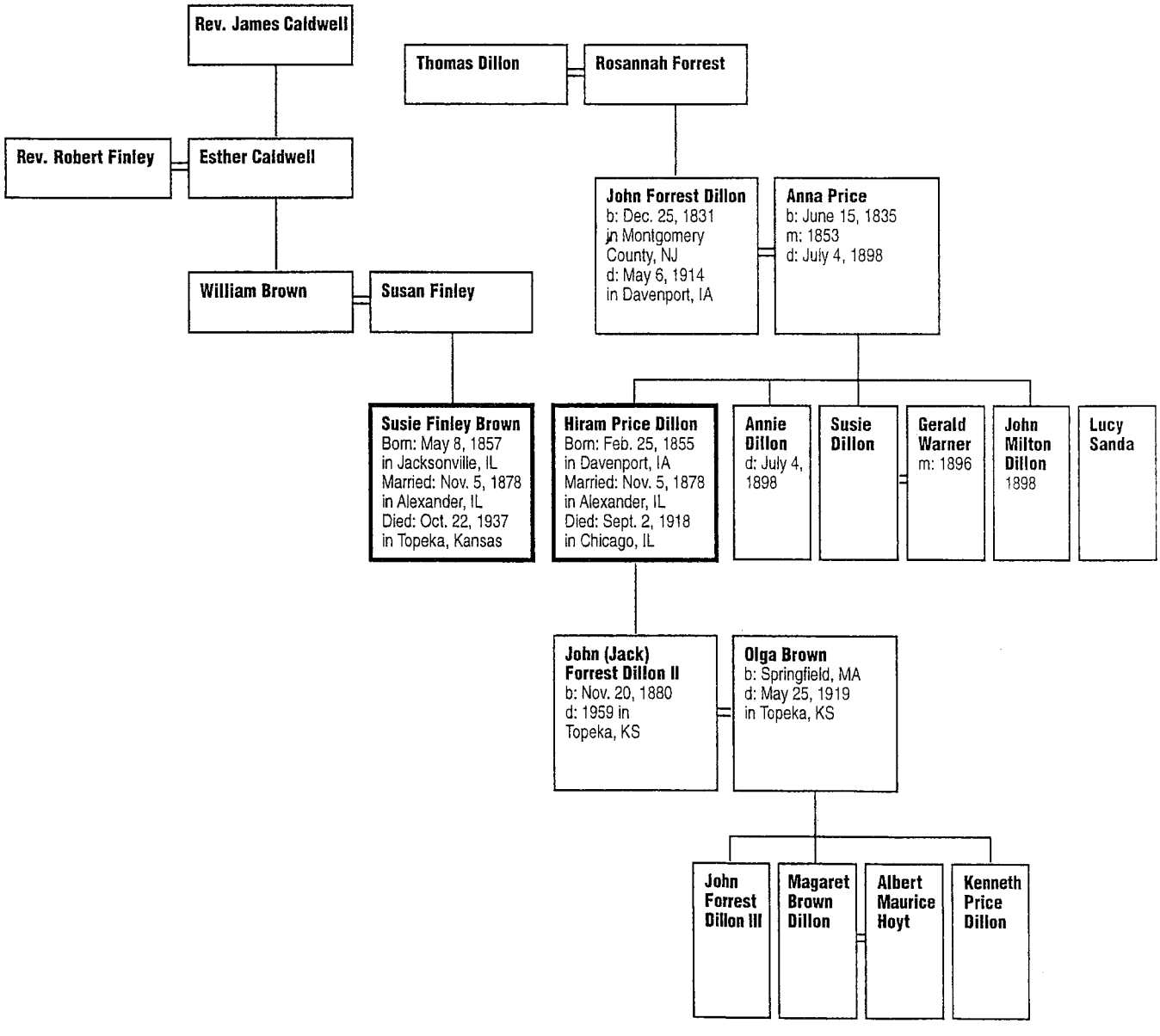
Susie and Hiram had one son, John Forrest (Jack) Dillon, II, named for Hiram's father, Judge John Forrest Dillon. Jack was born November 20, 1880. He graduated from Yale in 1901. In 1904 he married Olga Brown of Springfield, Massachusetts and they came to Kansas City where he was involved in the lumber business. They later moved to Topeka where Jack had oil interests. Jack and Olga had three children. Margaret (Margot) Brown, John Forrest III, and Kenneth Price. They all lived together with Hiram and Susie in the home at 404 West 9th.



Susie's ancestors reached far back to Revolutionary War days. Her great-grandfather

was the Rev. James Caldwell of Elizabeth, New Jersey. His exploits were recognized in old-fashioned history books. It was the Rev. Mr. Caldwell who, when the cannon's wadding supply gave out, ran into the church and gathered up the hymnals to use in the guns. Most of the hymns were written by Isaac Watts, and the Reverend is supposed to have yelled as the cannons roared again, "Give them Watts, boys!" He lost his life in this war as did his wife who was shot by the Redcoats while putting her nine children to bed. General Lafayette took one of the boys back to France with him as his ward. Esther Caldwell, one of the daughters, married a Presbyterian minister, the Rev. Robert Finley, the third president of the University of Georgia. They were the parents of Susan Finley, who while visiting her brothers in Illinois, met and married William Brown, a young lawyer and prominent member of the Illinois legislature who served with Abraham Lincoln. The Browns had two daughters, Anna Eliza and Susie Finley. Anna came to Topeka as the bride of T.B. Sweet in April, 1873. Also musical, Anna brought with her the first grand piano of the city and it was borrowed by all the organizations for concerts and entertainments. The Sweet's four children, Susie Brown Sweet, Mary Bailey Sweet, Paul Sweet and Annie Brown Sweet were close to their cousin, Jack Dillon, as Jack was an only child.

THE DILLON FAMILY



THE DILLON HOUSE

The Dillon House was built for approximately $70,000 as a primary residence for Hiram and Susie Dillon and their son, Jack. Construction by Henry Bennett, who also built the Landon State Office Building, began in 1911 and was completed in 1913. Designed by a New York architect in the Italian Renaissance revival style, the impressive three story yellow brick house and garage were built on a lot chosen by Mr. Dillon for its location: directly across the street from the Kansas Capitol.

Hiram Dillon intended his house to be spacious, stylish and welcoming. Prominent Kansas civic and business leaders, elected officials and family friends gathered in the reception hall beneath a marble mantle inscribed, "None Come Too Early, None Stay Too Late." There were frequent, bright parties for adults as well as for children. On the French rosewood and gilt piano, nationally recognized pianists entertained guests in the gold music room.

The first floor library, with its carved gesso ceiling, walls upholstered in soft green leather and oak bookcases, held one of the finest private libraries in



Kansas. Portraits of great authors were captured in the stained glass windows, and the magnificent fireplace mantle was carved with the words of William Shakespeare: "My Library Was Dukedom Large Enough."

The main halls and the stairway were hung with family portraits and fine paintings in gilt frames. Quarter sawn oak paneled walls were covered with tapestries. The house was furnished with mahogany, Flemish oak and good European antiques. Thick Persian carpets covered the oak floors, and the rooms sparkled with sterling silver, polished brass and precious porcelains, all enveloped with sink velvet draperies.

The butler's pantry had cupboards filled with multiple sets of china and glassware for special occasions ranging from ice cream parties to Kansas wild game feasts. The house also had the first private passenger elevator in Topeka.

On the port-cochere which opened to the Capitol, Mr. Dillon hoisted an illuminated American flag which he flew continuously throughout World War I.

There were six bedrooms on the second floor. Four had private bathrooms, fireplaces, and in-house telephones for communicating with others throughout the house. The bedrooms of Mr. and Mrs. Dillon also had private dressing rooms.

On the third floor were three bedrooms and a bathroom for the servants who lived in the house; the laundry and linen closets; and Mr. Dillon's valuable law library.

A four car yellow brick garage northwest of the house was equipped with an exterior turntable, permitting Mr. Dillon's chauffeur to turn his seven-passenger Packard without backing up. Mrs. Dillon's Thomas Flyer landau, with a passenger control panel in the backseat, is now owned by the Kansas Museum of History.

The Dillon House contains approximately 12,360 square feet on three floors and the basement.

Much remains of the house Mr. Dillon built. Six of the eight original fireplace mantles are in place, as are the grand oak staircase, oak paneling, floors and bookcases; stained glass windows; doorknobs; and especially, the two brave stone lions guarding the front door. Brought to Topeka in 1914 upon the death of Mr. Dillon's father in New Jersey, they stand ready to greet another century of guests.

DILLON HOUSE CHRONOLOGY



1910: Hiram Price Dillon trades his house at 919 Harrison St. and an undisclosed amount of money for the house and lot at 404 Nineth St. owned by George Crane.

1911: The Former Crane house is razed, and ground is broken for construction of the Dillon House.

1913: Construction on the Dillon House is completed.

1914: Hiram and Susie Dillon and their son, Jack, move into the Dillon House.

1918: Hiram Price Dillon dies on Sept. 1 while visiting Chicago.

1937: Susie Finley Brown Dillon dies on Oct. 22 in Topeka.

1942: Household objects are dispersed to the Dillon heirs, and the remainder are sold at public auction in Topeka. American Home Life Insurance Company acquires and remodels the Dillon House for use as its corporate offices. The porte-cochere and solarium are enclosed.

1970: First Presbyterian Church of Topeka purchases the Dillon House from the American Home Life Insurance Co. for use as its Community House, Sunday school and day care.

1994: Garage is razed.

1998: State of Kansas acquires the Dillon House from the First Presbyterian Church.

1999: Kansas Legislature and Governor use the Dillon House for meetings, hearings, receptions and other functions.

DILLON HOUSE: GENERAL INFORMATION
BY STAFF OF THE STATE HISTORICAL SOCIETY
UNDATED

Dillon House

General Information

Occupant load for assembly: 408 people

First Floor Plan: 3,714 Sq. ft.

Music/Dining Room: 46' 6" X 23' 8"

Construction completed in the spring of 1913. It is a three-story yellow brick dwelling with red tile roof.

Built by Henry Bennett, Topeka Contractor who also built the "Santa Fe building" renamed in 1997 as the "Landon State Office Building".

History of Dillon House

It was in 1914, the start of the World War, that Hiram Price Dillon moved his family into the spacious new domicile bordering the Kansas State capitol grounds. Mr. Dillon expected to live there until he was an old man and when he built the house, he had an elevator installed off the reception room. He died four years after the house was completed, but his wife lived to enjoy its luxury until her death in 1941. After her death it was sold to the American Home Life Insurance Company. They occupied the building until 1970, when it was sold to the First Presbyterian Church for a reported $225,000.

A long time member and retired businessman, Paul Moser, tells the story of how the church at first didn't buy the home, then later did decide to do so. Moser said the house, which is just south of the church with only a parking lot between, in 1925 was offered by Mrs. Dillon's heirs to the church for $50,000, but Moser as chairman of the purchasing committee talked them down $19,500. He said the congregation voted favorably, but the pastor and two prominent members opposed it and won. The winning minority contended the church did not have enough use for it. Mrs. Dillon continued to live in the house until 1941. Following her death that year the insurance company bought it. When American Home Life sold the house to the church in 1970, Moser said the price was $225,000.

The Hiram Price Dillon house was built in 1914 at a reported cost of $90,000. The Dillon home was lavishly furnished and contained ten bedrooms, six baths, two libraries, a large reception room, a dining room, a glass enclosed sun parlor, a music room and extra large kitchen, and auxiliary rooms. The total square footage was 12,362. It was one of the most expensive homes ever erected in this part of Kansas at that time. There are six large fireplaces in the home, the outstanding one being located in the downstairs library.

SPECIAL NOTES: When the Presbyterian Church purchased the Dillon home, they remodeled it to fit the needs of the church. For example, the dining room and "gold room" partition was removed to form a room 50x24 feet to hold church meetings.

Two first floor fireplaces have been removed to make greater space, but six remain elsewhere in the house.

RECEPTION HALL

- Similar to those in French chateaus.
- Grand Oak Stairway, that separates at the landing into two side stairs. The central stairway, about 12 feet wide, has newel posts with winged creatures carved with angular cuts.
- Over the landing are leaded and colored glass windows of ladies and knights in armor.
- To the east of the Entry Hall is a mammoth carved stone fireplace with stone classical men holding the mantel. Over the mantel are a pair of cherubs up-holding a wreath. Inscribed is : "None come too early. None stay too late.

THE MUSIC ROOM

- Located east of the Reception Hall
- Known as the gold room
- Was furnished in gold and equipped with a beautiful gold-leafed rosewood piano made in France, bought for $2,500. Now located in the basement of the Municipal Auditorium.
- Many of the nations' best musicians appeared in informal concerts in this room.
- An old French clock, antique chairs and other harmonious furnishings completed this room.
- Rose tapestry walls
- Gilt empire furniture and statuary
- Hand-painted French inlaid serving table
- Dresden china bowl being towed by cherubs
- Marble fireplace, now covered

THE RECEPTION ROOM

- Polished hardwood floors with Persian carpet
- Wide oak staircase
- The reception room had an old grandfather clock and hand-carved pedestals brought to this country form an old French church.
- Above the fireplace is this inscription: "None come too early, none stay too late"
- Velvet wall hangings
- Door curtains of filet lace
- Tall stiff-backed chairs lining either wall
- Pair of carved wooden pedestals with lights
- Small wooden chest for family photos

DOWNSTAIRS LIBRARY

- Above the fireplace is the inscription: "My library was dukedom large enough – Shakespeare."
- Originally had French doors with glass above leading to east side porch
- Has a gesso ceiling, highly carved.
- The original walls were paneled with leather-like wall coverings above. Upholstered walls of soft green leather.
- "Tiffany" style stained glass portraits of famous men of literature
- Rows and rows of volumes
- Gilt-framed family portraits
- One of the best private libraries in the State of Kansas

DRAWING ROOM

- One of the most exquisite of the home's 15 rooms is the drawing room opening west off the reception hall, where the Dillons' famous gold piano reposed amid the grandeur of rose-tapestry walls, gilt empire furniture and statuary.
- On the north end of this room is a circular bay window under which was a cushioned circular bench, supported by four carved wood winged creatures.
- Throughout the home were family portraits, large and small, hung in choice frames. The upstairs landing, especially, was so filled with heirloom pictures it resembled the galleries in an art museum.

DINING ROOM

- Tapestry walls; blue velvet drapes
- Rugs on hardwood floors
- 14-piece dining suite of Corb Flemish oak (5 generation family heirloom) including: hand carved table and chairs, wine cabinet, and china closet (almost ceiling height, to hold sterling silver)
- Grandfather clock
- Marble fireplace, now covered or removed
- Same light fixtures as in Reception Hall
- Porcelain paintings of Mr. Dillon's sisters on walls.

OTHER FEATURES FOUND ON FIRST FLOOR:

- Partition, now removed, separated Dinging Room and Music Room
- Partition contained elevator and butler's pantry
- Extra large kitchen and supply room located west of Dining/Music Room
- Small, glass enclosed sun parlor. Murals on ceiling, water spray fountain.

SECOND FLOOR

UPSTAIRS LANDING:

- Family portraits on all walls

- Looked like a gallery in an art museum
- Stained glass windows with portraits
- FIVE MAIN BEDROOMS:
  Each had: (the 2nd floor west bedroom is the apartment used by Emma Ward.
    - House phone (room to room)
    - Private tile bath
    - Fireplaces
    - Some with dressing room

  East Bedroom:
    - Master suite with twin Napoleanic beds
    - Huge wardrobe closet
    - French nutting watercolors on walls, depicting the seasons of the year
    - A safe for Mrs. H.P. Dillon's jewelry

  West Bedroom:
    - Blue and ivory décor
    - Ivory furniture with wicker bed
    - Caldwell coat of arms painted in blue and gold with Latin inscription
    - Large wall plaque of Madonna and Child by Del Rovia

THIRD FLOOR

SERVANTS QUARTERS

- 3 bedrooms and large common bath
- Complete staff of 7 women and 3 men
- Room with interior windows might have served as linen storage (large chest in east room was originally in "linen room")

THE UPSTAIRS LIBRARY

The upstairs library is on the third floor and was made up of fine fiction and the late Mr. Dillons' law collection, valued at thousands of dollars.

MISC:

- The house was equipped with three ice boxes, one in the basement, one in the butler's pantry and one in the supply room.
- The basement was used extensively by the church youth. It contained a recreation room with billiard table and ping pong table.
- There is a kitchen in the basement used by both the insurance company and the church. Nearby was a circular bar left there by the insurance company.
- There were three furnaces installed, one for the garage, one for the house proper and one for the sun parlor.
- There were glass ball door knobs throughout the house.
- There were house phones where one could talk room to room with others.
- The knocker on the front door, just behind the crouching lions, is a bronze lion's head with two bronze snakes extending from its mouth and the snakes' mouths holding a bronze ball.

- Miss Emma Rebecca Ward was the Dillon's social secretary and nurse for 25 years. She was born in Terra Haute, Indiana, March 23, 1878. Ms. Ward attended Kansas State university two years and graduated as a graduate nurse of Stormont-Vail Hospital in 1900. She practiced as a registered nurse several years before becoming employed by the Hiram Price Dillon family of Topeka. She remained with the Dillon family until 1959 when Mr. John B. Dillon died. Ms. Ward died at age 82 Feb. 1961.

THE GARAGE

- The garage was constructed to hold four cars. It is located on the northwest corner of the property.
- Had an exterior turntable, which was the talk of the won, where the chauffeur could slide out the big 7-passenger Packard and turn it in any direction desired.
- Mr. H.P. Dillon drove a 1909 Thomas Flyer car. This car was donated to the Kansas Historical Society in 1941.

THE LIONS

The lion statues, looking as vicious as is possible in stone, were brought from the Fall Hill, N. J. estate of the owner's father, Judge John Forrest Dillon, to decorate the front entrance on the Ninth street and become a familiar landmark.

Family

Hiram Price Dillon, born at Davenport, Iowa, Feb. 27, 1856. His father was John Forrest Dillon, a noted lawyer of the Iowa bar, a judge of the supreme court of the state, and a distinguished judge of the United States circuit court, and a lecturer on law in Washington university, St. Louis Missouri. He was a celebrated counselor of law distinguished in New York City, and thought of by many lawyers to the be head of his profession in America. He was a lawyer of national reputation.

Died in the Congress Hotel in Chicago, Sept. 3, 1918. He and his wife had gone to Cleveland Ohio to attend a meeting of the National Bar Association and had stopped in Chicago to be near their son, Jack Dillon, who was stationed in a Cantonment near Battle Creek and went from there to Chicago.

Wife, Susan (Susie) Brown Dillon, born in Jacksonville, Illinois. Married Hiram Price Dillon on Nov. 5, 1876, at Alexandria, Ill. She is the sister of Mrs. T.B. Sweet of Topeka.

Susan Brown Dillon was the great-grandaughter of the Rev. James Caldwell, of Elizabeth, New Jersey. His Revolutionary war services are recorded in the old-fashioned history books. It was the Rev. Mr. Caldwell who, when the cannons' wadding supply gave out, ran into the church and gathered up the hymnals to use in the guns. Most of the hymns were written by Isaac Watts and the Reverend is supposed to have cried as the cannons roared again, "Give them Watts, boys!" He lost his life in the war as did his wife, who was shot by the redcoats while putting her children to bed.

Lafayette, the French leader, took one of the nine orphans a boy, back to France with him as his ward. Esther Caldwell, one of the daughters, married a Presbyterian minister, the Rev. Robert Finley, their president of the University of Georgia. They were the parents of Susan Finley, who while visiting her brother in Illinois, met and married William Brown, a young lawyer and a prominent member of the Illinois legislature with Abraham Lincoln. William Brown's mother was a Warfield, of Maryland, believed to be of the same family as the Duchess of Windsor.

It was the Brown's daughter, Anna Eliza Brown, who came to Topeka as the bride of T.B. Sweet in April, 1873. She brought with them the first grand piano of the city, and it was borrowed by all the organizations for concerts and entertainments.

Hiram Price Dillon's parents were Judge and Mrs. John Forrest Dillon of Davenport, Iowa and New York. Judge Dillon served as judge of the federal court of Iowa then went east as counselor for the Jay Gould interests. He and Mrs. Dillon traveled much abroad and spent one full year in Paris on the divorce case of Anna Gould and her count husband, It was here they collected many of the treasures that have filled the Topeka Dillon home.

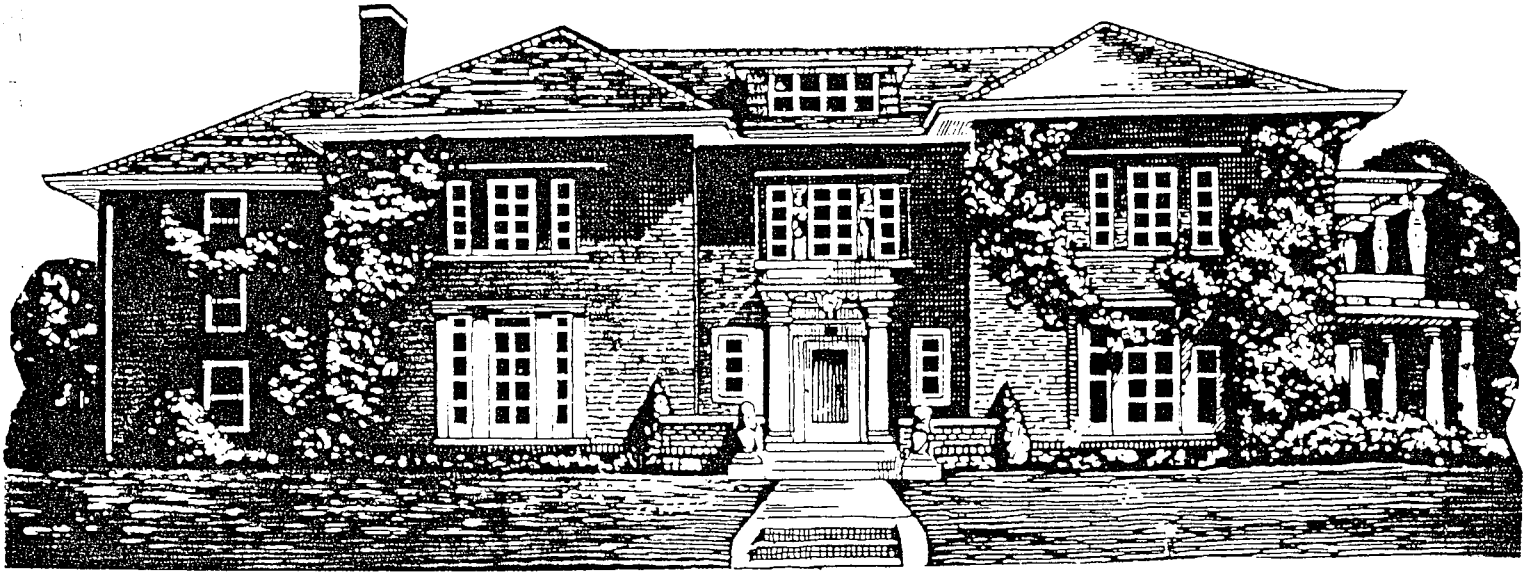
Hiram lived a time with his parents in New York. He first practiced medicine, then took up law and was sent back west by his famous father to "grow up with the land." He settled in Topeka rather than Kansas City, believing it would be the larger of the two towns.

They first resided at 919 Harrison. They owned a summer home in Far Hill, New Jersey.

John Forrest Dillon II. Nicknamed "Jack" was born Nov. 20, 1880 and the only child of Hiram and Susie Brown Dillon. (John's wife died in 1919). Died at age 78, March 1954 after several years of illness. He was a Yale University graduate in 1901. In 1904 he entered the lumber business in Kansas City, Mo. And later moved to Topeka to engage in the oil business. Along with Fred Freeman of Topeka, he organized the first Red Cross chapter in Kansas.

His three children:

- Mrs. Albert Maurice Hoyt, of Philadelphia, PA (the former Margot Dillon)
- Dr. John Forrest Dillon, III, of Montgomery AL (medical practice)
- Kenneth Price Dillon, lawyer in New York



Possible uses for a restored Dillon House as a property of the State of Kansas:

a. Official receptions for visitors from other states and nations, e.g., trade delegations, visiting Governors, noted lecturers, people who may establish businesses in Kansas, and other distinguished visitors;

b. Temporary residence for above visitors, similar to Blair House;

c. Conference center for meetings, seminars, training/classroom sessions, and workshops.

d. Gallery for exhibits featuring Kansas, it's people and it's products.

e. Legislative committee meetings and hearing rooms as well as commission and board meeting facilties.

f. Visitor information center for the Capitol complex.

g. Lectures, films, presentations to small groups.

h. Primary or additional office space for a state agency or institution.

HIRAM PRICE DILLON HOUSE

GENERAL INFORMATION:

1. Site acquired in trade (for 919 Harrison) with George Crane, Dec. 1910.

2. Designed by "New York architect" (name unknown).

3. Construction completed in the spring of 1913.

4. Built by Henry Bennett, Topeka contractor.

5. Cost approximately $90,000.

6. Original house: 10 bedrooms, 6 baths, two libraries, reception room, dining room, music room, glass-enclosed sun parlor, servant's quarters, an extra large kitchen, and other auxiliary rooms.

7. No wallpaper at all in house. All rooms except Library had tapestry (cloth paper). Library had leather upholstered walls.

8. All china and glassware plus furnishings were recorded in book.

9. Brick 4-car garage with exterior turntable. 1909 Thomas car still in garage in 1941. Car donated to the State.

10. Elevator was located off Reception Hall (west side).

11 Six remaining fireplaces (Dining Room and Music Room fireplaces have been covered up).

12. Glass ball door knobs.

13. Three ice boxes (Basement, Butler's Pantry, Supply Room).

14. Three furnaces (Garage, house proper, Sun Parlor).

15. Stone lions are from H.P. Dillon's father's (Judge John Forrest Dillon) estate in Fall Hills, N.J.

16. American Home Life bought house because they always wanted to own a "typical American Home."

FIRST FLOOR

RECEPTION HALL (Center):

1. Polished hardwood floors with Persian carpet.
2. Wide oak staircase.
3. Marble fireplace with inscription, "None come too early, None stay too late."
4. Grandfather clock with hand carved pedestal.
5. Velvet wall hangings.
6. Door curtains of filet lace.
7. Tall stiff-backed chairs lining either wall.
8. Ornate carved bishop's chair (from French cathedral).
9. Pair of carved wooden pedestals with lights.
10. Small wooden chest (for family photos).

LIBRARY (East of Reception Hall):

1. Fireplace with inscription, "My library was dukedom large enough" (Shakespeare).
2. Originally had French doors with glass above leading to east side porch.
3. "Tiffany" style stained glass portraits of famous men of literature.
4. Rows and rows of volumes.
5. Upholstered walls of soft green leather.
6. Gilt-framed family portraits.
7. One of the best private libraries in the State.

FIRST FLOOR

MUSIC ROOM (West of Reception Hall, south end):

1. Also known as the "gold room."
2. Rose tapestried walls.
3. Gold-leafed rosewood piano made in France, bought for $2,500.00. Purchased by City of Topeka for $115.00 in 1941 and is located in the basement of the Municipal Auditorium.
4. Gilt Empire furniture and statuary.
5. French antique clock.
6. Venis Martin hand-painted chair and coffee table.
7. Hand-painted French inlaid serving table.
8. Marble top table in center of the room.
9. Dresden china bowl being towed by cherubs.
10. Marble fireplace, now covered.

DINING ROOM (West of Reception Hall, north end):

1. Tapestry walls; blue velvet drapes.
2. Rugs on hardwood floors.
3. 14-piece dining suite of Corb Flemish oak (5 generation family heirloom) including: hand carved table and chairs, wine cabinet, and china closet (almost ceiling height, to hold sterling silver).
4. Grandfather clock.
5. Marble fireplace, now covered or removed.
6. Same light fixtures as in Reception Hall.
7. Porcelain paintings of Mr. Dillon's sisters on walls.

OTHER FEATURES (West side):

1. Partition, now removed, separated Dining Room and Music Room.
2. Partition contained elevator and butler's pantry.
3. Extra large kitchen and supply room located west of Dining/Music Room.
4. Small, glass enclosed sun parlor. Murals on ceiling, water spray fountain.

SECOND FLOOR

UPSTAIRS LANDING:

1. Family portraits on all walls.
2. Looked like a gallery in an art museum.
3. Stained glass windows with portraits.

FIVE MAIN BEDROOMS:

Each had:
1. House phone (room to room).
2. Private tile bath.
3. Fireplaces.
4. Some with dressing room.

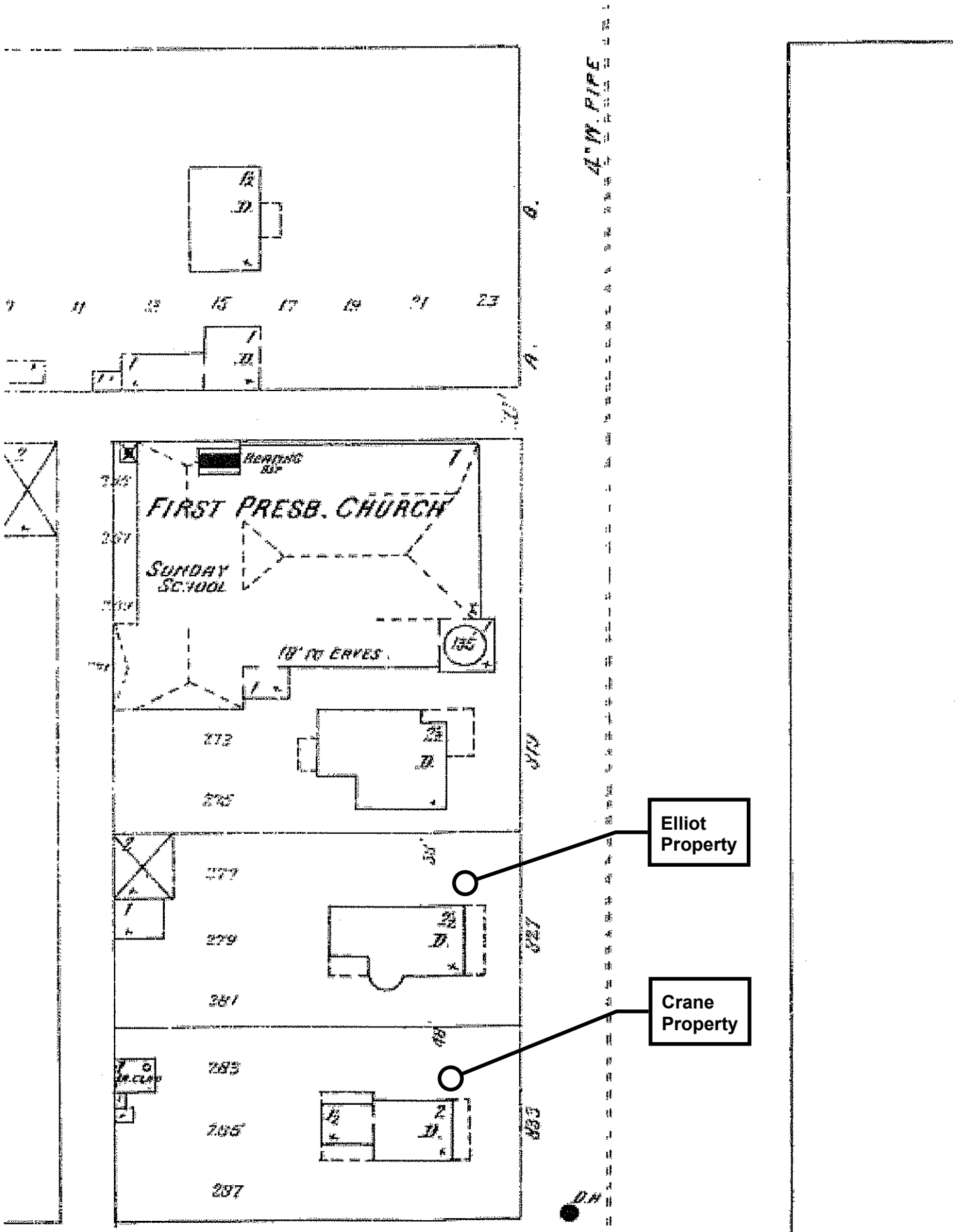
East Bedroom:
1. Master suite with twin Napoleanic beds.
2. Huge wardrobe closet.
3. Nutting watercolors on walls, depicting the seasons of the year (French).
4. Safe for Mrs. H. P. Dillon's jewelry.

West Bedroom:
1. Blue and ivory decor.
2. Ivory furniture with wicker bed.
3. Caldwell coat of arms painted in blue and gold with Latin inscription.
4. Large wall plaque of Madonna and Child by Del Rovia.

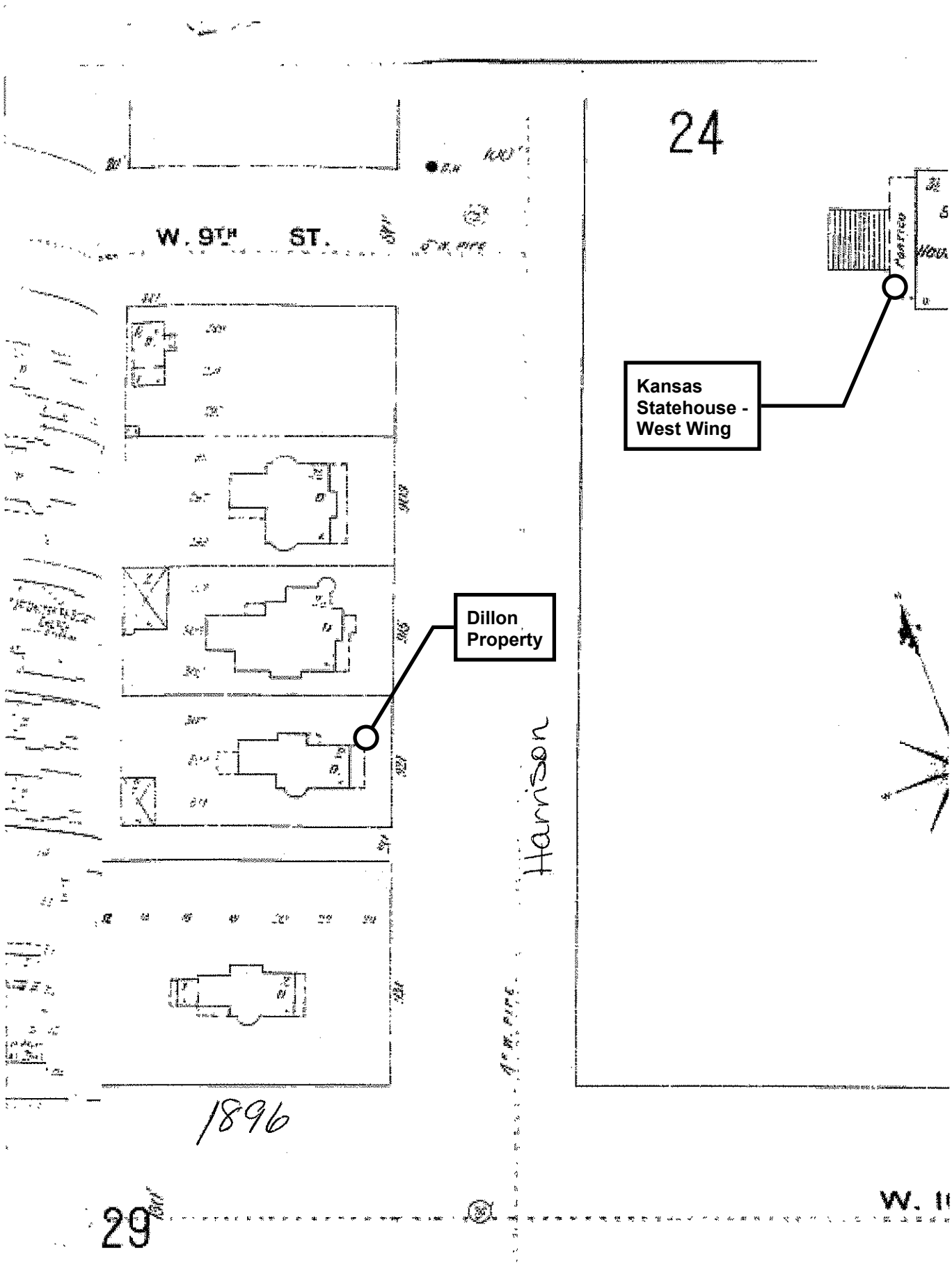
THIRD FLOOR

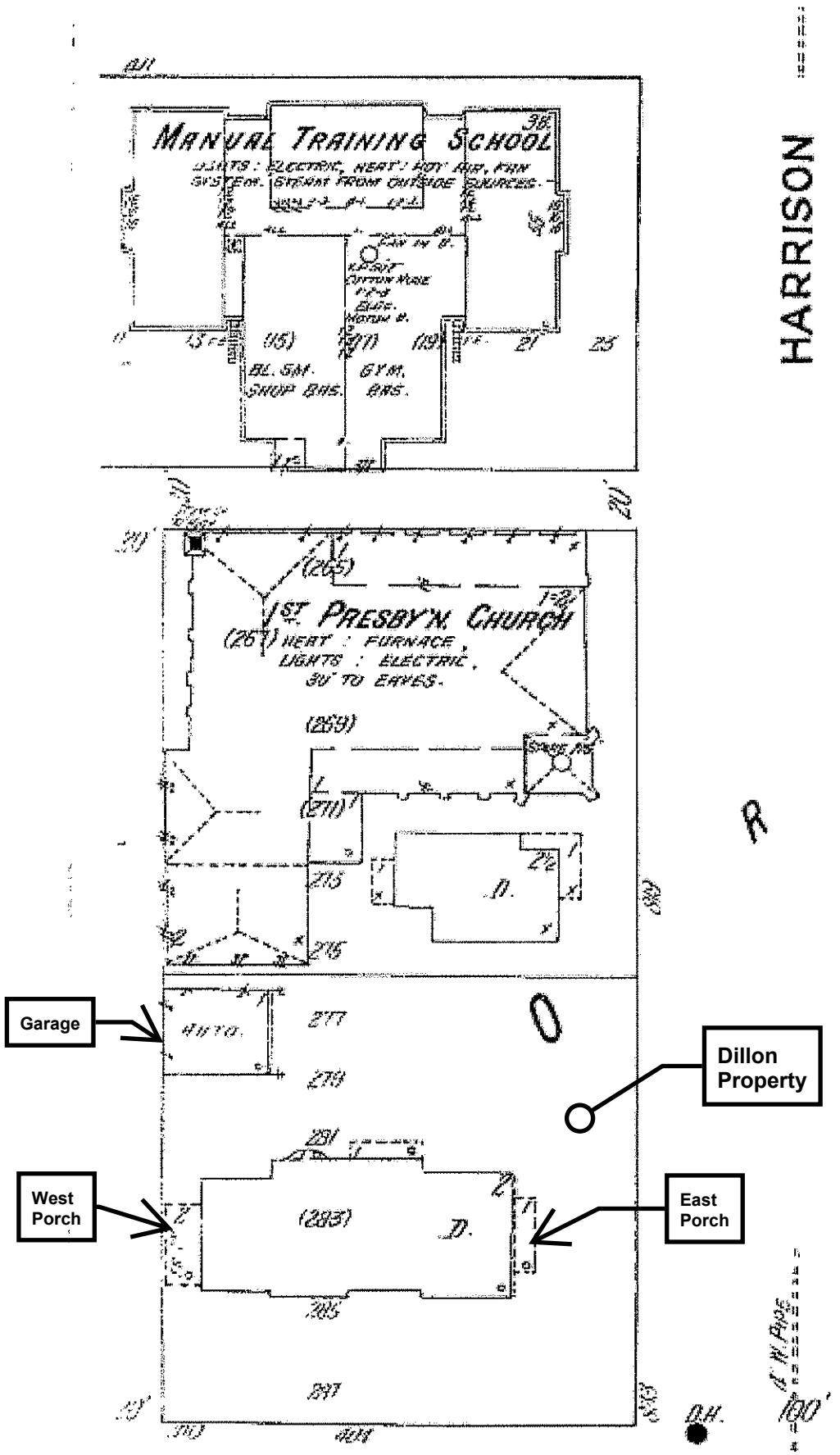
1. Servants' quarters: 3 bedrooms and large common bath.
2. Complete saff of 7 women, 3 men.
3. Law library and collection of "fine fiction."
4. Room with interior windows might have served as linen storage (large chest in east room was originally in "linen room").

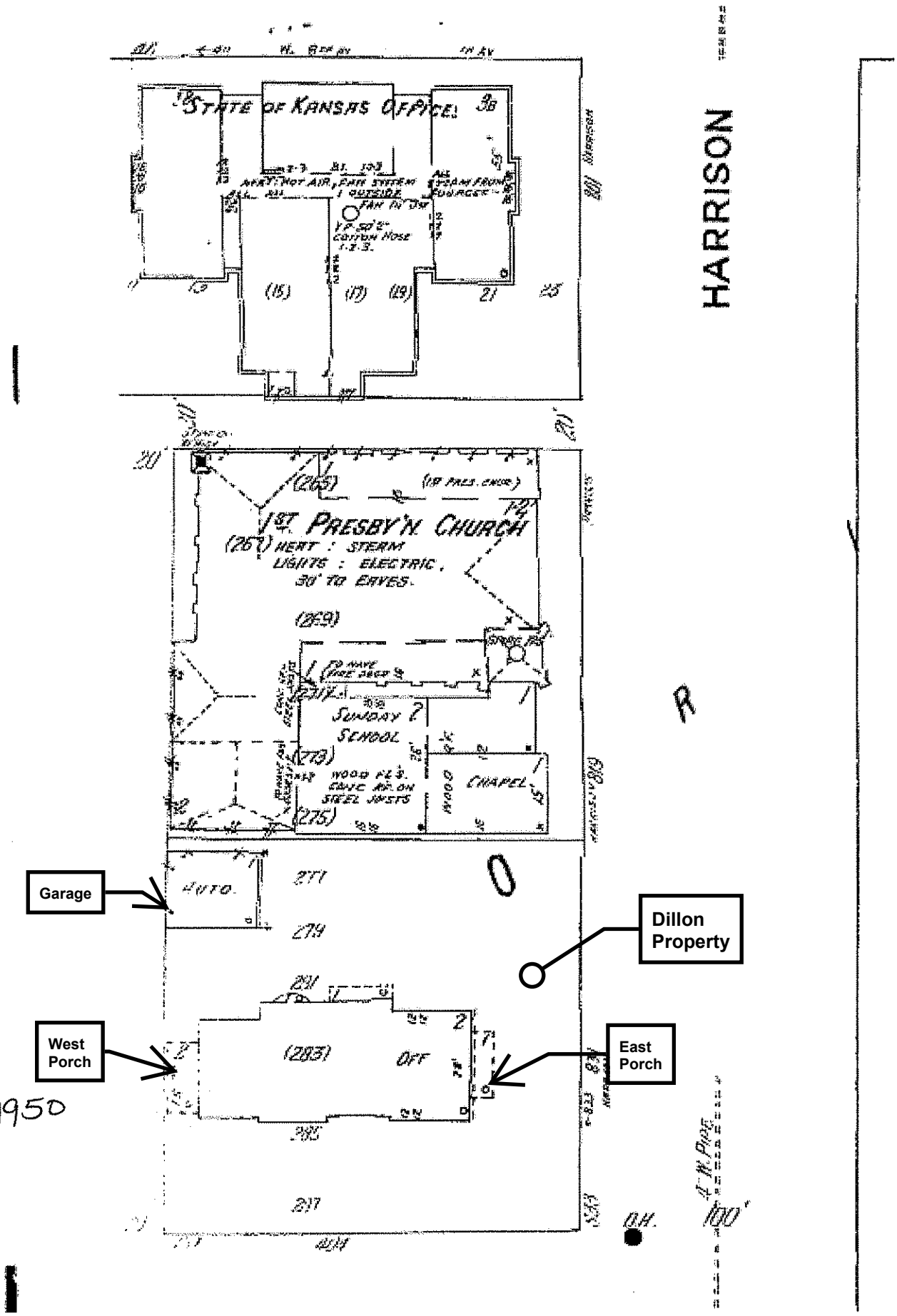
SANBORN MAPS
1896, 1913, 1913/1950, 1913/1951

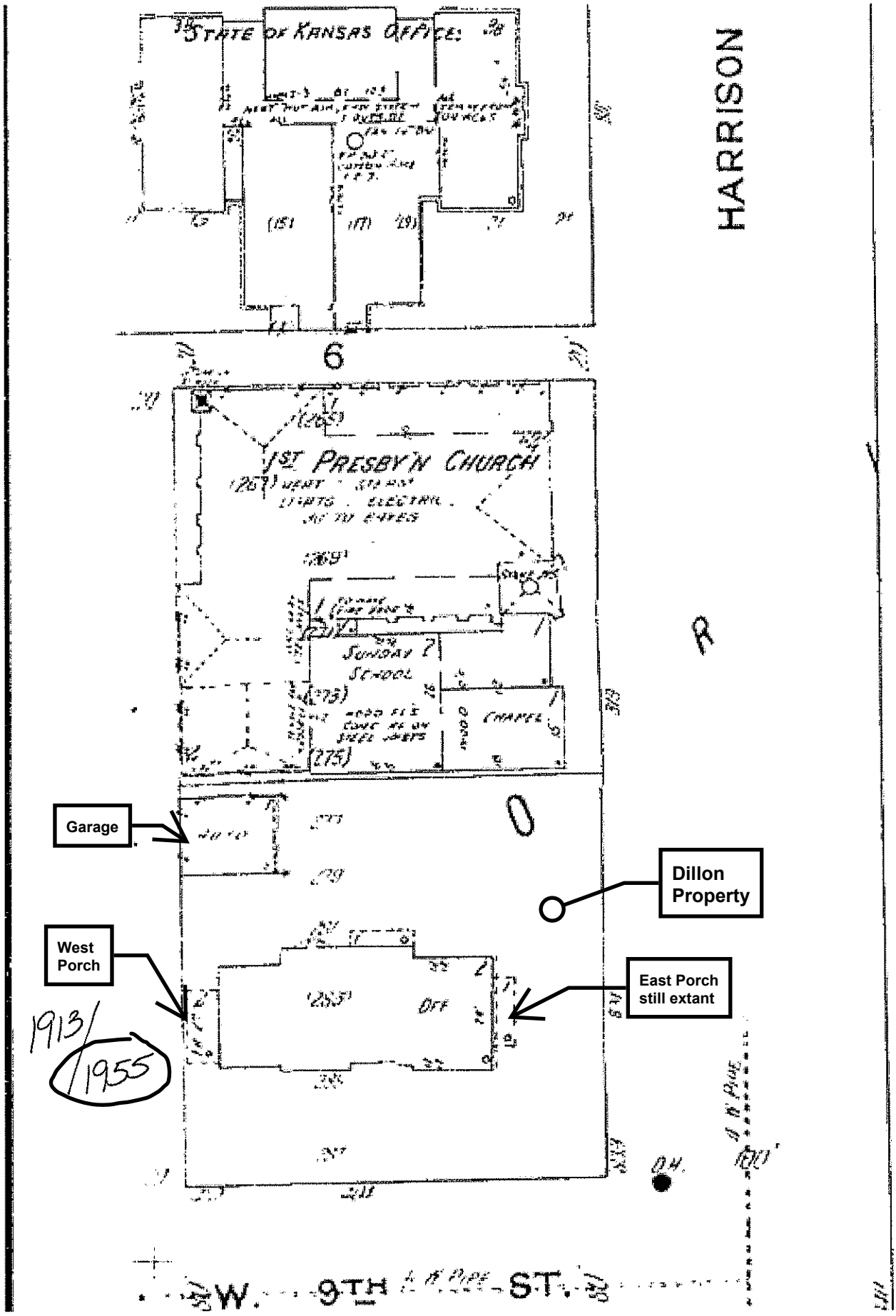

4" IW. PIPE
FIRST PRESB. CHURCH
SUNDAY SCHOOL
18' OO EAVES
Elliot Property
Crane Property

1896


24
W. 9TH ST.
Kansas Statehouse - West Wing
Dillon Property
Harrison
1896
29
W. 11


MANUAL TRAINING SCHOOL
LIGHTS: ELECTRIC, HEAT: HOT AIR, FAN SYSTEM. STEAM FROM OUTSIDE SOURCES.
BL. SM. SHOP BAS.
GYM. BAS.
1ST PRESBY'N. CHURCH
(265) HEAT: FURNACE, LIGHTS: ELECTRIC, 30' TO EAVES.
(269)
(271)
HARRISON
Garage
Dillon Property
West Porch
East Porch
1913


HARRISON
STATE OF KANSAS OFFICE
1ST. PRESBY'N. CHURCH
(265)
(269)
SUNDAY SCHOOL
(273)
WOOD FR'S.
(275)
CHAPEL
AUTO.
271
279
281
(283)
OFF
217
Garage
Dillon Property
West Porch
East Porch
1913/1950


STATE OF KANSAS OFFICE
HARRISON
6
1ST PRESBY'N CHURCH
SUNDAY SCHOOL
CHAPEL
Garage
Dillon Property
West Porch
East Porch still extant
1913/1955
W. 9TH ST.

DILLON FAMILY ERA NEWSPAPER CLIPPINGS

K
978,1
-Sh1
vol. 22
Pg. 61
1910

Topeka Journal,
Dec. 12-1910.

ON THE CRANE SITE

H. P. Dillon Will Build a Beautiful Home.

He Exchanges Property With Topeka Publisher.

GETS ELLIOTT LOT.

Tract of 95 Feet Facing the State House.

Work Will Be Commenced in Few Weeks.

H. P. Dillon of 919 Harrison street last week traded his home property for the residence at the corner of Ninth and Harrison streets owned by George Crane, and will erect a modern city mansion on his new lots. In addition to trading for the Crane place, Mr. Dillon bought twenty feet of ground adjoining the Crane property on the north, giving the new owner 95 foot frontage on Harrison street for his new home, which will face the state house.

Some months ago when Mr. Dillon figured on a new home, plans were submitted, but these have been cancelled as the new location will give the builder a better opportunity to erect a home along the plans originally desired. The plans for the new Dillon home have been in the hands of a New York architect for two weeks and will not be returned until about the first of the year.

Following the closing of the deal between Mr. Dillon and Mr. Crane and the subsequent purchase of the Elliott lots, a rumor became current to the effect that the new home at Ninth and Harrison was to cost in the neighborhood of $60,000 or not more than $75,000. Mr. Dillon denies that the house will cost $75,000, but would not make a statement as to the other figure.

"I can not say anything about the cost of the house at this time," said Mr. Dillon, "for the reason that the plans are entirely in the hands of my architect and I will not be able to make a statement along that line for several weeks. However, the house will not cost $75,000 as was reported. I will build a modern home, but am not laying any claims to its being the finest in Topeka or even one of the finest. The house will probably be brick with terra cotta trimmings, but aside from that I can not say anything as to the construction. If the winter is mild, I will probably commence work on the foundation in time for active construction next spring. In fact, the work may even progress a little farther than that if the season is unusually open."

Mr. Dillon first made known his intention to build a new home about a year ago. Several locations were in view, but no deals were closed and Mr. Dillon went abroad for the summer. When he returned, negotiations were made for the Crane property and this deal was closed a few days ago.

CONTRACT IS LET.

H. P. Dillon's House Is to Be Erected by Henry Bennett.

Will Be 116 Feet Long and 62 Feet Wide.

IDEAL MODERN HOME.

Contract Price Is Fifty Thousand Dollars.

Work Will Begin on the First of May.

The contract was let Friday by H. P. Dillon of 919 Harrison street for the erection of a new $50,000 residence at Ninth and Harrison streets. Henry Bennett, a Topeka builder, was awarded the contract and will start work on the new house about May 1.

The new Dillon home, modest in architecture, will be the largest house in Topeka, and one of the most expensive. Its extreme dimensions are 116 feet facing the Ninth street side by 62 feet on Harrison street overlooking the state house. The house is to be of colonial effect, but Mr. Dillon has a horror of "gingerbread" work on a house and his instructions to the architect were to make the plans along a line of strict modesty. But this modesty promises to lend to the new home an attractive appearance that will make it the model of Topeka's modern homes.

The house is to be two and a half stories above a well lighted and ventilated basement the entire length of the building. Tapestry brick, of pinkish yellow to tan color, are to be used in the construction. The roof will be of tile. Main entrance to the home will be from the Ninth street side. The porches fronting on the south and east of the house are to be of cut stone, with massive round cut stone pillars. The floors of the porches will be of concrete or slate. Plans call for deep French casement windows on the first floor.

An Ideal Library.

Stone approaches will lead to the deep porches and wide doors on the Harrison street side will open on a large reception hall, from which doors open into a library 26x48 feet. A spacious dining room, kitchen, butler's pantry and closets will occupy the remainder of the ground floor. On the second and third floors, large bedrooms, baths and clothes presses are provided. The interior of the house will be finished throughout in hard wood, but Mr. Dillon has not selected the particular wood or graining. Above the porch facing Harrison street is a second tier porch of pergola effect.

One of the features of the new Dillon home is to be the installment of passenger elevator service. In the erection of his new home Mr. Dillon had in view large, extensive rooms. This desire was gratified in the plans of the architect. In the new house but 13 rooms are provided above the furnace, coal and laundry rooms.

At the rear of the Dillon home a new garage will be built for the accommodation of four cars. The same materials will be used in the erection of the garage as are called for in the construction of the home.

Tear Down Crane Home.

Plans were made last fall by Mr. Dillon for the erection of a new home some time this year. Late in the winter he closed a contract with George W. Crane for the possession of his property at Ninth and Harrison, Mr. Crane receiving in exchange the Dillon residence at 919 Harrison. The Crane home, a two story stone dwelling, will be sold in the next few days or dismantled. None of the materials will be used in the erection of the new home. The Dillon property includes 95 feet facing Harrison street with a depth of 150 feet.

The Crane family is to take possession of the Dillon home, under the contract, not later then May 1, and the Dillons are storing their household effects, including the extensive Dillon library, until their new home is ready for occupancy. As soon as work on the new house is started, it will be rushed with a view of completing the contract about November 1. Several carloads of rich brick have been on the site of the new home for several weeks and will be used by the contractors.

When his new home is completed Mr. Dillon will have invested in his lots and new home an amount somewhere between $65,000 and $70,000.

peka STATE JOURNAL, June 3, 1911, p. 15.

THEY ARE BUSY

Contractors Continue to Erect Many Dwellings.

Half Million Dollars in Permits Issued This Year.

The hot weather is here, but still the activity in building continues, the permits in the last week totaling $27,950. The figure for May in permits more than reached the $180,000 mark, bringing the aggregate for the year to $457,000 in round numbers.

Permits were issued in May for the erection of nearly 40 dwellings at an average cost of slightly more than $3,000. The largest permit for the month was for the H. P. Dillon residence at 831-833 Harrison street, and that for the $30,000 Sunday school addition to the First M. E. church came second. While the total value of permits issued in the first five months of 1910 was somewhat in excess of the figure for the same period of 1911, the activity in the erection of dwellings has exceeded that of a year ago, and the prospects are that work on scores of other dwellings will be started before the season is over.

A Large Deal.

Ollinger & Eaton have sold the C. L. Squire property consisting of a ten room house and a spacious tract of land to Claus J. Carlson for the consideration of $16,000; also a 160 acre farm near Solomon, Kan., from Claus J. Carlson to C. L. Squire for $1,350.

C. G. Blakely has made these sales: A six room cottage at 1600 Polk street from T. G. Gilchrist to Walter S. Reeder for $2,200; a five room cottage at 1623 Polk street from T. G. Gilchrist to Oscar Larson for $2,425; a five room cottage at 1431 Polk street from Dr. O. B. Hubb to William H. Haverfield for $2,500; one and one-half lots at 1637 Central Park avenue from Walter S. Reeder to J. M. Quail for $700.

The Shawnee agency has sold the grocery store at Seventeenth street and Kansas avenue from W. L. Osborne to H. J. Brown of Osage county.

Building Permits.

Following are the building permits issued this week:

Trustees of Stormont hospital, addition to building on Greenwood avenue	$ 8,000
State Fair association, four swine barns to be erected at cost of $800 each	3,200
Thomas Webb, one story dwelling, 1148 College avenue	2,000
A. L. Wiseman, two story dwelling, 534 Fillmore street	2,500
Miss Katherine Lindsay, two story dwelling, 1178 Fillmore street	5,500
Mrs. Ruth Steele, remodel two story dwelling, North Monroe street	1,350
W. I. Jamison, two story dwelling, 1186 Fillmore street	3,500
James H. Devlin, two story dwelling, 308 Jefferson street	1,600
Miscellaneous items	300
Total	$27,950

TSCPL Microreg. 846 1918

TOPEKA Biography — Dillon, Hiram

Topeka Capital
Sept 15 1918

HIRAM PRICE DILLON

By FRED L. VANDEGRIFT.

"—Long shall we seek his likeness—long in vain,
"And turn to all of him which may remain,
"Sighing that Nature form'd but one such man,
"And broke the die—in moulding Sheridan."
—Byron.

This memoir of the late Hiram Price Dillon, is written at the request of some of his intimate friends. Men surviving him in Topeka, and growing up with him here, surely might do this more capably, but a wish in the name of Dillon is a command, and, since I knew him quite intimately in his latter years, I undertake the duty, performing it with the best of my ability. However, the story which follows is not designed to be a biography, much less a studied analysis of our friend's character, but a fragmentary recollection of a noble spirit who was loved by all who knew him intimately. Love is the word in remembrance of Dillon.

Hiram Price Dillon was born at Davenport, Scott county, Iowa, February 27, 1855. His father was the late John Forrest Dillon, a noted lawyer of the Iowa bar, sometime a judge of the supreme court of that state, afterward a distinguished judge of the United States circuit court and a lecturer on law in Washington university, St. Louis, Missouri; closing his career and life in New York City, where, for many years, he was a celebrated counsellor of law, and by many lawyers distinguished to be the head of his profession in America. Hiram Dillon's mother was Anna Price, a daughter of the late Hiram Price, of Davenport, who, for three terms, and again for two terms, was a representative in Congress from Iowa; and, during the administration of President Hayes, Commissioner of Indian Affairs. Three sons and four daughters were born to Judge and Mrs. Dillon; a boy and two girls dying in infancy, the others growing into manhood and womanhood. Of the survivors, Hiram was the eldest and the last to pass away; dying in Chicago, September 2, 1918.

Hiram Dillon was reared in Davenport, a product of the local schools there, afterward attending Antioch College, Yellow Springs, Ohio, and in 1876 graduating in the law at Iowa university, November 5, 1878, he married Susie Brown, of Jacksonville, Illinois, with whom he had become acquainted while she was visiting in Topeka, where he had settled in the practice of law. One child, was born to Hiram and Susie Dillon, whom they named John Forrest, after his distinguished grandfather. In 1904 this boy married Olga Brown, of Springfield, Massachusetts, and they have three children; the eldest of whom is another John Forrest Dillon, and so the distinguished name has been preserved into the fourth generation of the family. John Forrest Dillon, son of Hiram, is a soldier of the American Army, and, possibly, may be called oversea before these lines are printed.

As said at the outset of this story, love is the word in a recollection of Dillon. For thus fondly he himself esteemed men whom he liked, compelling love in return. Men who knew him only afar have called him austere, in the sense of selfish indifference. He was austere, but his austerity was shyness of new acquaintance, born of gentle modesty. Really, he was a lovable man, and, in the midst of intimate friends, he constantly revealed the goodness of his great soul. To some, even friends outside the family, he was "Himey," an epithet of affection bestowed upon him by a fond mother in his babyhood, and adopted by his father, and by his sisters and brother as they came along, this household word passed on to the girl who became his bride, and she had no other title for him to the last moment of his life. The rare devotion of this family is revealed in letters of Anna Price Dillon to her husband and children, and, following her death, collected by Judge Dillon in a book in her memory, entitled "Memoir and Memorials," the title page bearing the legend, "Not published, but printed for distribution among her family, relatives, and friends." "My brother first!" Hiram exclaimed, once upon a time, in praise of John M. Dillon's virtues, "My brother first, right may he always be, but, right or wrong, my brother!" The family was a clan! To the end of his father's days, even when the snows of time had whitened the son's head, it was Hiram's custom to kiss his father goodnight, whenever they slept beneath the same roof. This man, who, by some men, was thought to be so coldly austere!

Our friend possessed the virtue of honesty in the superlative degree. He despised a "dirty dollar." Once upon a time, hearing of a man taking another man's money unfairly, but perhaps within the law, he exclaimed, "Well, thank God, there is not a dirty dollar in my fortune!" He was honest with the world and honest with his own conscience, and so, in issues between himself and others, he was able to sit, as Justice blindfolded, and give measure for measure in exact equity. Illustrative of this, an incident of his life comes to mind. He was sued, and was quite indignant in consequence, so indignant that his wrath was explosive. For, instinctively a just man, and, until enlightened, confident in this case of the justice of his own cause, he believed that the plaintiff had drawn him into court unfairly, so challenging his integrity. The trial came on and Dillon attended devotedly. Toward the end, coming away from the court room, one afternoon, a friend, meeting him, asked him how the case was progressing. "Well, they are going to beat me," he replied. "I am sorry, old man," his friend said. "Well, you needn't be!" he retorted. "I have been listening to the testimony all day and they ought to beat me!" Dillon's sense of justice was so intense that he lived by the Golden Rule, literally. He had such a lofty contempt for the moral weaknesses of some men that he freely expressed his opinion and so made enemies.

He was a patriot in the broadest sense of the word. When the war broke out oversea, he was pro-ally instantly, foreseeing what it meant for the rest of the world if the Germans might win; and, when the United States got into it, there was not a more martial spirit in all Topeka. He encouraged his son, who wanted to enlist. Three times failing to pass, the youth finally succeeded and the happiest man in the community was his father. Hoisting the American flag in his dooryard, the day Congress declared war, it remains there to this hour. He gave freely of his purse in aid of the war, and preached war and country all his waking hours. His last wish was to sit at the window and hear a patriotic band concert on the lake front in Chicago, set for the afternoon of the day he died, but he breathed his last as the musicians were assembling. Some men called him an aristocrat. Possibly, he mildly was one, and sure enough he stood always for the existing order, but he was a democrat with a little d, when the President issued his call to arms, and, altho of rock-ribbed Republican affiliation, remained a militant one, the rest of the short time left for him to live. "How is that fine old aristocrat, Hiram Dillon, coming along in Topeka, these strenuous times?" one of Dillon's friends asked another. "He is buying Liberty Bonds and standing at attention when the band plays 'The Marseillaise,'" was the reply.

Endowed by nature with rare gifts of intelligence, he was a man of consummate culture as well. Added to

n Price

these his native dignity, his easy decorum, his deference to others, his charity and human sympathy, he belonged to the great human brotherhood. Another trait of character was a generous hospitality, and, constituted as he was of so many other gifts of nature and of culture, there could not be a more charming host. Significant of hospitality, he caused to be carved above the mantel of the great reception hall of his new home the legend, "None come too early, none stay too late." Significant of the welcome cultured men and women especially might find, he had carved over a mantel in the library, the quotation, "My library was dukedom large enough," surrounding it with a rich library of some thousands of volumes. He sought communion with bookish men often, for none knew books better than he; but his chief joy was among friends of all degrees of intellectual quality, whom he was wont to meet daily in the afternoon, when the wit was touch and go and original, and all took part. And to the end, even to the day he departed for Chicago, late in August, altho one limb dragged by the paralysis, his mind was vigorous and alert, and he was able to "talk back," holding his own against all comers.

Full of human sympathy, he gave freely in charity, even seeking out objects of benefaction. However, what his right hand did his left did not know. He believed that charity should be bestowed without boast or ostentation. Illustrative of this, an incident is recollected by James L. King. Mr. King was postmaster, and, one day in the Christmas season, Dillon requested him to send to Mrs. Dillon all letters which children might drop in the mail boxes addressed to Santa Claus. This was done, and the Dillons sought out the little people, and, learning what would be suitable gifts for them, bought the necessary supply and distributed them. This for two or three years, until the newspapers published it, whereupon Dillon played the part of Santa Claus no longer, but found another channel of distributing bounty. As he was charitable, so he was public-spirited, subscribing generously in aid of all educational, religious, or municipal enterprises.

In Topeka, beginning his career in the law, he formed a partnership with the late A. L. Williams. During this period, he became master in chancery of the federal court, but he continued in the practice of his profession, the firm of Williams and Dillon surviving until the death of Mr. Williams, when Dillon formed an office relation with N. H. Loomis; afterward with R. W. Blair. After he ceased the general practice, he continued to maintain an office in the New England Building, the legend "H. P. Dillon, Lawyer," across the window distinguishing the place. Hiram Dillon was a lawyer, intuitively, and might have become distinguished in the profession if he had had the incentive of necessity to continue in the practice. But acquiring a comfortable fortune early in life, he devoted his time to conserving it, dropping out of the law, and so the profession lost a brilliant star. However, he continued to read the new text-books, and the opinions of the higher courts in important cases, and so kept up with the profession and the times, and in "shop talks", which always come up whenever two or more lawyers assemble, took a brilliant part.

He had faults as all humanity has, but they were few comparatively, and were revealed by an impulsive frankness; thus confessing his sins by his own daily conduct. By his native dominance, he sometimes gave offense, but his contrition was immediate, and none, knowing the real gentleness which reposed in his soul, cherished resentment. For, underlying his character, there was a nobility of mind, which made the man lovable despite his sharp tongue on occasion, or the shrug of shoulder by which sometimes he signified his satire. By his love of truth, his goodness, his reverence of virtue, his beneficence of character, his righteousness, his ineffable good humor, his clean mind, his great breadth of wisdom, his rare wit, his colloquial pleasantry constantly shining out, his lack of envy and vindictiveness; by all these virtues and many other fine qualities of head and heart, he gained a lasting and wholesome influence over his daily companions. He came into the life of no man or woman without bettering it, and no one ever quitted his company with a recollection of an indelicate allusion falling from his lips.

As he had lived in the old days, when, in perfect health, he was wont to foregather with good pals daily in the Topeka Club, so he continued to conduct himself, an example of wholesome manhood, in the latter days of his life, when sickness and pain were his lot. Finally, when stricken with paralysis, and conscious that his days were numbered, he was the same Hiram Dillon, spiritually, of his former vigorous health, and, concealing thoughts besetting him of the malady which constantly was making its inroads, he maintained his usual social relations, played his daily rubbers of whist, and, in other ways, sought recreation as before; approaching the end with a dignity and tranquillity befitting his courageous spirit. In Chicago, whither he had gone for a change of scene, and where he passed away, his last words were the confession, oft repeated in youth and prime, of his great love for his wife; and the last gleam of intelligence in his eye, looking into hers, spoke "Goodbye!"

Family Heirlooms to Be Distributed

Chapter's End in Treasure Packing at Dillon Home

By LUCILLE PARKINSON

When the Hiram Price Dillon home becomes the office of the American Home Life Insurance Company, it will bring to an end the colorful Topeka chapter of the history of one of the city's most prominent families.

The home will follow its distinguished neighbors as places of business when the life insurance company takes over the beautiful mansion at Ninth and Harrison, where the famed Dillon white lions have faithfully stood guard since 1914, in October.

It was in 1914, the start of the World war, that Hiram Price Dillon moved his family into the spacious new domicile bordering the Kansas State capitol grounds. The lion statues, looking as vicious as is possible in stone, were then brought from the Fall Hills, N. J., estate of the owner's father, Judge John Forrest Dillon, to decorate the front entrance on Ninth street and became a familiar landmark, especially to the neighborhood children.

From Saplings

The home itself has changed little in appearance since then, except for the tiny elm saplings planted by the owner which have sprouted into giant shade trees. The furnishings inside have been as the lady of the house placed them, until now when many of the items are being packed for storage or shipment. According to Miss Emma Ward, who has been social secretary and nurse for 25 years at the Dillon menage, most of the pieces of furniture suitable for a smaller abode will be retained by the family and the cumbersome articles sold.

The more valued of the heirlooms will be divided between the present owner, John Forrest Dillon, II, son of Mr. and Mrs. Hiram Price Dillon, and his three children—Mrs. Albert Maurice Hoyt, of Philadelphia, Pa., the former Margot Dillon; Dr. John Forrest Dillon, III, of Montgomery, Ala., and Kenneth Price Dillon, of New York.

Kenneth, John Here

Young Kenneth, who practices law in New York, came west to look over the books and documents and after a final dip in his prized big comfortable bathtub, left against Tuesday to catch a plane in Kansas City for New York. His brother, John, III, was here a few days ago, and John's wife will arrive the last of the week to help with the inventory.

All of the Dillon furnishings are antique and authentic, even to the wine glasses in the butler's pantry. Most of the chairs, cabinets and tables are hand-carved and heavy-looking, the type of wood that can't be found in stock today—solid mahogany, Flemish oak and teakwood.

The reception hall inside the main entrance is like the stories you've read about French chateaux—tall-backed stiff chairs lining either wall, and ahead a wide oaken stairway separating at the landing into two side stairs. It is an inspiring sight with its door curtainings of real filet lace, its heavy Persian carpet and the old solemn grandfather clock that ticks silently and chimes at the quarter-hour. In such surroundings you expect a knight in armor to pop out any minute from behind the velvet hangings. The chairs here retain their antique appearance, much of the velvet upholstering being worn about the edges. In this hall sit some of the most prized possessions, a pair of carved wooden pedestals with lights, an ornate carved bishop's chair from a French cathedral brought home from abroad by Judge John Forest Dillon, and a small wooden chest, also beautifully carved, which holds the family photographs.

From the reception hall you head east into the valuable library with its many windows, bordered in Tiffany stained-glass portraits of famous men of literature. The library reaches luxuriously across the Harrison street side of the mansion and is a room of many diversions, with its row upon row of old volumes and gilt-framed family portraits that gaze down from the soft green leather-upholstered wall. Here hang the visages of such notables from four generations as Mr. H. P. himself, looking much like President Taft, and his father, the white-bearded judge, who served as the Jay Gould attorney in Paris, when young Anna Gould sought to divorce her titled spouse.

A Heroine in War

On another wall hangs the likeness of Esther Caldwell, very prim in her white cap. Mrs. Caldwell, an ancestor of the late Mrs. H. P. Dillon, is the revered member of the family who was shot by the redcoats while putting her young ones to bed. As the story goes, Lafayette took her motherless children back to France to educate them under his guidance.

One of the most exquisite of the home's 15 rooms [illegible] equally heavy and impressive, all hand-carved. The dining furniture has been in the family for five generations, and one piece—a wine cabinet, also beautifully carved and elaborate, is even older. The china closet, where all the sterling silver is stored is a massive piece of wood, almost ceiling high and its many shelves packed with shiny silver accessories for the table, anything the fastidious hostess could desire, and most of the pieces as antique and valuable as their surroundings. Also in the dining room is another grandfather clock of ancient vintage, with all sorts of data supplied on the face . . . like the slot calendars, it gives the year, month and day, as well as the time. Here, as in all other rooms, except the library, the walls are hung with tapestry—not a strip of wallpaper is to be found on the premises.

Thru the Generations

The china and glassware that fill the many butler's pantry cupboards would send an ardent collector into sheer ecstacy. Sets and sets of dishes and glasses are found here, some handed down for generations and still intact and others only in serving pieces for wild game feasts or ice cream parties—any kind of a shindig milady would want to throw. The Dillons kept their parties on a mild, gentlemanly basis, so few of the liquor accouterments—many gifts to the gracious lady—were ever used. Faithful Miss Ward took care of most of the china herself, giving special attention to Mrs. Dillon's beloved jeweled goblets and her lacy hand-painted Dresden. The china and glassware, as well as other furnishings of the house, have been recorded in a book and a regular inventory taken.

The bedrooms upstairs are all spacious and elegant, each supplied with a house phone and a private tile bath, and some with dressing rooms. The master bedroom is equipped with twin, Napoleonic beds, a huge wardrobe chest and furniture of the same Empire styling. Interesting are Nutting watercolors placed about the walls, their age apparent from the moth stains revealed beneath the glass.

In the blue room, which is done in ivory furniture with a wicker bed, are two heirlooms of great value to the family—the Caldwell coat of arms, painted in blues and gold and emblazoned with the Latin inscription, "Niti Fageri Experiri."—also a large wall placque of the Madonna and Child, an original Del Rovia, brought back from Europe by Mrs. Dillon on one of her many trips.

In addition to two floors of carefully chosen furniture, the house boasts a third floor where the servants quarter—three rooms with bath and another library. The brick garage accommodates four cars, one of which is a high old-fashioned Thomas from 1909, and outside the garage is a turntable which was the talk of the town, where the chauffeur could slide out the big 7-passenger Packard and turn it in any direction desired.

Elevator a Feature

Mr. Dillon expected to be an old man and when he built the house, he had an elevator installed off the reception room. He died

The War Today—

Tradition May Fail in Russia

Hitler's Reputation May Be Destroyed

By DEWITT MACKENZIE

Tradition has had it, in ever widening circles, that "Hitler can't be stopped"—that when his great war machine starts to roll it is invincible.

The growth of this idea—stimulated by Nazidom's lighting conquest of country after country—has smothered more armed opposition to the fuehrer than has his guns. Numerous peoples, accepting German victory as inevitable, have bowed to Nazi domination without a struggle.

But now strange things are happenings over in the wide sweep of the Russian theater where perhaps the bloodiest war of history has reached a crisis. The Bolshevists not only claim to be holding the Nazis, but to have hurled them back with terrible losses at numerous points along the endless line.

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One of the most exquisite of the home's 15 rooms is the drawing room opening west off the reception hall, where the Dillons' famous gold piano reposes amid the grandeur of rose-tapestried walls, gilt empire furniture and statuary. On the piano, which is covered with gold leaf, is a rare piece of Dresden china, a magnificent bowl towed by cherubs. An original Vernis Martin handpainted chair and coffee table where Mrs. Dillon often presided at tea affairs, still stand in their original setting, along with a handpainted French inlaid serving table. On a marble-top table in the center of the room sits the miniature of J. F., II, present owner of the house, shown as a boy, his curls down in Fauntleroy fashion and his eyes as bright as the jewels surrounding the frame. All thru the home are family portraits, large and small, hung in choice frames. The upstairs landing especially is so filled with heirloom pictures it resembles the galleries in an art museum.

But the dining room! That would knock your eyes out. Imagine sitting down to a table heavy as a ton of coal and long enough to accommodate banquet guests—and the dining chairs are gentlemanly basis, so few of the liquor accouterments—many gifts to the gracious lady—were ever used. Faithful Miss Ward took care of most of the china herself, giving special attention to Mrs. Dillon's beloved jeweled goblets and her lacy hand-painted Dresden. The china and glassware, as well as other furnishings of the house, have been recorded in a book and a regular inventory taken.

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Elevator a Feature

Mr. Dillon expected to be an old man and when he built the house, he had an elevator installed off the reception room. He died four years after the house was completed, but his wife lived to enjoy its luxury. She died only three years ago.

The Dillon home, which has housed three generations, is quiet now—no more bright parties, no more childish laughter echoing thru the big rooms and no more ringing of bells in the butler pantry or room-to-room conversations over the convenient house phones. All is still now—the furniture covered from the summer sun, the books down from their shelves to be packed, curtains off to the laundry for cleaning before they are stored. Only Miss Ward remains the same—neat and efficient and charming, putting into the background her sentiments for the things she has learned to love so well, and graciously receiving packers, appraisers and the insurance company architects who will remodel the old home. In another month she, too, will be gone, to visit the various Dillon children in their homes, and all that will be left of the Dillon grandeur will be the empty home and memories of the family, whose residence in Topeka has left a lasting impression.

Savings Bond Office Is Opened in Topeka

Evan Griffith, newly appointed Kansas state administrator for defense savings, opened his office at 317 the Federal building Wednes-

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WAKE UP YOUR LIVER BILE—

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The liver should pour 2 pints of bile juice into your bowels every day. If this bile is not flowing freely, your food may not digest. It may just decay in the bowels. Then gas bloats up your stomach. You get constipated. You feel sour, sunk and the world looks punk.

It takes those good, old Carter's Little Liver Pills to get these 2 pints of bile flowing freely to make you feel "up and up." Get a package today. Take as directed. Effective in making bile flow freely. Ask for Carter's Little Liver Pills. 10¢ and 25¢.

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action, it is important to note that this interlude cuts two ways—it also has given the Russians a chance to repair and strengthen their defense. The Bolshevists say that they suffered from the element of surprise at the outset, but that they are ready now for business.

The Red command has been rushing up reinforcements and equipment. Reuters British news agency reports from Ankara, Turkey, that 8,000,000 fresh Red troops are moving up to the front.

Superintendents of County Schools Here Next Week

A tribute to the late Frank L. Pinet, for many years secretary of the Kansas Teachers association, will be one of the features of the 3-day annual meeting of the County Superintendents association which meets Monday morning in Topeka. The tribute will be given Tuesday afternoon by Philip Higdon, Butler county superintendent.

After the opening exercises in Municipal auditorium, the first sessions will be devoted to safety education, Parent Teacher association work, reports from high school supervisors, explanation of the new elementary school program and teachers' institutes. Dr. Alpha Kenna of Fort Leavenworth will be the speaker at the convention banquet Monday night at White Lakes.

Safety will again be stressed on the Tuesday program, together with education in rural schools, explanation of the teachers' retirement program, a discussion of the Reading Circle works, and a survey of WPA and NYA educational proects. A tour of NYA projects Tuesday afternoon concludes with a dinner at the State Street school. The convention will conclude at the morning session Wednesday.

Speakers at the 3-day sessions include Milton Kramer, New York City; Mrs. E. W. Emery, Atchison; Howard State, Pottawatomie county superintendent; M. S. Smith, Independence; Prof. E. S. Stonecipher and M. M. Rose, Pittsburg; Justice Hugo T. Wedell, Mrs. Mary Parkman, Miss Anne Laughlin, and Mrs. Patricia Solander, Topeka.

23 Whooping Cough Cases in County

Dr. F. E. McCord, county health officer, reported 23 cases of whooping cough in rural Shawnee county this week, compared to only one last week. Other reportable diseases were one each scarlet fever, measles, tuberculosis and mumps. Last week there were only two measles and one each whooping cough, chicken pox and scarlet fever.

Dr. McCord, Dr. R. J. Miller and Dr. C. L. Stalker, dentist, examined 38 children at a Rossville pre-school clinic and found only eight with defects. Out of 17 at Dawson, Dr. McCord, Dr. Stalker and Dr. Leo V. Turgeon found eight defects. Examinations will be conducted Tuesday at Victor.

Thought Topeka Would Outgrow Kansas City

Closing of Dillon Home Revives Stories of a Colorful Family

As colorful as the relics in their home are the history and background of the distinguished Hiram Price Dillon family. Stories, most forgotten, come to light these days, as many of the old volumes in the imposing library are sorted and packed in storage boxes to be sent the various children. The stately home at Ninth and Harrison will be occupied in October by the American Home Life Insurance company.

Hiram Price Dillon was well named, for a wealthy man was he, as were all his predecessors—a clan that accumulated much of money and the finer things of life, as is apparent from the gorgeous antiques in the now-closing home.

Equally famous were the ancestors of Mrs. H. P., nee Susie Finley Brown, who married the millionaire barrister November 5, 1878, at Alexandria, Ill. Her great-grandfather was the Rev. James Caldwell, of Elizabeth, N. J., and his Revolutionary war services are recorded in the old-fashioned history books. It was the Rev. Mr. Caldwell who, when the cannons' wadding supply gave out, ran into the church and gathered up the hymnals to use in the guns. Most of the hymns were written by Isaac Watts, and the Revrend is supposed to have cried as the cannons roared again, "Give them Watts, boys!"

He lost his life in the war, as did his wife, who was shot by the redcoats while putting her children to bed. Lafayette, the French leader, took one of the nine orphans, a boy, back to France with him as his ward, and another was reared by Elias Boudinot, a reporter in the supreme court.

Esther Caldwell, one of the daughters, married a Presbyterian minister, the Rev. Robert Finley, third president of the University of Georgia. They were the parents of Susan Finley, who while visiting her brothers in Illinois, met and married William Brown, a young lawyer and a prominent member of the Illinois legislature with Abraham Lincoln. William Brown's mother was a Warfield, of Maryland, believed to be of the same family as the Duchess of Windsor.

It was the Browns' daughter, Anna Eliza Brown, who came to Topeka as the bride of T. B. Sweet in April, 1873. She brought with her the first grand piano of the city, and it was borrowed by all the organizations for concerts and entertainments. The Sweets' children, Miss Susie Brown Sweet, Miss Mary Bailey Sweet, Paul Sweet and Miss Annie Brown Sweet, still maintain residence in Topeka.

Mrs. Sweet's sister was the pretty Susie Finley Brown who married Mr. Dillon. She met him in Topeka while visiting the Sweets on summer vacations from school, and following their marriage became one of the most popular young matrons in the city. She had been educated in New York boarding schools and in Paris, possessed a lovely voice and was an accomplished musician. Her talents were much sought after and she sang at numerous functions, and often at home parties beside her own gold piano.

Mr. Dillon's parents were Judge and Mrs. John Forrest Dillon, of Davenport, Ia., and New York. Judge Dillon served as judge of the federal court of Iowa then went east as counsellor for the Jay Gould interests. He and Mrs. Dillon traveled much abroad and spent one full year in Paris on the divorce case of Anna Gould and her count husband. It was here that they collected many of the treasures that have filled the Topeka Dillon home.

The family's greatest tragedy happened July 4, 1898, when Mrs. J. F. Dillon and her daughter, Annie, with their two young maid servants, were lost at sea. The steamer Burgoyne, on which they were returning from abroad, struck icebergs in mid-ocean and sank with all passengers aboard. The bodies were never recovered, tho the judge spent hundreds of dollars on searching expeditions. After his wife's death he collected her letters to friends and himself and incorporated them into a book, "Memoirs of Annie Price Dillon," which is a valued memento in the Dillon family. Portraits of the daughter Annie and her sister, Susie, are beautifully painted on porcelain and hung in the mansion dining room.

H. P. Dillon was born in Davenport, tho lived a time with his parents in New York. He first practiced medicine then took up law and was sent back west by his famous father to "grow up with the land." He settled in Topeka rather than Kansas City, believing it would be the larger of the two towns.

First the family resided at 919 Harrison, now V. F. W. home, and moved into the corner house in 1914. There they lived with their son, John Forrest II, his wife and three children.

The elder Mr. Dillon died after a stroke in 1918, and his attractive daughter-in-law, a former Massachusetts girl who was very active in Red Cross work during the World war, died the following year.

John Forrest II, most recent master of the house, also served in the war. He was field director at Fort Riley at the outbreak of hostilities, later gained entrance as a private after three unsuccessful attempts to enlist. At 37 he was pronounced too old, then a physical defect was discovered, and finally after submitting to an operation which was successful, he was accepted. The armistice prevented him reaching the front.

The remaining children will carry on the name and the traditional Dillon professions, elsewhere—Kenneth Price Dillon, the practice of law in New York; Dr. John Forrest Dillon III, medicine in Montgomery, Ala., and Mrs. Albert Maurice Hoyt, the only daughter, who, like her mother, is a charming socialite young matron in Philadelphia, Pa.

Decision Monday on Myers' Request for a New Trial

Judge George A. Kline Saturday set Monday at 2 p. m. final arguments—and a court decision—on Ed Myers' appeal for a new trial after his June 20 conviction of second-degree kidnaping.

The motion for a new trial was argued June 28, but not decided at that time.

Myers was charged, together with Andy Yocum and Clifford Sassman, of kidnaping Jess Cole. Yocum was acquitted by jurors on the kidnap charge.

Sassman is awaiting trial, possibly next fall, on a second-degree kidnaping charge.

Marriage Licenses

William H. Riggins, Topeka 21
Ruth Helen Gilkison, Larned, Kan.....21

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Topeka Daily Capital July 16, 1941

'Gold Piano' From Dillon Home Will Go to Topeka's New Municipal Auditorium

The famous "gold piano" from the Hiram Price Dillon home will go to the Municipal Auditorium. Harry Snyder, commissioner of parks and public buildings, bid it in for $115 Tuesday, the concluding day of the auction sale of the furnishings of the Dillon home. The piano, which is of rosewood and covered with leaf gold, was made in France by Mehlin and Son and was purchased by the Dillons at a reputed price of $2,500. It was part of the furnishings of the "Gold Room."

Two handsome Napoleon beds of the Empire period sold for $42.50 each to a dealer in St. Joseph, Mo. The matching Empire dresser, wardrobe and mirror were bought by Mrs. Clif J. Stratton at less than $100 for the three pieces.

Harry Woodring, former Secretary of War, one of the large purchasers at the auction, bought several room-size Oriental rugs and seven linen sheets. The sheets were 15 feet long and 7 feet wide and cost from $12.50 to $17 each.

Buys Tapestry

A beautiful wall hanging of tapestry of the Ming Dynasty was sold to Mrs. Helen Crosley for the French mirror from the "Gold Room" for $25 and a Carrara marble pedestal for $7.

Mrs. Hinkel M. Guy, well known Topeka dealer, bought for $45 a rare tapestry screen of the Ming Dynasty and an exquisite Parisian marble figure of "Marguerite," heroine of the opera "Faust," for $12.

Oil Painting to Rooney

Ed Rooney, prominent Topeka attorney, bought a large oil painting, "Death of Juliet in the Tomb."

The two-day sale, one of the most colorful in the history of Topeka, closed late Tuesday. It was attended by collectors and dealers from all over the Middle West and the socially prominent of Topeka. The American Home Life Insurance Company will remodel the

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ka DAILY CAPITAL, July 15, 1941, p. 9.

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furnishings of that home,
r years was the center of the social life of the town and where many large and elaborate social functions were held.

By the library fireplace with its engraved Shakespearean inscription "My Library Was Dukedoom, Large Enough," stood the auctioneer's stand and his voice dominated the room, which of late years has been so quiet.

Dealers, collectors, private buyers and the curious were there in full force and a feeling of sadness intermingled with the commercial aspect of the scene, sadness because of the disintegration of this beautiful and elegant home, and the fact that the Dillon family is no longer a part of Topeka.

The builders of the house, Mr. and Mrs. Hiram Price Dillon, are both dead and their son, John Forrest Dillon II, is in Kansas City. There are three Dillon children living, grandchildren of the original owners. They are Mrs. Albert Maurice Hoty, Philadelphia, Pa., who was, before her marriage, Margot Dillon; Dr. John Forrest Dillon III, of Montgomery, Ala., and Kenneth Price Dillon, New York.

Less Than 30 Years Old

The house is not an old one as houses go, being less than thirty years old. It was completed in October, 1914, at a cost of nearly $90,000. The stone lions at the east and main entrance, which lend distinction to the house, are from the estate of the late John Forrest Dillon of Far Hills, N. J., father of Hiram Price Dillon.

Two of the spirited bidders at Monday's auction were Harry H. Woodring, former Secretary of War, and Ed Rooney, local attorney. The former secretary was buying for his future home. Rooney bought for his recently-purchased home at Thirteenth and Fillmore streets, another of the fine, old manions of the town, built by the late M. A. Low.

Many rare and beautiful pieces went to a "Mrs. Cole." A whisper went round the place that "Mrs. Cole" was really Mrs. Alfred M. Landon who preferred that her name not be used.

Mrs. Arthur S. Bunker purchased for $22 a handsome Battenburg lace-trimmed linen bedspread, which had been made in Paris, a large genuine tiger skin rug for $9.50 and a Mozart bronze for $22.

Mrs. Hinkle M. Guy paid $60 for two glass decanters with silver tops and $25 for a mahogany cabinet. She bought numerous other pieces, including china and glassware.

Purchases Fountain

An out-of-town dealer, McCluskey, purchased for $75 a beautiful Italian marble fountain, which stands on the east veranda of the home.

A Mah Jong set brought $7 and what the auctioneer described as a "lovely dagger marvelous for back-stabbing," sold for $2. A large brass elephant inkwell and a smaller one shaped like a camel were knocked down for less than $10. A pair of bronze oil lamps, which had never been electrified, sold for $22.

Mrs. J. C. Mohler bought two lounge chairs for $17 each.

Mrs. Clif J. Stratton bought a number of pieces of rare china, glassware and furniture.

Some of the articles from the famous "gold" room, which was really the music room, were sold Monday. Ed Rooney bought for $50 the gold leaf, French, marble-topped carved table; a St. Joseph dealer bought for $42.50 each, four chairs in rosewood and gold leaf and W. C. Windsor of Tyler, Texas, purchased two of the arm chairs for $70, the sofa for $100 and the French clock for $21. A large cutglass punch bowl sold for $25. Teakwood chairs, cloissonne vases and jardinieres, Staffordshire and Wedgewood dishes, Continental porcelains and early American pieces followed each other on the auction block.

Many Buyers

Mrs. Jack Lawrence, wife of the editor and owner of the Council Grove Republican, purchased a number of choice pieces for her home.

Mrs. Maurice W. Jencks, Mrs. Frank D. Merriam, Mrs. Horace L. Hall, Mrs. Fayeben Wolfe, Mrs. Guilford Dudley, Mrs. Byron Gourley, Mrs. Ilif Felix, Mrs. Frank Griggs, Mrs. Harry K. Allen, Mrs. Sewell W. Black, Mrs. George C. Chambers, Mrs. James G. Stewart, Mrs. Harry H. Southwick, Mrs. O. C. Neiswender, Mrs. Avis Kietzman, Mrs. Newell Abrahams, Miss Anne Sweet, Miss Cynthia Monroe and Miss Clara Johnston were among the interested onlookers and buyers.

Many of the dealers who preferred to remain anonymous were simply called "Mrs. F.", "Mrs. A" or "Mrs. B" by the auctioneer.

Monday night's auction included mostly books from the Dillon library, which was one of the finest in Topeka.

Today the gold piano and its matching bench will be sold.

Auctioneer L. W. Donaldson has said that the contents of the Dillon home are among the finest and most costly in the Middle West.

The family is represented by Emma Ward, who has, for twent five years, been a part of t household, serving as nurse in t earlier years and as social hoste later.

The Dillon house was purchas a short time ago by the Ame can Home Life Insurance Co pany, which will remodel and cupy it soon.

peka STATE JOURNAL, July 14, 1941, p. 1.

illion Home Furnishings

sion Jammed as Many Beautiful Articles Go to Topekans and Antique

p tune of the auctioneer the quiet of recent years Hiram Price Dillon home, ath and Harrison, Monday of Topeka's most valuable ions of furnishings and an- went to highest bidders. morning long, dealers, col- and the social curious thru the stone-lion-guarded ce, plunked down their ollars to attend the sale. before noon the crowd to- nore than 200, and the gold- library, as big as three of- parlors, was jammed. hile assorted pieces of den china, table knick-knacks and Dillon family heirlooms went to Topeka collectors, much of the bulk of the morning's offerings went to big-time dealers.

Mrs. H. M. Guy upheld the local end of the bidding, frequently drawing the announcement by Auctioneer L. W. Donaldson that "here's another piece that stays in Topeka, folks."

Ed Rooney, Sr., made a rare buy on his top bid of $50 for the gold French marble-topped, beautifully carved table from the famed Dillon music room. Four side chairs, in carved rosewood and gold leaf from the music room, went to Mrs. Burton, a St. Joseph, Mo., dealer, at $42.50 each.

W. C. Windsor, of Tyler, Tex., left the sale before noon with more than $300 in purchases, including two music room arm chairs at $70 and $36, the music room sofa at $100, two silver vases at $28 each, and the French clock for $21.

Mrs. Guy paid $30 each for two glass decanters with silver tops. The crowd gasped when Mrs. Burton took the gold cabinet from the music room at only $15, and paid $49 for the Dresden boat pulled by cherubs.

Mrs. Walter Stadel, of Topeka, bought a glass cased, damask lined French parlor cabinet for $55. Mrs. Maurice W. Jencks, Mrs. Alf M. Landon and Mrs. Harry Woodring, Mrs. Guilford Dudley, Mrs. Avis Kietzman, and Miss Annie B. Sweet were among buyers of smaller items.

One of the most spirited bids was for a pair of ivory carved statutes, presented to Judge John Forrest Dillon's wife by Jay Gould. They went for $20 each.

By noon, women spectators were perched halfway up the hall steps as Auctioneer Donaldson ducked between the library and hall offering choice bits from the collection. Others wandered thru the big home making personal appraisal of bigger items of furniture, including the gold piano, to be sold later in the day.

In the hall, representatives of local transfer companies were preparing some of the sold articles for shipment to out-of-town buyers, admittedly a bit worried over handling of the expensive pieces.

Women of a Topeka church set up an emergency kitchen in the garage and prepared to serve serve noon-time meals there. The auction will continue Monday night, when books will be the main offering, and probably all day Tuesday.

Are Collectors' Items

Dealers From a Distance

'opeka DAILY CAPITAL, October 24, 1937, p. 4A.

LONG PROMINENT HERE

Mrs. Dillon Was Widow of the Late Hiram Price Dillon.

Mrs. Susie Brown Dillon, 78, widow of the late Hiram Price Dillon, died early Saturday at her home at Ninth and Harrison streets.

Mrs. Dillon had been in poor health several years and had been attended by a nurse. She long was prominent in social and club circles in Topeka. She was born in Jacksonville, Ill., May 8, 1857, and was the daughter of the late Judge William and Susan Brown. In 1873 she came to Topeka to live with her sister, the late Mrs. T. B. Sweet. She was married November 5, 1878, in Alexander, Ill.

Mrs. Dillon was educated in the Jacksonville schools and was a graduate of what now is McMurray College there. She was a member of the Topeka Woman's

DAILY CAPITAL

Club, the Episcopal Church, and of the Louvre Art Club.

Survivors are a son, John Forrest Dillon II, of the home; two grandsons, Dr. John Forrest Dillon III, of St. Louis, and Kenneth Price Dillon, of New Haven, Conn.; a granddaughter, Mrs. Margot Brown Hoyt, of Philadelphia, Pa., and five great-grandchildren.

Funeral services will be at 3:30 o'clock Monday afternoon at the home for the family only. Burial will be in Topeka cemetery.

H. P. DILLON, CAPITALIST, DIES AT CHICAGO HOTEL

Well-Known as Lawyer, Financier and Philanthropist.

Mr. Dillon Practiced Law for Many Years—Prominent in Every Line of Charitable and War Work.

The death of Hiram Price Dillon, Topeka capitalist, which occurred at the Congress hotel in Chicago, yesterday morning, was announced in Topeka by a telegram received at 4 o'clock yesterday afternoon by Paul B. Sweet, a nephew of Mr. Dillon. Mr. Dillon had not been well this summer, and while traveling had suffered two paralytic strokes. Word was received in Topeka Sunday that Mr. Dillon was very low. His son, John F. Dillon, is stationed at a cantonment near Battle Creek, and it was in order to be near him that the Dillon family had gone to Battle Creek and later to Chicago. Mrs. Hiram Dillon, Mr. and Mrs. John F. Dillon and their family, were with Mr. Dillon at the time of his death.

Hiram Price Dillon was born in Davenport, Iowa. He was the son of the late Judge John F. Dillon, who many years ago was United States district judge in Kansas. Judge Dillon moved to New York and became counsel for



HIRAM P. DILLON,

Topeka Man Who Died in Chicago Yesterday.

Jay Gould. Judge Dillon was the originator of the Dillon fortune. He died in 1914. Hiram Price Dillon received his education at Antioch college and the Iowa law school. He came to Topeka and began the practice of law in 1876.

In November, of 1878, Mr. Dillon was married to Miss Susie Brown, of Jacksonville, Ill., a sister of the late Mrs. T. B. Sweet.

Nationally Known as Lawyer.

Mr. Dillon was at one time master of chancery in the United States court, and at different times has been a direc-

(Continued on Page 5, Column 4.)

H. P. DILLON, CAPITALIST, DIES AT CHICAGO HOTEL

(Continued from Page 1, Column 7.)

tor of the Merchants' National bank and of the Central National, in Topeka. Later he was the president of the Shawnee Fire Insurance Co. Mr. Dillon has been a lawyer of national reputation, and was for a time an attorney for the Union Pacific railroad.

Mr. Dillon is survived by his wife and his son, John F. Dillon, of Topeka, who is now in military service. There are three grandchildren, Margaret Dillon, John F. Dillon, III, and Kenneth Dillon.

Mr. Dillon was one of the first members of the Topeka club, and a member of the Topeka Country club. He has always been an enthusiastic admirer of athletic sports. Many charities and philanthropies of Topeka have been benefited by the help of Mr. Dillon, many times without the recipients knowing where the help came from. He gave liberally of his fortune to the Red Cross and was an active worker for the liberty loans. His family has been very active in all war activities. Mr. Dillon presented Battery A, of Topeka, with an army truck before that organization left for the front. Last Christmas, Mr. Dillon presented the boys at Camp Funston with several thousand cigarets as a Christmas present.

Several years ago the present Dillon home was built at Ninth and Harrison streets, and it is one of the most beautiful homes of Topeka. Mr. Dillon had lived in Topeka ever since he first came here in 1876 and has been actively identified with the growth of the city. Mrs. Dillon is an active member of the society and charitable organizations of Topeka. Mrs. John F. Dillon has been, since the opening of the war, one of the most active Red Cross workers in the city.

Topeka STATE JOURNAL, July 27, 1918, p. 1.

DILLON TO COLORS

Millionaire's Son Is a Private in Regular Infantry.

Four Times He Tried and Failed To Get Into Army.

John F. Dillon, Jr., son of H. P. Dillon, well known Topeka millionaire capitalist and attorney, after four unsuccessful attempts to join the colors, has finally been accepted for service in the United States regulars and is now stationed at Fort Riley. Ever since the war was declared "Jack" Dillon has been making disappointing efforts to enter Uncle Sam's forces—not as an officer, not at a bomb-proof desk, not with colors flying and bands playing, but as a private in the infantry—a man in the lowest ranks.

Three times he tried the national guards—before they went overseas and were stationed in Topeka and at Camp Doniphan. Three times he was rejected. "Overage" was the excuse given by the recruiting officers. Dillon is 37.

Then, feeling that there was still an opportunity to be of service to his country, he threw all his energy into the Red Cross. Day and night he handled the work in Topeka and at Camp Funston and in the early days of the organization up there. Soon he saw the uselessness of it all—as far as he was concerned. He saw thousands of young men leave camp, trained, equipped, rejoicing—all going "over there."

Coming back to Topeka he determined to make a strenuous campaign to enter the navy. Disguising his age he tried it. This time the recruiting surgeons discovered a physical defect.

Underwent an Operation.

Not to be outwitted, Jack Dillon turned himself over immediately to the surgeons in a local hospital. He underwent an operation. The operation was declared successful. Dillon recovered rapidly.

A few days ago, in perfect physical condition, in the best of spirits and in joyful anticipation, he went to Fort Riley and has been accepted in the infantry regiment stationed there.

"What is hi rank up there?" his father was asked today.

"A high private—no, I guess not a high private—just a private," the millionaire answered.

It was with pride and patriotic happiness that Dillon left the beautiful home at Ninth and Harrison streets in Topeka for Fort Riley. Besides his parents he leaves a wife and three children. The oldest boy is in military school at this time.

H. P. Dillon, Proud Father.

Probably the most contented man in Kansas today is H. P. Dillon, the father of the Fort Riley private. Mr. Dillon takes a great interest in the war and all its developments. He is a student in history and spends many hours a day in a thoro study of present conditions.

"You know," he was telling a visitor the other day, "I have spent lots of time talking with Topeka men about this war. I would get them up to a certain point in the conversation when they would forget our line of thought and begin to tell me of their sons overseas, their sons in training camp, their sons in the navy, their sons in other branches of the service. Now, I wish to invite their conversation. I have a son in the army. He is simply a private. He hopes to go overseas soon. I will discuss any subject under the sun about the army with any man who wishes it."

And he means it.

AMERICAN HOME LIFE INSURANCE ERA NEWSPAPER CLIPPINGS

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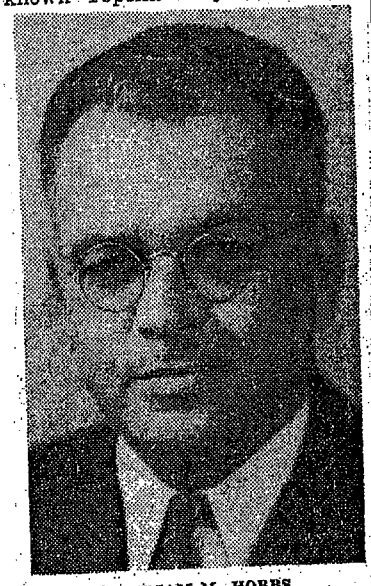
Topeka Capital
July 4- 1941.

American Home Life Buys Dillon Home

Will Modernize It For Insurance Company Offices

The Hiram P. Dillon mansion, a Topeka residential landmark for the past quarter century, was sold yesterday to the American Home Life Insurance Company for an undisclosed sum.

Built in 1915 at a cost of $90,000 by the late Hiram P. Dillon, well-known Topeka lawyer, the home



WILLIAM M. HOBBS

will be redecorated, modernized and converted into a new headquarters for the insurance company, according to William M. Hobbs, president and actuary, who made the announcement following the closing of the deal yesterday morning.

Located on the northwest corner of Ninth and Harrison, the Dillon residence has for years attracted widespread attention because of its lavish construction and furnishings. It is the only residence in Topeka with a private elevator. No accurate estimate on the value of the furnishing could be obtained, but it is said to run into many thousands of dollars.

Did Not Buy Furnishings

Hobbs said that his company did not purchase the furnishings. Miss Emma Ward, an employe of the family for the past twenty-five years, said that Kenneth Dillon, New York lawyer and grandson of the builder, would arrive in Topeka today to arrange for their disposal.

The house has been occupied until recently by John F. Dillon, son of the Topeka lawyer who built it. He is the father of Kenneth Dillon, the New Yorker. Other members of the family still living include Dr. John F. Dillon, Jr., Montgomery, Ala., surgeon, and Mrs. Albert Hoyt (nee Marie Dillon), Philadelphia, Pa. John F. Dillon is now living in Kansas City, Mo.

Hobbs said that negotiations had been under way for about a month. Renovation and modernization, he added, will start in two weeks and it is expected that the insurance company will be able to move from its present home office in the Crawford Building, Fifth and Jackson, by the end of October.

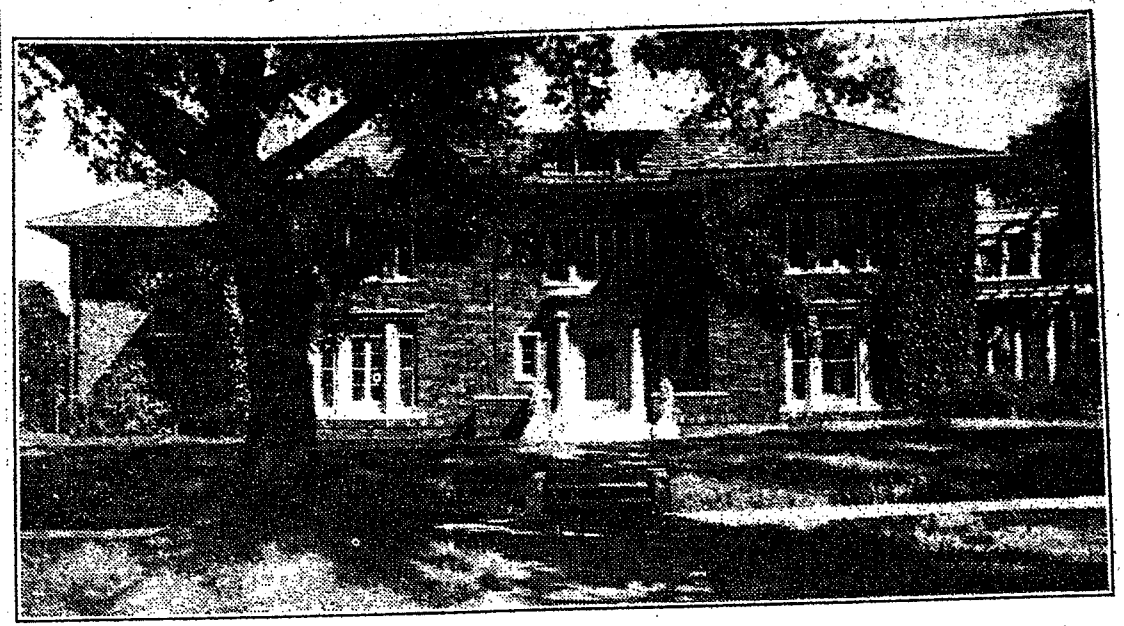
Oldest of Type in State

The American Home Life Insurance Company is the oldest active company of its type in Kansas. It was established in 1909 with first home offices on the east side of the 800 block on Kansas Avenue. Three years later it moved to its present location on the fourth floor of the Crawford Building.

"The property (the Dillon home) was acquired at a figure which makes it unquestionably a worthwhile investment for the company," Hobbs explained. "It will become a part of the company's assets, and will be thorely modernized and converted into a fire-proof building with ample space and modern convenience for efficient service to both our customers and agents."

The company deals exclusively in life insurance and is known as one of the most respected [illegible]

Into New Quarters



The American Home Life Insurance Company will move into the remodeled Dillon home Saturday.

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July 4-1941

...ill Modernize It

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The company deals exclusively in life insurance and is known as one of the most respected financial firms in the state. Besides Hobbs, officers include F.J. Seitz, secretary and sales director; Dr. A. ... Marshall, Vice-president and medical director; W. B. Lowrance, counsel; and Ralph Hughes, assistant secretary and cashier.

Hobbs has been president of the company for the past five years. He is one of the best known insurance ... in the state.

C. ... Manus of the ... Mortgage and Investment Company negotiated the sale.

The Dillon Home

One of the most expensive homes ever erected in this part of the state, the Dillon home, was built by the late Hiram P. Dillon in 1915 at an estimated cost of $90,000. It was placed on the lot at Ninth and Harrison, across from the Statehouse, where he ... lived for many years.

Lavishly furnished, the house contains ten bedrooms, six baths, two libraries, a large reception room, a dining room, a glass enclosed sun parlor, a music room, and extra large kitchen, and auxiliary rooms. There are six large fireplaces in the home, the outstanding one being located in the downstairs library. It carries the following inscription above it: "My library was dukedom large enough—Shakespeare."

The Dining Room

The dining room suite of fourteen pieces is made from Corb Flemish oak and has been in the family for the past five generations. The ... also equipped with ... and the walls ... with expensive tapestry. Hardware silver makes up the service. The china is of the Dresden type and is supplemented by hundreds of pieces of fine etched glassware.

The music room, known as the "gold room" is furnished in gold and ... with a beautiful gold piano. Many of the nation's best musicians appeared in informal concerts in this room. An old French clock, antique chairs, and other harmonious furnishings complete the room.

The sun parlor has murals on its ceiling.

The Reception Room

The reception room has an old clock, hand-carved pedestals, brought to this country from an old French church, and above the fireplace is this inscription:

"None come too early, none stay too late."

Many fine paintings are to be found in the downstairs rooms, in the upper halls, and in the bedrooms.

The master's suite is highlighted by a series of French paintings depicting the seasons of the year. It also has a set of beds from Napoleon Empire period and is finished in blue and ivory. In the suite there is a safe where the late Mrs. Dillon kept her jewelry.

The Upstairs Library

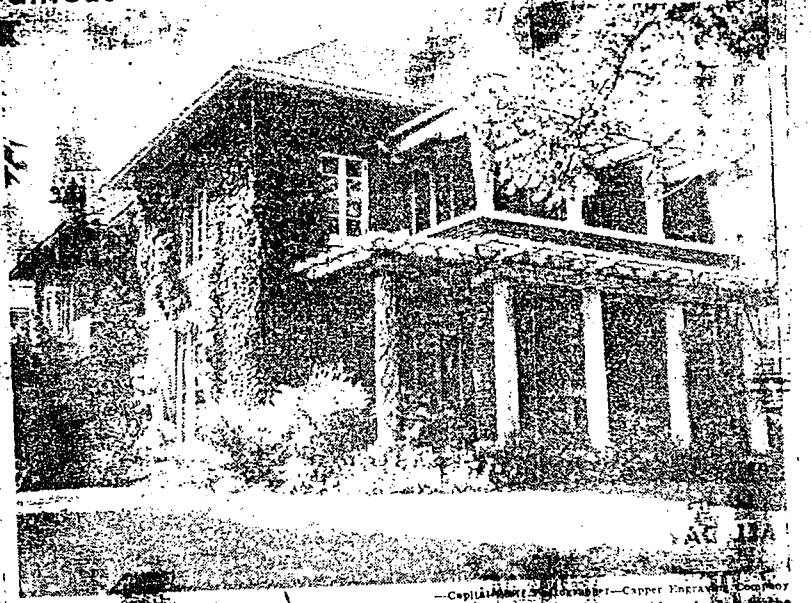
The upstairs library is on the third floor and is made up of fine fiction and the late Mr. Dillon's law collection, valued at thousands of dollars.

The servants' quarters are located on the third floor. When the home was completely open, a staff of ten, seven women and three men, was employed.

The house is equipped with three ice boxes, one in the basement, one in the butler's pantry and one in the supply room, and three furnaces, one for the garage, one for the house proper and one for the sun parlor.

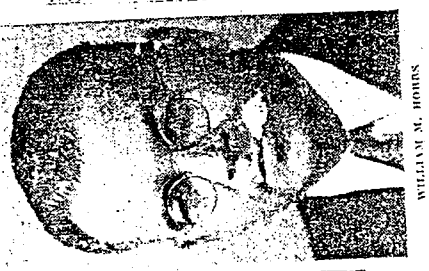
The garage was constructed to hold four cars. It is located on the northwest corner of the property. There is still a 1909 Thomas car in the garage. It has leather fenders and the original license plates.

Famous Home Sold to Insurance Company



—Capital-Journal Photo by Webber—Copper Engraving Courtesy American Home Life Insurance Company

The Hiram P. Dillon home, residential landmark at Ninth and Harrison, was sold yesterday to the American Home Life Insurance Company. The house was built by the late Hiram P. Dillon in 1915 for an estimated $90,000. Furnishings are said to run into many thousands of dollars. The sale was closed for an unannounced sum.



WILLIAM M. HOBBS

TOPEKA DAILY CAPITAL OCTOBER 14, 1941

American Home Life to Move Saturday

New Home Will Be At Ninth and Harrison Streets

The new home of the American Home Life Insurance Company, Ninth and Harrison streets, formerly the Hiram Price Dillon residence, has been completely remodeled and will be opened as the company's headquarters on Saturday, W. M. Hobbs, president, announced yesterday. Included in the extensive remodeling are large fire-proof and burglar-proof vaults, sixteen feet by twenty-four feet, one installed in the basement and the other on the first floor. Custodian apartments have been arranged in the basement of the building. The first floor will house the renewal and cashier departments and also the agency's convention room. The executive offices and the general reception desk will be on the second floor. The third floor, at the present time, will be used for storage. Fluorescent lighting has been installed thruout the first and second floors. The beauty and charm of the original building has been retained and in its remodeled state will provide one of the most unusual and attractive home offices of any Topeka insurance company.

Incorporated in 1909

The American Home Life Insurance Company was incorporated in 1909 under the name of The Home Mutual Life. The present name was adopted in 1918. Altho the company does not operate in a large geographical area, it does have many well-established agencies in practically every county in [illegible] in which it does business. It has also achieved a reputation for prompt settlement of policy claims. The executive personnel includes W. M. Hobbs, president, who joined the company in 1921 serving as chief clerk, assistant secretary, secretary, executive vice-president, and upon the death of Fred P. Metzger in 1936, became president. Dr. A. H. Marshall, vice-president and medical director and a well-known Topekan, has been associated with the company since 1917. Frank J. Seitz, secretary and director of sales, came to the company in 1925 and has advanced to his present post following extensive service in every department of the company. Dr. B. M. Marshall, assistant medical director, has been with the company since 1937. W. B. Lowrance, legal counsel of the company and also a member of the board of directors, has been affiliated with the company since 1932. Ralph Hughes, cashier and assistant secretary, was formerly with the Santa Fe Railway and joined the company in 1938. Irene Richter, manager of the renewal department, has been with the company since 1927 and worked in several of the company's departments before being promoted to her present position.

In Topeka Agency

The Topeka agency of the company includes H. B. Rivers, L. H. Bingham, E. D. Bradstreet and Glen H. Faulkner. Rivers has been with the company since 1922; Bingham has eighteen years service to his credit, joining the company in 1923; Bradstreet since 1925, and Mr. Faulkner is the newest member of the Topeka agency, joining the company in 1940.

In commenting upon the opening of the new offices, Hobbs remarked, "In acquiring the Dillon residence, we have realized an ambition of many years, to own a 'typical American home' as our home offices. Thruout our remodeling program, we have endeavored to retain, as much as possible, the charm and beauty of the original home."

The public is invited to inspect the new quarters at any time during the hours of 9 a.m. to 9 p.m. Saturday.

The
AMERICAN HOME LIFE INSURANCE COMPANY

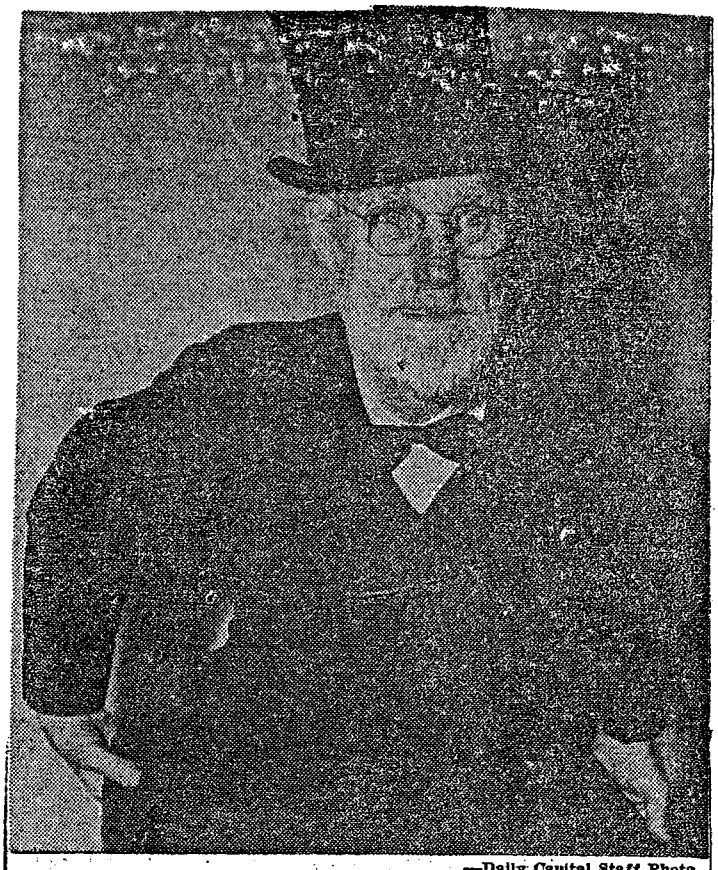


HOME OFFICE—HARRISON AND NINTH STREETS

TOPEKA, KANSAS

BILL M. STEVICK
Special Representative
Ph. Off 40458 Res 38357

Ralph —
Thought you might like
an extra clipping —
Bill

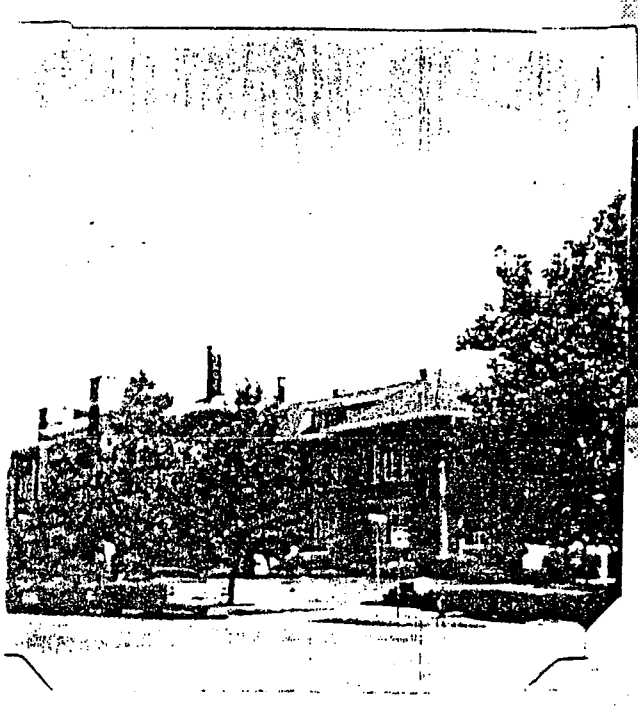


—Daily Capital Staff Photo

THE SPLIT SIT—When people wore Prince Albert suits, they didn't just sit down, they carefully split the tails and then sat, leaving the lengthy ends hanging on either side of the chair. Ralph E. Murphy, 1200 Quincy, shows the way it's done. The suit once belonged to his father, Phillip L. Murphy. The top hat is a relic he found in his attic. Murphy said he probably will participate in the Centennial Pageant as an extra. Promoters took one look at his auhentic dress and gave him a job.

FIRST PRESBYTERIAN CHURCH ERA NEWSPAPER
CLIPPINGS

The front door is guarded by two lions in stone, forever proud. Another lion, a doorknocker in brass, holding two serpents in his mouth, greets the visitor. It was a regal house that Hiram Price Dillon built at 9th and Harrison. It still is.





Lavish residence now church house



By GEORGE MACK

Back in 1915 when many worked for $1 a day, a wealthy Topeka attorney, Hiram Price Dillon, built a $90,000 house at 404 W. Ninth. It was one of the most costly and lavishly furnished in Topeka, notable to several generations of Topekans because of the two large stone guardian lions seated in front of it.



George Mack

The huge three-story yellow brick dwelling with red tile roof, now used by First Presbyterian Church as its Community House, is across the street west of the State House and north of the State Office Building.

When the Dillon family lived there and entertained frequently a staff of 10 servants maintained it. Reputedly it was the only home in Topeka with a private passenger elevator, a gold plated grand piano, and 15 rooms, all beautifully furnished and connected by an in-house telephone system.

The yellow brick garage behind the house had a turntable in front of it so that the chauffeur could drive a huge Packard onto it and start out in any direction his passengers wished. Another automobile, Mrs. Dillon's Thomas Flyer landau with a control system in the back seat so that she could direct the chauffeur where to go and how fast, is on exhibit at the State Historical Society museum.

The elevator is gone, the gold piano was sold to the city and used for years at Municipal Auditorium, and hundreds of heirlooms went to descendents of the Dillons, or sold at auction.

Historic homes

Church house has 6 fireplaces

in 1910 traded his house for the lots where he built his home to George Crane, a publisher. Then the family and a New York architect spent a long time planning and building their dream home.

One of the first things was to bring the lion statues from the Fall Hills, N.J., estate of the owner's father, Judge John Forrest Dillon, a congressman.

Distribution of the furnishings was in 1941, following Mrs. Dillon's death and after American Home Life Insurance Co. bought the house and remodeled it somewhat. This included installation of two huge vaults and enclosing a portecochere where a beautiful fountain sprayed water, in order to make more office space. At that time an official of the company said it had acquired the Dillon house to "realize an ambition of many years, to own a 'typical American home' as our home office."

Only a few changes have been made since the 1,700-adult member church bought it in 1970. Dr. John Haupt, assistant minister, said a ramp had been built to a rear entrance so elderly or handicapped members could enter. Smoke sensors, exit signs and exit locks were installed upon demand of the fire department, and several partitions removed to make larger meeting rooms.

It remains a beautiful edifice, used by young and old — everything except the third floor which is taboo until steel exterior fire escapes have been installed.

If one entered from the front, where the lions are, when the Dillons lived there, a small entry permitted removal of rain gear in wet weather. Then one went into the immense reception hall — similar to those in French chateaus. Straight ahead is a wide oaken stairway separated at the landing into two side stairs. Over the landing are leaded and colored glass windows of ladies and knights in armor.

To the east of the entry hall is a mammoth carved stone fireplace with stone classical men holding the mantel. Over the mantel are a pair of cherubs up holding a wreath.

Inscribed is: "None come too early, None stay too late." All of this remains, as does the quarter sawed oak paneled walls, once covered with tapestries.

The central stairway, about 12 feet wide, has newel posts with winged creatures carved with angular cuts.

A Topeka State Journal writer in 1941 said, "One of the most exquisite of the home's 15 rooms is the drawing room opening west off the reception hall, where the Dillons' fa-

(Continued on following page)

(Continued from preceding page)

mous gold piano reposes among the grandeur of rose tapestry, gilt empire furniture and statuary."

Altogether, the house contained 10 bedrooms, six baths, two libraries, a large reception room, a glass enclosed sun parlor, a music room, an extra large kitchen, and auxiliary rooms. There are six large fireplaces . . . the outstanding one being in the downstairs library.

"The upstairs library is on the third floor and is made up of fine fiction and Dillon's law collection, valued at thousands of dollars," the report noted.

Each of the five main bedrooms had its private bath and some had dressing rooms. The third floor was for the servants, except the space for Dillon's law library.

Now that the church is using the house much of the grandeur is gone, but considerable remains. For instance, the downstairs library has a gesso ceiling, highly carved. It has the original paneled walls with leather-like wall covering above. This library now contains a collection of the late Mrs. C. F. Meaninger's books she used in teaching her famous Bible studies.

The former dining room and "gold room" partition has been removed to form a room 50x24 feet where numerous church boards and adult classes meet. On the north end of this room is a circular bay window under which is a cushioned circular bench, supported by four carved wood winged creatures.

On second floor west is the apartment used by Emma Ward, long-time appointment secretary for Mrs. Dillon.

Two first floor fireplaces have been removed to make greater space, but six remaining elsewhere have wood mantels supported by various types of carved pillars.

On the second floor every door knob is a glass ball.

The knocker on the front door, just behind the crouching lions, is a bronze lion's head with two bronze snakes extending from its mouth and the snakes' mouths holding a bronze ball.

The building has hot water radiators and partial air conditioning. Dr. Kenneth Mauldin is pastor of the present church and the Rev. Thomas Henstock is associate minister.

A long-time member and retired businessman, Paul Moser, tells the story of how the church at first didn't buy the home, then later did decide to do so. He also recalled the Dillons inviting nationally famous pianists to play for roomsful of guests.

Moser said the house, which is just south of the church with only a parking lot between, in 1925 was offered by Mr. Dillon's heirs to the church for $90,000, but Moser as chairman of the purchasing committee talked them down to $70,000.

He said the congregation voted favorably, but the then pastor and two prominent members opposed it — and won. The winning minority contended the church did not have enough use for it. Mrs. Dillon continued to live in the house until 1941. Following her death that year the insurance company bought it. When American Home Life sold the house to the church in 1970, Moser said the price was $225,000.

Dr. Haupt said the basement is used extensively by the junior high age groups which have its walls covered with various posters. One of the most popular spots is a recreation room with billiard table and ping pong table. Nearby is a small kitchen with refrigerator so cold soft drinks and lunches can be served over a circular bar left there by the insurance company.

The Capital-Journal
Home section

In the main hallway stands a huge stone fireplace replete with Victorian sentiments of graciousness: "None come too early, None stay too late."

care of most of the china herself, giving special attention to Mrs. Dillon's beloved jeweled goblets and her lacy hand-painted Dresden. The china and glassware, as well as other furnishings of the house, have been recorded in a book and a regular inventory taken.

The bedrooms upstairs are all spacious and elegant, each supplied with a house phone and a private tile bath, and some with dressing rooms. The master bedroom is equipped with twin, Napoleonic beds, a huge wardrobe chest and furniture of the same Empire styling. Interesting are Nutting watercolors placed about the walls, their age apparent from the moth stains revealed beneath the glass.

In the blue room, which is done in ivory furniture with a wicker bed, are two heirlooms of great value to the family—the Caldwell coat of arms, painted in blues and gold and emblazoned with the Latin inscription, "Nitl Fagen Experiri."—also a large wall placque of the Madonna and Child, an original Del Rovia, brought back from Europe by Mrs. Dillon on one of her many trips.

In addition to two floors of carefully chosen furniture, the house boasts a third floor where the servants quarter—three rooms with bath and another library. The brick garage accommodates four cars, one of which is a high old-fashioned Thomas from 1909, and outside the garage is a turntable which was the talk of the town, where the chauffeur could slide out the big 7-passenger Packard and turn it in any direction desired.

Elevator a Feature

Mr. Dillon expected to be an old man and when he built the house, he had an elevator installed off the reception room. He died four years after the house was completed, but his wife lived to enjoy its luxury. She died only three years ago.

The Dillon home, which has housed three generations, is quiet now—no more bright parties, no more childish laughter echoing thru the big rooms and no more ringing of bells in the butler pantry or room-to-room conversations over the convenient house phones. All is still now—the furniture covered from the summer sun, the books down from their shelves to be packed, curtains off to the laundry for cleaning before they are stored. Only Miss Ward remains the same—neat and efficient and charming, putting into the background her sentiments for the things she has learned to love so well, and graciously receiving packers, appraisers and the insurance company architects who will remodel the old home. In another month she, too, will be gone, to visit the various Dillon children in their homes, and all that will be left of the Dillon grandeur will be the empty home and memories of the family, whose residence in Topeka has left a lasting impression.



A massive oak stairway is bathed in the soft glow of light from the north, coming through leaded and colored windows.



Hiram Price Dillon House

Tiffany glass in the windows and an imported stone fireplace are among the many fine details.





The Topeka Capital-Journal

House's fate in balance

BY RAY NOLTING
Capital-Journal staff writer

On Sunday, March 13, members of First Presbyterian Church will discuss the fate of the congregation's community house, 404 W. 9th, the former residence of Topeka attorney Hiram Price Dillon.

The congregation bought the home in 1970 from American Home Life Insurance Co. for $225,000.

Michael Kuner, associate pastor of the church at 817 Harrison, said First Presbyterian is considering two options for the home's future:

- Razing the house and building a new structure on the property. An addition would be added that would connect the house to the church.
- Retaining the house and constructing the addition connecting the house and church, which would take out a tiffany stained-glass window and an oak fireplace on the home's north wall.

However, the house's future may not be decided solely by its owners, if alternatives from Historic Topeka have any weight.

Carol McDowell, a board member of Historic Topeka, a non-profit group interested in preservation of the state's historic places, said her group's plan offers an opportunity to save the house and use it for the good of the church and the state of Kansas.

She hopes the home, which is close to the Statehouse, can be used for business of the state, such as receptions for dignitaries.

If renovations take place on the house, she said, it would lose some important features, such as the stained-glass windows and its historical value to the community.

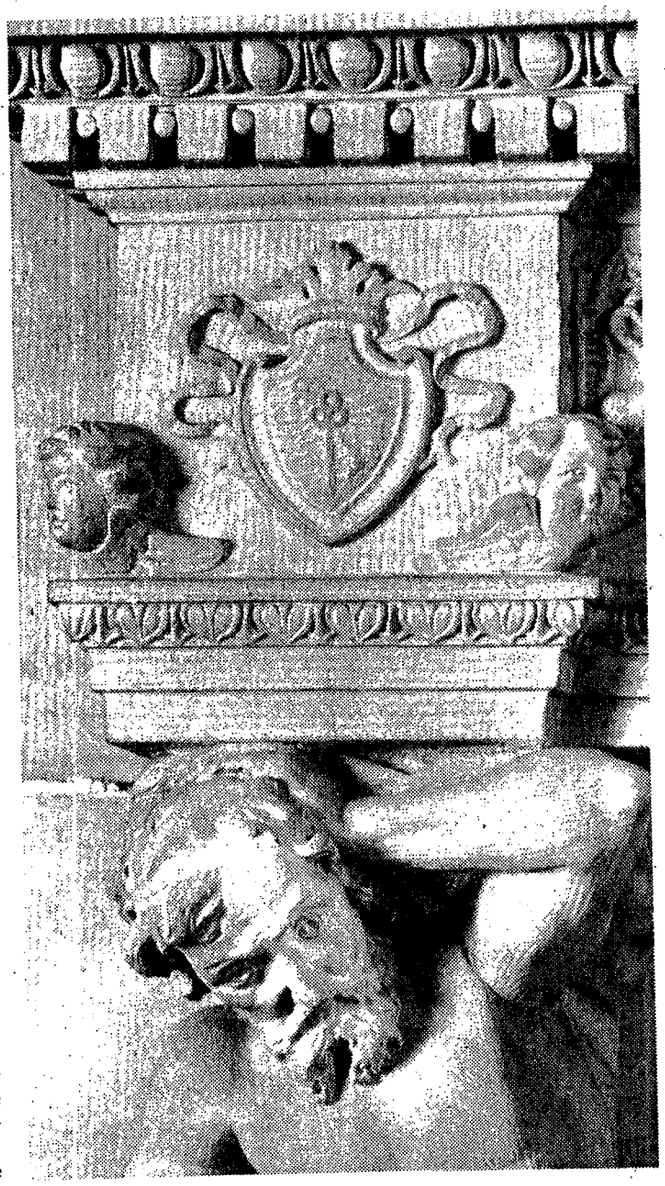
The Dillon house is "one of the finest older homes still existing in Topeka," McDowell said.

The community house is located next to the former Woman's Club at 420 S.W. 9th, which is on the National Register of Historic Places and currently houses the Kansas Insurance Department and the offices of Insurance Commissioner Fletcher Bell.

First Presbyterian Church uses the community house for some of its eight adult education classes on Sundays as well as other church meetings.

The church is running out of space in which to hold these gatherings, Kuner said. "We've been talking about space needs for about a year now," he said.

The community house is used by other groups in the area, Kuner said. Girl Scouts use it, as do groups such as Overeaters Anonymous, Parents Anonymous and Interfaith of Topeka.



A stone mantel pedestal is part of the fireplace in the entryway of the historic home at 404 W. 9th.

The building's original owner, Hiram Price Dillon, was born in Davenport, Iowa, and moved to Kansas in October 1876. He was a prominent Topeka attorney and a director of Merchants National Bank and Central National Bank. He also was president of Shawnee Fire Insurance Co.

He first lived at 919 Harrison. In 1910, he decided to trade his house for the lots at 404 W. 9th, where he built his home in 1915 for $90,000. It was reputed to be one of the most costly and lavish in Topeka at the time.

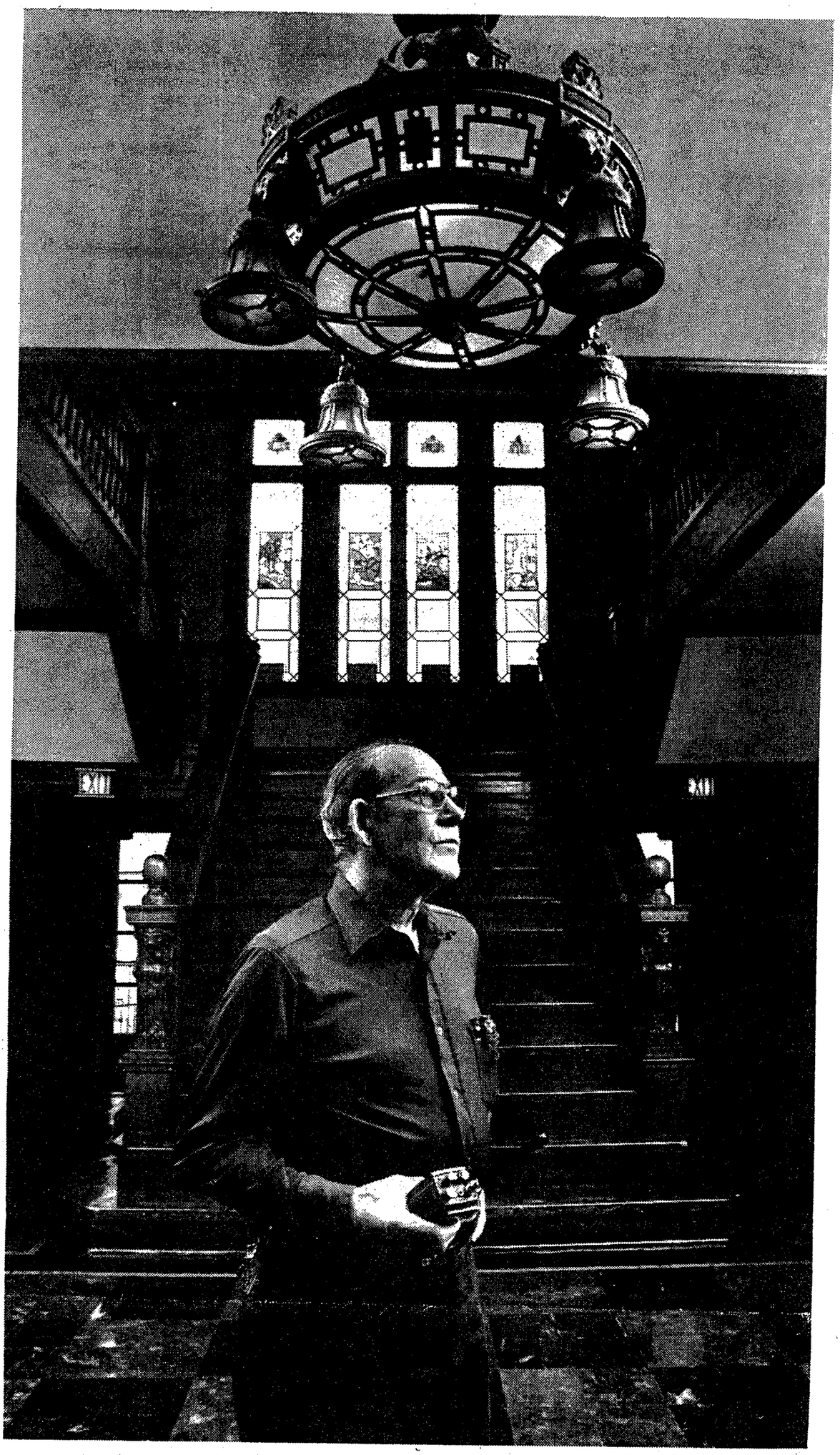
The home, which sits just south of First Presbyterian Church, had a private passenger elevator and a turntable in front of its yellow brick garage, which enabled chauffeurs to drive off in any direction their passengers wanted.

Dillon's home had 10 bedrooms, six bathrooms, two libraries, a large reception room, a glass-enclosed sun parlor, a large kitchen and a music room, according to Capital-Journal files.

After Dillon died in 1925, his heirs offered the home to First Presbyterian Church for $50,000. The church's purchasing committee talked his heirs down to $19,000, but the pastor and assistant pastor turned down the offer.

The church did not have enough use for the home, they said.

Dillon's wife, Susan, continued to live in the home until she died in 1941, after which American Home Life bought it.



—Staff/Paul Beaver

John Terry, building engineer, stood in the entryway of First Presbyterian Church's Community House.

FIRST PRESBYTERIAN CHURCH AND STATE OF KANSAS PROPERTY SWAP ERA NEWSPAPER CLIPPINGS

The Topeka Capital-Journal OPINION

Editorials

In God We Trust

State strikes a bargain

In its last-minute rush to the finish, the Legislature spent billions of dollars on highways and millions on prisons. But one significant measure involved no money at all.

The lawmakers agreed to swap a 61-car parking lot on the southwest corner of 8th and Harrison for the beautiful, historic Dillon house on the northwest corner of 9th and Harrison.

The 12,000-square-foot home is a showpiece, with many beautiful architectural features. It once belonged to attorney Hiram Price Dillon. It now is owned by the First Presbyterian Church.

The church, in need of land for expansion, offered the home to the state in exchange for the parking lot. Otherwise, church officials said they would tear down the 76-year-old house.

Although parking lots often seem to be more valued than historic preservation these days, the state got a bargain — in dollars and cents as well as sentimentality.

Usually governments come out on the short end of deals like that, but according to reappraisal figures, the parking lot the state gave up was valued at $181,000. The Dillon house, appraised at $438,000, was more than double that.

The state has several possible uses for the Dillon house, including using it for official state functions, as a gallery, as a visitors bureau and possibly as an overnight residence for visiting dignitaries. Its location across the street from the Statehouse makes it ideal for any of those uses.

Out-state residents who may wonder can take Topekans' word for it that the Dillon house will be an attractive and valued complement to the Capitol Area Complex.

Dillon House discussed

Hayden: It may be years before home is ready

By ROGER MYERS
Capital-Journal Statehouse writer

Gov. Mike Hayden said Monday that it may be several years before enough money from public or private sources is provided to repair and renovate the Hiram Price Dillon House at 9th and Harrison.

The governor declined to say during a Statehouse news conference whether he will recommend any money in the budget he presents to the 1990 Legislature to upgrade the historic 76-year-old home into a public building.

Hayden voted in favor of exchanging a state-owned parking lot at 8th and Harrison for the Dillon House during a meeting of the Finance Council on Friday but did not take part in discussing the pros and cons of the swap.

Senate President Bud Burke, R-Leawood, Rep. Bill Bunten, R-Topeka, chairman of the Capitol Area Plaza Authority and head of the House Appropriations Committee, and Rep. Marvin Barkis, D-Louisburg, the House minority leader, all spoke in favor of the transaction. They urged that the Finance Council take advantage of the opportunity to acquire a structure directly across the street from the Statehouse.

But Rep. Robert H. Miller, R-Wellington, the House majority leader, and Sen. Michael Johnston, D-Parsons, the Senate minority leader, both criticized the proposed exchange.

Miller said the home would "soak up money like a sponge," and Johnston, noting that no specific uses for the house have been identified, said: "This looks like a great solution looking for a problem."

The 12,000-square-foot, three-story home of a millionaire Topeka lawyer in the early 1900s will cost between $830,000 and $1.5 million to convert into a building that could be used by large numbers of the general public.

Assistant State Architect Ed Martin told a legislative subcommittee that the building needs additional restrooms, accessibility for the handicapped, an elevator, new wiring, new plumbing and structural reinforcement of all its floors before it can be considered a public building.

Asked whether he would recommend any money to upgrade the house in the budget he proposes next session, Hayden said: "That determination hasn't been made yet.

"I expect a lot of the legislators (on the Finance Council) thought action should be taken in the case of the Dillon House because it was immediately available and they thought the state should get it tied up in the sense that if the state did not, the property might be lost.

"I would think that it would probably be some time realistically before either public or private sources would provide enough money that the Dillon House would be put into some kind of full-time use by the state of Kansas."

At least three more actions must occur before the exchange can be consummated.

The secretary of administration, Shelby Smith, must determine that acceptable replacement space has been found near the Statehouse to compensate for the 66 parking places at 8th and Harrison that will be lost.

Wes Weathers, attorney for the First Presbyterian Church, the present owner of the Dillon House, must draft a list of restrictions the church wants placed on use of the Dillon House property, and then the attorney general's office must give its blessing to the deeds of the two properties.

The legislation authorizing the transfer is permissive, and since the secretary of administration is the state official designated by the statute to carry out the transaction, Smith will have the final say in the trade.

Panel recommends swap of house for parking lot

8/16/96

By ROGER MYERS
The Capital-Journal

Proposal rejected in 1989 because state would have lost 65 parking spots in exchange for 83-year-old Dillon House.

Reviving an old proposal, a legislative committee on Thursday recommended the state swap a parking lot at S.W. 8th and Harrison for the Dillon House at S.W. 9th and Harrison.

The Joint Committee on State Building Construction endorsed the exchange in a letter to the Legislative Coordinating Council. If the LCC also approves the proposed swap, the secretary of administration would negotiate the exchange.

The state also may acquire the former Hayden High School building on S.W. 8th between Van Buren and Jackson and tear it down to convert the site into a parking lot.

Jim Reardon, director of facilities management for the state, said officials of the Catholic Archdiocese of Kansas City had contacted the state about possible acquisition of the former high school.

"In the past, the church has been reluctant to sell the property," Reardon said. "But the needs of the church have changed."

Rep. Ed McKechnie, D-Pittsburg, a member of the building construction panel, said officials of First Presbyterian Church had contacted state officials and resurrected the proposal for exchanging the Dillon House, which it owns, for the state parking lot at S.W. 8th and Harrison.

The 1989 Legislature passed a bill authorizing the swap, but then-secretary of administration, Shelby Smith rejected the exchange because there was no land nearby to replace the 65 parking places that would be lost.

"The church has raised the issue again," McKechnie said. "We'll regret it for a long time if we lose this building for the cost of a parking lot."

The 83-year-old house was built by prominent early-day Topeka attorney Hiram Price Dillon and was a residence for him and his family for many years. The Presbyterian

Continued on page 3-B, col. 1

Swap

Continued from page 1-B

Church uses the building for administrative, educational and day care purposes.

It sits on the northwest corner of S.W. 9th and Harrison, directly across the street from the west steps of the Statehouse. Legislators would like to use it for official hospitality events, for large committee hearing rooms and for lawmakers to meet with constituents.

An interim legislative committee recommended in 1989 it also be used as a gallery for Kansas art with an apartment on its top floor for visiting out-of-state and foreign dignitaries.

Facilities manager Reardon, who also is a member of the Topeka city council, told the panel the house would require renovation, repair and new electrical, mechanical and plumbing equipment costing more than $1 million.

Reardon said the church would allow the state to continue using the lot until replacement parking space could be acquired and constructed.

On possible state acquisition of th former Hayden High School, Reardo said it would cost an estimate $600,000 to demolish the building clear the site and construct a parkin lot on it. He said the Catholi Archdiocese hasn't set an askin price for the structure.

The state had considered purchas ing the building about 10 years ago but the archdiocese reportedly wa asking about $1.2 million for th structure, and the state didn't pursu the transaction.

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Lawmakers urge governor to swap lot for Dillon Home

By LEW FERGUSON
The Associated Press

Legislative leaders urged the administration of Gov. Bill Graves on Friday to proceed with a real estate swap that would make the state the owner of one of Topeka's landmark historic homes.

The Legislative Coordinating Council, made up of the seven top leaders of the Legislature, recommended that Jeff Wagaman, acting secretary of administration, proceed with acquisition of the Hiram Price Dillon Home across the street west of the Capitol by the end of this year.

Wagaman wasn't in his office Friday to comment, but Graves administration spokesman Mike Matson said the governor would have no objection as long as the acquisition didn't cost the state any money.

"If the legislators think they can get this done through private sector funding, the more power to them," Matson said.

"We wouldn't be in favor of it if it required the state to spend some money."

The State Finance Council also must approve the deal, if the Department of Administration decides to do it. All seven members of the LCC also serve on the Finance Council.

Promoters of the idea, including Historic Topeka, an organization dedicated to historic preservation, said they plan to raise funds privately to renovate the home.

That cost is estimated between $800,000 and $1.2 million.

They envision using it as a state reception hall, for meetings and perhaps to have visiting dignitaries stay there. They think it could be a tourist attraction.

"It's possible we can do this without public dollars," said Carol McDowell of Historic Topeka.

She said that organization would form a nonprofit group to raise the money to renovate the home, if the state acquires it.

The ornate home, built in 1915 by the wealthy Topeka attorney whose name it bears, has been owned since 1970 by Topeka's First Presbyterian Church, which is located adjacent to the Dillon home.

It cost $90,000 to build, in an era when many worked for $1 a day. It has 12,362 square feet of space and includes 10 bedrooms, six bathrooms, two libraries, a reception room, parlor, dining room, huge kitchen and servants' quarters.

It had an elevator, since removed, three furnaces and a turntable in front of a four-car garage so the giant automobiles of the day could be turned around without backing up.

The church is proposing to trade the home to the state, even up, for a parking lot the state owns at the other end of the block on Harrison Street, which runs along the west side of the Capitol.

Church officials want the parking lot for expansion of the church's facilities to the north and west of its present sanctuary.

It already owns land to the west and is acquiring a building on the block that is soon to be vacated by an insurance company, said Donald Schnacke of Topeka, spokesman for the church.

The Legislature approved acquisition of the Dillon Home in 1989, but then-Secretary of Administration Shelby Smith declined to complete the deal because parking in the Capitol Complex was at such a premium.

He concluded the state couldn't afford to relinquish the parking lot.

Schnacke said the church would permit the state to continue to use the parking lot for its employees for years, until the church needs the land in its planned expansion.

That could be 20 to 30 years from now, Schnacke said.

Rep. Susan Wagle, R-Wichita, whose LCC subcommittee endorsed the trade of the properties, said there is "a new sense of urgency" for the state to acquire the Dillon Home because the church is likely to sell it to a private developer if the state doesn't take it and preserve it.

Committee accuses Gov. Graves of delaying Dillon House buyout

By ROGER MYERS
The Capital-Journal 12/17/96

Members of a legislative committee accused Gov. Bill Graves Monday of stalling on acquisition of one property and major renovation of another near the Statehouse.

Members of the Joint Committee on State Building Construction were unhappy to learn the Graves administration is sending acquisition of the Hiram Price Dillon House at S.W. 9th and Harrison back to the Legislature for further consideration.

Dan Stanley, the new secretary of the Kansas Department of Administration, further incensed the committee when he told members that Graves believes bonds to finance the renovation of the Memorial Building at S.W. 10th and Jackson shouldn't be issued until studied further by the Legislature.

It means both the Dillon House acquisition and the remodeling of the Memorial Building will have to go back to the Legislature for more time-consuming study.

Members of the panel said they believe the governor has stymied progress on the projects to thwart the Legislature's decision to move the state budget division out of the Statehouse and into the Memorial Building.

State Budget Director Gloria Timmer and the governor both are strongly opposed to such a move.

The Legislative Coordinating Council, comprising legislative leaders in the House and Senate from both parties, already had decided to acquire the Dillon House and finally had made the decision of which state agencies should be moved into the Memorial Building.

The principal tenant would be the state attorney general's office, which is in the Kansas Judicial Center, 301 S.W. 10th.

The building has been vacant about a year, since the Kansas State Historical Society moved its headquarters and its Center for Historical Research to the grounds of the Kansas Museum of History, northwest of the city.

"I'm very disappointed with the administration's response to the Dillion House matter. We've talked about the Dillon House for a year."

— Rep. Ed McKenchie, a member of the building construction committee

Rep. Ed McKechnie, D-Pittsburg, a member of the committee, said, "I'm very disappointed with the administration's response to the Dillion House matter. We've talked about the Dillon House for a year."

The Legislature already has authorized issuance of $4.83 million in bonds to finance renovation of the Memorial Building, but the Finance Council balked at bond approval, because it was uncertain what state agencies would occupy the building.

Stanley said the governor has been approached on various occasions about possible acquisition of a number of other properties near the Statehouse, such the former headquarters of AmVestors Life Insurance at S.W. 8th and Topeka Boulevard and the old Hayden High School in the 200 block of S.W. 8th Street.

"His concern (is) that a more comprehensive look at all these issues consistent with overall state agency and legislative needs would be in order to avoid a piecemeal approach that could ultimately prove wasteful," Stanley said.

Rep. Robin Jennison, R-Healy, the House majority leader-elect and a member of the building committee, said legislators previously had been criticized for delaying remodeling of the Memorial Building and failure to authorize issuance of the bonds.

"Now the governor is doing the same thing we were criticized for," Jennison said.

Proposed exchange of property between state and church 'dead'

By ROGER MYERS
The Capital-Journal

The proposed swap between the state and the First Presbyterian Church of a state-owned parking lot for the church-owned Dillon House apparently has hit a dead end.

Dan Stanley, secretary of the Kansas Department of Administration, said Thursday, "At this point, I would say that it's dead."

Stanley said Gov. Bill Graves has decided not to put exchange of the parking lot for the Dillon House on the agenda of the State Finance Council, which must approve the transfer.

The apparent end of the proposed swap plan ends nine years of effort and discussion between the state and the church to exchange the parking lot at 801 S.W. Harrison for the Dillon House at 404 S.W. 9th St.

The Legislature authorized the exchange in 1989, but required that the 61 parking places in the lot on the southwest corner of S.W. 8th and Harrison be replaced by an equal number of parking places somewhere nearby.

Shelby Smith, the then-secretary of administration, recommended against the exchange because no suitable replacement parking could be found.

Bill Nichols, chairman of the church building committee, said his committee is no longer considering expansion of the church to the north where the parking lot is located.

"Expansion to the west is what we're focused on," he said.

The three-story, yellow brick house on the northwest corner of S.W. 9th and Harrison was built for Hiram Price Dillon, an early day banker and lawyer in Topeka. Possibly the most opulent home of its day in the city, it has 12,362 square feet of space. It cost $90,000 to build in an era when many laborers worked for $1 a day.

It was finished in the spring of 1913. The Dillon family occupied it in 1914. Dillon lived there for only four years, dying of a stroke in September 1918 while visiting Chicago. His widow, Susie Brown Price, lived in the house until 1941, when it was sold to American Home Life Insurance Co.

American Home sold the house to the church in 1970. The church calls it a community house and uses it for meetings, youth group gatherings and day care. Nichols said the church will probably continue using the house and not tear it down.

For a long time, lack of replacement space for the parking lot and lack of a defined use for the Dillon House prevented the completion of the swap. The state reopened the talks last fall after the Joint Committee on State Building Construction and the Legislative Coordinating Council endorsed the exchange with no money changing hands.

EDITORIALS

HIRAM PRICE DILLON HOUSE

Compelling grounds

■ Any master plan for the Statehouse area should include a swap for the Hiram Price Dillon House.

One of the capital city's grandest old houses has stood since 1913 in the shadow of the Statehouse ıly a matter of feet away.

The Hiram Price Dillon House, 404 W. 9th — catty-corner from the apitol — is one of the magnificent ɔmes downtown. Today owned by ıe First Presbyterian Church and ɜed as a community building, it is ill impressive — and, although in ɐed of some TLC, remarkably intact.

Yet, its future is in doubt. The ıurch, just to the north, as part of an ɛpansion program, will either sell ıe house outright or swap it to the ate for a parking lot north of the ıurch.

Gov. Bill Graves can see to it personlly that the state takes the swap efore it's too late — and it almost is.

Legislative support for the swap is in ıe bank: It was approved back in 989, and two key committees — the ɔint Committee on State Building onstruction and the Legislative oordinating Council — have more ɛcently endorsed it anew.

All that remains now is for the govrnor to place the matter on the agena of the State Finance Council to ɜal the deal.

He has yet to do so. But if he does — nd he preserves a true treasure of ıe Capitol Area Complex — it might nd up being one of Graves' most lastıg legacies.

If, on the other hand, the house scapes the state's grasp, its use and ıture would be cloudy.

Most importantly, the state would kely never gain the use of a very sable and majestic structure built by Topeka attorney to be within walkıg distance of state government.

Imagine the many state agencies, rganizations and officials who could conduct business there; the various state or private receptions it could elegantly host; the many out-of-town visitors it could impress; the thousands of school children it could awe and educate.

Now think about losing all of those opportunities — and the state walking away from such a stately house in its own front yard.

To their great credit, Gov. Graves and Secretary of Administration Dan Stanley have embarked on an ambitious plan to inspire new developments of office and parking space in the Capitol area. Some 30 developers gathered recently to hear what the state has in mind.

Any comprehensive master plan for the Statehouse area should include the Hiram Price Dillon House. Its august splendor, its historic stature, its unique and practical proximity to government and its unlimited potential for future uses are all compelling grounds for the state to snatch it up.

Moreover, there is a confidence among the home's supporters that private money could be raised to restore it to its former glory.

Certainly this is no easy call. Three gubernatorial administrations have struggled with it. And the estimated $1.5 million necessary to renovate it is a formidable undertaking.

So, yes, the easy thing would be to walk away from this. But so often, the easy and right thing to do are not the same.

An opportunity has been handed to the governor to do the right thing.

State OKs Dillon

The Associated Press

The State Finance Council has released money for remodeling Sternberg Museum at Fort Hays State University and approved the swap of a state parking lot for a historic home in downtown Topeka.

Release of the $250,000 for Sternberg followed the adoption Wednesday of a motion by Sen. Dave Kerr, R-Hutchinson, chairman of the Senate Ways and Means Committee, instructing Fort Hays officials to prepare new reports on how square footage in the remodeled museum will be used and submit them to the 1998 Legislature.

Kerr also questioned the need for seven positions to operate the museum once it is renovated, but Johnny Williams, Fort Hays vice president for administration, said actually nine or 10 custodial, maintenance and security personnel will be needed.

The $250,000 appropriation from the state has been matched by private funds.

Exchanging a 66-stall state parking lot across the street northwest of the Statehouse for the Dillon House was approved 8-1, with Kerr the only dissenter.

The Legislature authorized the swap eight years ago, but the actual transfer has been held up by disputes over what the Dillon House would be used for and what it would cost to renovate and maintain it.

Secretary of Administration Dan Stanley finally signed an agreement with officials of Topeka's First Presbyterian Church, which owns the old home, on July 30.

Wednesday's action by the State Finance Council clears the way for the swap to become official on Nov. 1, although the state and the church won't actually take possession until Sept. 1, 1998.

The church wants the parking lot to expand its present facilities, and historic preservationists and some legislators see the Dillon House as a facility that could be used for legislative hearings, state receptions and as a tourist attraction.

Promoters of the idea, including Historic Topeka, an organization dedicated to historic preservation, said they plan to raise funds privately to renovate the home. That cost is estimated between $800,000 and $1.2 million.

Thursday, September 11, 1997 / 11-A

House swap

Wednesday, August 6, 1997 Page 10-A

State officials agree to swap for Dillon House

The First Presbyterian Church will trade the house for a state parking lot.

By ROGER MYERS
The Capital-Journal

In a remarkable turnaround, state officials said Tuesday they have agreed to exchange a state parking lot at S.W. 8th and Harrison for the Dillon House at S.W. 9th and Harrison.

Dan Stanley, the secretary of administration, said he has signed an agreement for the swap with officials of the First Presbyterian Church.

The exchange is a direct exchange with no money changing hands, Stanley said.

The trade was first discussed in 1989 and had appeared doomed in May when Stanley said the deal was dead.

However, negotiations between the church and Stanley had been reopened at the request of Gov. Bill Graves, and the two sides were finally able to work out an agreement that Stanley said he thinks "protects both parties."

The secretary of administration said the church and the state have agreed to postpone exchange of control over the two properties for an indefinite period.

He said the church will retain control and use of the Dillon House and would continue to operate, maintain and insure it until the Legislature appropriates money to renovate and operate the home.

The state would continue to be responsible for the parking lot at 801 S.W. Harrison until Sept. 1, 1998, at which time it would be turned over to the church to begin construction of its expansion to the north.

Stanley said the state would continue to use the parking lot Monday through Friday after deeds to the two properties are exchanged. After September next year, the state would continue to lease as many parking places as were left after building of the expansion got under way.

The greatest impediment to the swap was a requirement in the 1989 law authorizing the exchange that the 66 parking places in the state lot be replaced by an equal number of parking places somewhere nearby.

But Stanley said Tuesday the law doesn't require an exact one-for-one replacement of parking places, and also that the state has initiatives under way that should provide more parking for state employees in the downtown area.

He noted the state has signed an agreement with Topeka developer Howard T. Paul to lease the air rights over another state parking lot at S.W. 7th and Van Buren where Paul plans to build an above-ground parking garage. The state will be able to lease parking places in the garage.

Bill Nichols, chairman of the church's building committee, said he wanted to be cautious about announcing an agreement because he hasn't signed the proposed pact.

"This is merely an agreement to move forward to the next step, which is to get the requisite approval by both the state and the church," Nichols said. One of those steps, he said, is to inform the First Presbyterian congregation that an agreement had been reached.

Stanley said the agreement must be approved by the State Financial Council, composed of the governor and eight top legislative leaders in the House and Senate, and by certain members of the First Presbyterian Church congregation.

THE TOPEKA CAPITAL-JOURNAL

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EDITORIALS

HIRAM PRICE DILLON HOUSE

Graves to the rescue

■ Give great credit to Gov. Bill Graves. After much thought, he chose to act to save the Dillon house.

Thoughtful analysis and reason have become trademarks of the Bill Graves governorship.

And nowhere will that stamp be more in evidence than on the stately Dillon house the governor has decided to save.

The august home of a bygone era — at S.W. 9th and Harrison, in the very shadow of the Statehouse — has long had great potential. Once returned to its former glory, the house could be a marvelous meeting and reception place — or even a home away from home for distinguished guests of the state.

Moreover, the house's owner, First Presbyterian Church just to the north, has for years been willing to swap the house for a state parking lot north of the church that would be a perfect location for a church expansion.

Despite all that, three gubernatorial administrations have understandably wrestled with the Legislature's oft-stated desire to obtain the house. It is an ambitious undertaking, certainly, requiring a substantial initial investment for renovation ($1.5 million) as well as operating upkeep thereafter.

Gov. Graves himself had to tussle with a lingering ambivalence, even after legislative approval dating back to 1989 was reiterated by two key legislative committees more recently. He struggled with whether to put the proposed swap on the agenda of the State Finance Council, the final step in sealing the deal.

Upon reflection, though, the governor concluded the deal was in everyone's interests.

He is absolutely right.

The former residence of wealthy attorney Hiram Price Dillon, the 1913 10-bedroom, two-library home in latter years has been used as insurance offices and, by the church, as a community building.

Its features and historic craftsmanship are remarkably intact, and its proximity to the seat of government puts the house in a rare position indeed. It will serve the state well.

The church, too, will benefit from having room to grow. And that's no small matter, considering the place of prominence First Presbyterian holds downtown. It regularly welcomes visitors to special programs, and it graciously opened its doors to thousands of tourists in town for the five-month "Treasures of the Czars" exhibit in late 1995.

Of course, with the state and an important downtown church benefiting, Topeka profits handsomely as well. One of the city's grandest homes — No. 7 on the Kansas Preservation Alliance's 1997 list of the "10 most endangered historic places" — will now be preserved, to the betterment of all.

Gov. Bill Graves has seen to it personally.

Church trades Hiram Price Dillon House to state for parking lot

ROGER MYERS
e Capital-Journal 9/4/98

PROPERTY EXCHANGE

The state and the First Presbyterian Church have swapped properties in the 800 block of S.W. Harrison with the state quiring the Hiram Price Dillon House at 1 S.W. 9th and the church getting a parking at 801 S.W. Harrison.

Dan Stanley, secretary of the Department Administration, said the first functions in e Dillon House have been tentatively neduled for January.

The property exchange was effective esday and ends nine years of effort by the urch and the state to make the swap. The urch wants the parking lot so it can expand its building to the north, and the Legislature wanted the Dillon House for committee hearings, social functions and a possible guest house for visiting dignitaries.

The 1998 Legislature amended state laws to allow for the consumption of alcohol in the house after it was acquired by the state.

No money changed hands in the deal.

"The transfer was effective Sept. 1, although I don't know if we've picked up the keys yet," Stanley said.

Stanley said plans call for remodeling to start around October. "We're finishing that plan right now, but it's going to be basic remodeling using inmate labor.

"We're going to refinish the floors, remove old carpet and get it prepared for a couple of functions already scheduled for January."

Stanley declined to say what the functions are, noting that policies for who may use the house and the process for approving applications to use it are being worked out with the Legislative Coordinating Council.

"We're getting pretty close, and I think we'll have that finalized soon," he said.

Stanley said the Legislature didn't give any money to refurbish the house.

"But I think the Legislature will provide some funds," he said. "Once we get them into it, and they start using it as their own, perhaps they'll understand and maybe bring forth a little appropriation to help us restore it."

The three-story, yellow-brick house was built for Hiram Price Dillon, an early day banker and lawyer in Topeka. Possibly the most opulent home of its time in the city, it had 12,362 square feet. It cost $90,000 to build in an era when many laborers earned $1 a day.

It was finished in the spring of 1913, and the Dillon family began occupying it in 1914. Dillon lived there four years, dying of a stroke in September 1918. But his widow, Susie Brown Price, continued to occupy the house until 1941.

First Presbyterian Church acquired the house in 1970 and has used it for meetings, youth-group gatherings and day care.

"My plan has been that mechanical systems, insurance and basic restoration of the outside of the house is the responsibility of the state," Stanley said. "But for any extended historical restoration, that would be done with private money."

For a long time, the lack of replacement parking for the 66 stalls that will be lost when the state hands gives the parking lot to the church was a stumbling block to the exchange.

However, Stanley said part of the lost parking will be made up by converting parallel parking places in front of the house into angle parking.

"That's something the city and the state are looking at right now, and hopefully we'll share costs on it," he said.

Alcoholic drinks allowed ...

By ROGER MYERS
The Capital-Journal 9/17/98

DILLON HOUSE

The Legislative Coordinating Council on Wednesday adopted a policy for using the Dillon House at S.W. 9th and Harrison that will allow social functions with alcoholic beverages in the facility.

However, the policy provides that the Legislature and its committees will have first priority for using the 85-year-old former mansion that is directly across S.W. Harrison northwest from the Statehouse.

The policy for the Hiram Price Dillon house mirrors the LCC's policy for using Statehouse committee hearing rooms and the House and Senate chambers, except that no alcoholic beverages are allowed to be served or consumed in the Capitol.

The Dillon House policy prohibits the sale of alcoholic beverages in the facility or on its premises, which effectively eliminates a cash bar from any of the functions there.

The state took possession of the Dillon House, at 404 S.W. 9th St., on Sept. 1 in a property exchange with First Presbyterian Church that transferred a state-owned parking lot at 801 S.W. Harrison to the church. First Presbyterian wanted the parking lot so it can expand to the north.

The Dillon House policy provides that state political parties can use the facility, along with private nonprofit organizations. State agencies also will be allowed to use the home for ceremonial purposes, to conduct educational programs and to administer examinations to industry representatives that the agencies regulate.

House Majority Leader Robin Jennison, R-Healy, chairman of the LCC's facilities and planning subcommittee, said the Dillon House will provide space for some large committee hearings near the Statehouse.

"We've looked at Docking and Landon (state office buildings) for committee rooms, but they're not very handy," he said. "And, the Dillon House will help us in the short-term when we begin renovating the interior of the Statehouse."

Jennison said he doesn't think the public will perceive the Dillon House as a legislative party house.

"There will be some social functions there for the Legislature, and it'll give people who come to Topeka a chance to meet with legislators in an informal setting," he said.

The Dillon House policy provides that reasonable fees can be charged to individuals and organizations that use it. The policy also says that any disruptive activity or violation of the policy could result in the individual, organization or agency using the facility to be expelled and banned from any future use of the Dillon House.

Secretary of Administration Dan Stanley said the first scheduled function there is the wedding reception of two lobbyists in January.

The three-story yellow brick home was finished in 1913 for Hiram Price Dillon, an early-day Topeka lawyer and civic leader.

EDITORIALS

DILLON HOUSE

Finally, deed is done

The state wisely swapped a parking lot for this grand old house, which is a great addition to the Capitol complex.

They've just added onto the Statehouse.

Well, OK, not technically. What's happened is that the state has officially acquired the historic and stately Hiram Price Dillon house at 404 S.W. 9th.

Catty-corner to the northwest from the Statehouse, the distinctive 1913 home of a Topeka banker and lawyer until recently had been in the possession of the First Presbyterian Church just to the north. But the church can do without it — and really wanted to expand its own facilities to the north, where the state had a parking lot.

After nearly a decade of trying, the two entities have finally swapped the lot for the house.

The state will utilize the house as if it were a functional extension of the Statehouse — for meetings, hearings and such. But the house is even better than an extension, having been authorized for social gatherings that include alcoholic beverages. And being a former home, it can even house visiting dignitaries in the shadow of the Capitol dome.

The Legislature must now spend some money to restore the house to its potential glory. It will be a great addition to the Capitol complex.

Kudos to Gov. Bill Graves for getting the deal done after many years. He will be remembered for this.

MISSING GARAGE AND TURNTABLE

THE TOPEKA CAPITAL-JOURNAL
cjonline.com

Nostalgia uncovered

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se
re

By Bill Blankenship
The Capital-Journal
Published Tuesday, January 13, 2004
A Great Smith roadster scaled the summit of Pikes Peak in blizzard conditions in 1908, but the Topeka company that built the automobile couldn't keep pace with Henry Ford's assembly lines.

On Monday, staff at the Kansas Museum of History rolled into its special exhibit gallery a Great Smith and another vintage car as part of "On the Road Again," a display that opens Friday for public viewing.

The Great Smith and the other vehicle, a 1910 Thomas Town Car once owned by Topeka lawyer Hiram Price Dillon, were popular fixtures when the museum was in the Memorial Building in downtown Topeka. However, neither has been on extended display since the early 1980s, when the museum moved to its present location, 6425 S.W. 6th, said Blair D. Tarr, museum curator.

Mike Shepherd/The Capital-Journal

Kansas Museum of History staff members carefully move a 1908 Great Smith Touring Car, made in Topeka, from a storage facility to the special exhibit gallery for the display "On the Road Again," which opens Friday at the Kansas Museum of History.

"But people still ask about these cars," said Tarr, who decided to make them the key elements of "On the Road Again." which includes other museum pieces, such as soap box derby racers, a Sinclair fuel pump, road maps, license plates and toy cars.



The Great Smith was donated to the Kansas State Historical Society by Dr. Clement Smith shortly before his death in 1947. Smith, along with his brother, Dr. Anton Smith, ran the Smith Automobile Co., which over the course of a decade built some 1,200 cars in Topeka.

However, the Smiths' initial claim to fame came from making artificial limbs and trusses. So

committed to perfection, the brothers completed medical school so they could improve their designs.

'On the road again'

What: A special display that includes a 1908 Great Smith Touring Car and a 1910 Thomas Town Car.

When: Opens Friday and continues through Feb. 29 during regular museum hours, which are 9 a.m. to 5 p.m. Tuesday through Saturday and 1 to 5 p.m. Sunday.

Where: Kansas Museum of History, 6425 S.W. 6th.

How much: $4 adults; $3 seniors and Kansas State Historical Society members; $2 students; $1 students on school tours.

Learn more: Call 272-8681 or go to www.kshs.org.

Smith Automobile Co.

1900: Bicycle repair shop owner Terry Stafford completes the first automobile made in Topeka.

1901 Stafford enters into an agreement with Drs. Anton and Clement Smith, successful makers of trusses, to build cars in Topeka.

1902 The Parkhurst-Davis Mercantile Co. places an order for 10 cars for use by its traveling salesmen.

1903 The Smith Automobile Co. opens its new factory at S.E. 10th and Jefferson.

1908 Five men in a red 1908 Great Smith touring car climbed Pikes Peak in October on a road "used only by burros and an occasional wood hauler."

1910 Grand Rapids, Mich., investors purchase the Smith Auto Co. but by year's end the firm was in receivership.

1912 Topeka investors purchase the plant and try to revive it but instead sell the last 21 cars assembled from surplus parts before selling the factory to a Kansas City, Mo., silo manufacturer.

Meanwhile, Terry Stafford, a Topeka bicycle shop operator, was doing his own inventing. In 1900, he completed the first automobile built in Topeka. The Smiths saw automobiles as a new product line they could apply their manufacturing skills to and signed a deal with Stafford, who served as their factory superintendent.

The Smiths proved as adept at publicity as they did at manufacturing. By entering endurance races and pulling off stunts such as the Pike Peak climb, they made a name for the Topeka-built cars.

However, high standards came at a high cost. While the Smiths were selling their cars for $2,650 in 1908, Ford was selling Model T's for $855.

The Smiths proved their business aptitude by selling the company. New owners couldn't make a go of it, and by 1912 the last of the Smith cars was sold and the company was dissolving in bankruptcy.

Stafford left the company on Jan. 1, 1908, and moved to Kansas City, Mo., where he formed the Stafford Motor Car Co. His customers included Harry S. Truman who bought a used Stafford he drove as fast as 60 mph before selling it in March 1918 as he prepared for World War I military service.

By 1914, Stafford's company also was gone. The maker of Topeka's first car ran a garage and machine shop in Kansas City until he died in 1925.

Bill Blankenship can be reached at (785) 295-1284 or bill.blankenship@cjonline.com.

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UNITED STATES PATENT OFFICE.

CHARLES WHITE AND GEORGE WHITE, OF WASHINGTON, D. C.

TURN-TABLE.

SPECIFICATION forming part of Letters Patent No. 244,703, dated July 19, 1881.

Application filed May 24, 1881. (No model.)

To all whom it may concern:

Be it known that we, CHARLES WHITE and GEORGE WHITE, citizens of the United States, residing at Washington, District of Columbia, have invented certain new and useful Improvements in Turn-Tables; and we do hereby declare the following to be a full, clear, and exact description of the invention, such as will enable others skilled in the art to which it appertains to make and use the same, reference being had to the accompanying drawings, and to the letters or figures of reference marked thereon, which form a part of this specification.

This invention relates to that class of turn-tables which are used for turning horse-cars; and the nature thereof is in providing a certain construction for the purpose of preventing the wear at the pivot; also, in cone-rollers operating upon an independent frame; also, in the construction of the cast well or foundation-plate for the cone-rollers to work on, all of which is hereinafter more fully described.

Referring to the drawings and letters of reference marked thereon, Figure 1 is a sectional side elevation of the improved turn-table. Fig. 2 is a plan of the top of the turn-table. Fig. 3 is an inverted plan of the well or foundation-plate, showing the spokes; Fig. 4, plan view of a portion of the roller-frame. Fig. 5 is an enlarged sectional elevation of the pivot and its connections. Fig. 6 is a plan of the collar-plate, which is bolted to the surface turn-table on the under side. Fig. 7 is a plan of the standard which supports and receives the steel pivot. Fig. 8 is a plan showing the face of the steel pivot, also a cross-section of the steel pivot enlarged. Fig. 9 represents one of the arms of the independent spider-frame and the position of the journal for the cone-roller.

In the drawings similar letters of reference indicate corresponding parts.

The bed or foundation plate A′ of the turn-table A is made with the projecting arms A^2 and the outer rim, A^3, this rim being of sufficient depth for the purpose of sinking it and its interior work into the ground, so that the upper surface of the rim may be flush with the surface of the ground.

On the arms A^2 is cast the ring A^4, which has a bevel face for the rollers to revolve or run on. The ring A^3 is the rim of the foundation-plate. A^4 is designed for the purpose of allowing the cone-rollers D^4 to revolve thereon, and to comply with that law which is the law of cones. (Shown by the dotted line *m m*.) The face of the ring A^4 is beveled at A^5 to conform to the lines *m m*.

The center of the foundation-plate A′ may be either square or round, and is provided with a recess, A^6, into which is placed the pivot-standard B. This pivot-standard is bolted into position in the recess A^6, and hot lead is poured around so as to firmly close the joints. The pivot-standard B is turned round and true from the base *b* to top *b′*, and in the top is a square hole or aperture, b^2, into which is placed a steel pivot-point, C.

Around the lower portion of the pivot-standard B is placed the independently-revolving spider-frame D. This frame D has as many arms D′ as may be desirable, and they are linked together by links D^2. Near the inner end the arms D′ are bolted to a central casting, D^3, and this part of the casting of the frame D is the part that revolves around the standard B.

At the outer ends of the arms D′ are the cone-rollers D^4. These cone-rollers D^4 rest upon the ring and support the turn-table face-plate E, having a beveled face, E^2. On the under side of the turn-table face-plate E is bolted the collar-plate E′, and this collar-plate E′ is of sufficient depth at *e* to allow this part *e* to overlap upon the pivot-standard B—that is, when the plate E is resting on the cone-rollers D^4 their diameter is so arranged that the collar-plate E′ shall overlap the pivot-standard B, and thereby act as the point or collar to retain the plate E in position and allow it to revolve on the pivot-standard B.

In the projection *e* of the collar-plate E′ is placed the flat turned steel plate F. This plate rests upon the steel pivot-point C, and is held down on that point by a set-screw, G, in the face-plate E.

Underneath the steel pivot C are placed, when desired, washers C′. These washers regulate the length of the projection of the steel pivot C, and can be made to take up or provide for the wear and tear of the pivot-point C. Suitable

(No Model.) 3 Sheets—Sheet 1.

C. & G. WHITE.

TURN TABLE.

No. 244,703. Patented July 19, 1881.

Fig. 1.

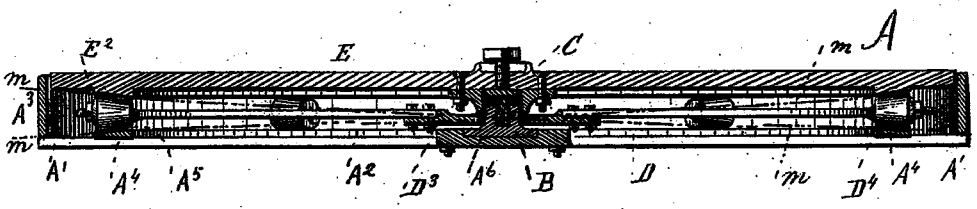
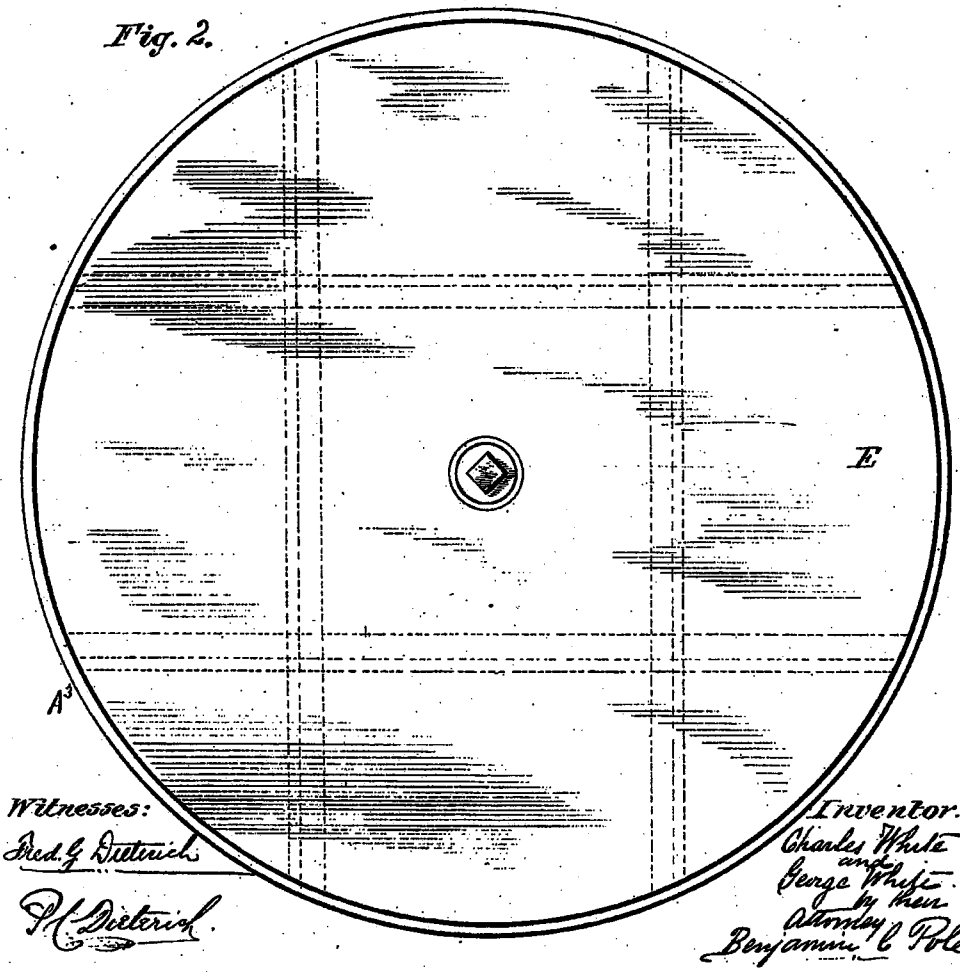


Fig. 2.



Witnesses:
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P. C. Dieterich.

Inventor:
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and
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by their
Attorney
Benjamin C. Pole

N. PETERS. Photo-Lithographer, Washington, D. C.

UNITED STATES PATENT OFFICE.

HENRY R. STICKNEY, OF PORTLAND, MAINE.

TURN-TABLE FOR AUTOMOBILES.

No. 813,462. Specification of Letters Patent. Patented Feb. 27, 1906.

Application filed December 28, 1905. Serial No. 293,564.

To all whom it may concern:

Be it known that I, HENRY R. STICKNEY, a citizen of the United States of America, and a resident of Portland, Cumberland county, State of Maine, have invented certain new and useful Improvements in Turn-Tables for Automobiles, of which the following is a specification.

My invention relates to a turn-table designed for the use of automobiles; and the object of my invention is to provide a structure which will be light, strong, and self-contained, requiring as little expense as possible in installing.

According to my invention I support the table on an annular frame, which in turn rests on a series of rolls, these rolls running on an annular track, which rests on a suitable foundation.

The outer edges of the table are free or unsupported, and the upward thrust at the center when the load is unbalanced is taken by a ball-bearing at the upper end of a vertical pin or stud. Such a turn-table is light and strong and easily put in place and maintained, and it is also easy of operation, presenting little friction.

I illustrate my invention by means of the accompanying drawings, in which—

Figure 1 is a central vertical section, and Fig. 2 is a plan with parts cut away to show the various members.

The pit is formed in the usual way with a timber or other foundation F, as here shown. Bolted to the timber foundation is the annular base A, having a central hub and an annular track or flange on which run the rollers *b*. These rollers are journaled on the arms of a spider *b'* of any well-known form. Resting on the rollers *b* and supporting the table proper is the annular frame *c*, having a central hub through which passes the pin or stud *a*, the lower end of which is secured in the base A. The floor-planks are bolted or otherwise secured to the radial beams *f*, the inner ends of which are bolted to the frame C. Braces are provided for supporting the outer ends of the beams and holding them at the necessary level. These braces are composed of rods *e*, bolted at their outer ends to the under side of the beams, the inner end being screwed into a hanger *d*, which is bolted to the side of the frame C. By screwing this rod *e* more or less into the hanger the outer end of the beam will be raised or lowered. The upward thrust which takes place at the center when the table is out of balance by the unequal distribution of its load is provided for by a ball-bearing on the upper end of the pin *a*. As here shown, the upper end of the pin has a nut *i*, which holds down the upper and under cups *h* and *j* of the ball-bearing, *k* being the balls. Thus any tendency of the table to tilt to one side is counteracted by the ball-bearing. There is no bearing provided for the outer edge of the table, as in ordinary turn-tables.

A turn-table constructed in this manner is adapted to be manufactured and sold on the market as an article of commerce. It is light and strong and easily erected and handled and well adapted for the use of automobile-stations and the like.

I claim—

1. The herein-described turn-table for automobiles consisting of base having an annular track thereon, a series of rollers adapted to run on said track, an annular frame resting on said rollers, radial beams secured to the top of said frame, a central vertical pin secured to said base and forming a pivot for said frame to rotate on and a ball-bearing on the upper end of said pin for resisting the upward thrust of said frame.

2. The herein-described turn-table for automobiles consisting of a base having an annular track thereon, a series of rollers adapted to run on said track, an annular frame resting on said rollers, radial beams secured to the top of said frame, a pair of ball-bearing cups on said frame, a central vertical pin secured to said base and forming a pivot for said frame and said ball-bearing cups to rotate on and a nut on the upper end of said pin.

3. The herein-described turn-table for automobiles consisting of a base having an annular track thereon, a series of rollers adapted to run on said track, an annular frame resting on said rollers, radial beams secured to the top of said frame, a hanger secured to the frame

No. 813,462. PATENTED FEB. 27, 1906.

H. R. STICKNEY.

TURN TABLE FOR AUTOMOBILES.

APPLICATION FILED DEC. 28, 1905.

Fig. 1.

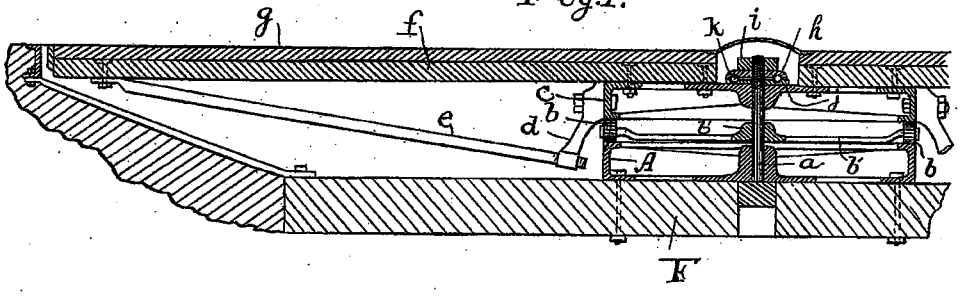
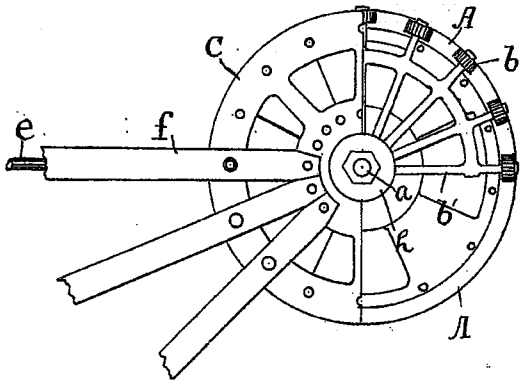


Fig. 2.



Witnesses:

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Mary A. Donaldson.

Inventor:
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by S. M. Bates
his atty.

UNITED STATES PATENT OFFICE.

CHARLES W. HILLENBRAND, OF KANSAS CITY, KANSAS, ASSIGNOR OF SEVEN-EIGHTHS TO NATHANIEL C. BARNES, OF KANSAS CITY, MISSOURI.

PORTABLE TURN-TABLE.

No. 819,014. Specification of Letters Patent. Patented April 24, 1906.

Application filed November 6, 1905. Serial No. 286,018.

To all whom it may concern:

Be it known that I, CHARLES W. HILLENBRAND, a citizen of the United States, residing at Kansas City, in the county of Wyandotte and State of Kansas, have invented certain new and useful Improvements in Portable Turn-Tables, of which the following is a specification.

My invention relates to improvements in portable turn-tables; and my object is to provide an appliance whereby the handling of motor-cars or other vehicles in garages and manufactories will be greatly facilitated. The turn-table being portable may be moved around at will and, as it is self-contained, may be used upon any level place or floor without cutting into or otherwise mutilating said floor. It enables the car to turn within its length, and thereby reduces the space ordinarily required for maneuvering cars. Thus the capacity of the garage is increased. It also permits the car to face the door, so that the risk and inconvenience arising from backing out of the garage is obviated.

In order that the invention may be fully understood, reference will now be made to the accompanying drawings, in which—

Figure 1 represents a plan view of my improved turn-table. Fig. 2 is an irregular longitudinal section of same, taken on line II II of Fig. 1. Fig. 3 is a central transverse section taken on line III III of Fig. 1. Fig. 4 is an enlarged side elevation of a two-wheel truck, a cross-section of a supporting-arm mounted upon said truck, and an annular track upon which the truck is mounted, all of which form part of the invention. Fig. 5 is a vertical section of same, taken on line V V of Fig. 4. Fig. 6 is a transverse section taken on line VI VI of Fig. 1, showing one of the transporting-wheels employed in carrying out the invention in an elevated position. Fig. 7 is a transverse section taken on the same plane as Fig. 6, showing the transporting-wheel in its lowered position. Fig. 8 is a plan view of same, partly in section. Fig. 9 is a longitudinal section of one of the transporting-wheels and a rectangular frame in which it is mounted, taken on line IX IX of Fig. 7. Fig. 10 is a vertical longitudinal section taken on line X X of Fig. 6, showing part of the mechanism for raising and lowering the transporting-wheels. Fig. 11 is an enlarged vertical section taken on line XI XI of Fig. 1. Fig. 12 is a transverse section taken on line XII XII of Fig. 14. Fig. 13 is a broken plan view of a shaft and a casting fixed thereon, both of which are employed in assisting to raise and lower adjustable approaches forming part of the invention. Fig. 14 is a section taken on line XIV XIV of Fig. 1. Fig. 15 is an enlarged broken side elevation of a runway, an adjustable approach pivoted thereto, a lever and counterweight for holding said approach in either its raised or lowered position, and one of a plurality of shoes for supporting the end of the runway when the latter is in its lowered position, all of which form part of the invention.

In carrying out the invention I employ a centrally-disposed track 1, preferably annular in plan view to save weight and material, upon which is mounted a plurality of two-wheel trucks 2, each of which comprises a frame 3, provided at their opposite ends with axles 4, journaled in the ends of said frame, and a pair of wheels 5, fixed upon said axles, the peripheries of said wheels being slightly conical to properly travel upon track 1.

Frames 3 are provided with centrally-disposed transverse bearings 6 for the reception of sockets 7, loosely fitting over said bearings, so that the wheels of the trucks may readily accommodate themselves to any slight irregularities which may exist in the surface of track 1 and so the load will be equally distributed upon each of said wheels. Sockets 7 are formed in the under sides of a pair of diagonally-arranged supporting-arms 8, crossing each other at their central portions, which are provided with hubs 9, one of which rests upon the other, as shown in Fig. 3. The lowermost hub rests upon a hub 10, connected to track 1 by radial arms 11. Hubs 9 are held in vertical alinement by means of a bushing 12, resting upon the upper surface of hub 10 and held in vertical alinement with the latter by means of a king-bolt 13, extending upwardly through hub 10 and the bushing and provided at its upper threaded end with a washer 14 and a clamping-nut 15. In order to prevent the washer from being forced into frictional contact with the upper hub 9 by means of the clamping-nut, I extend the bushing slightly above said hub, as shown in Fig. 3. Thus while the parts are reliably held together hubs 9 will be free to rotate upon the bushing and hub 10. The outer

No. 819,014. PATENTED APR. 24, 1906.

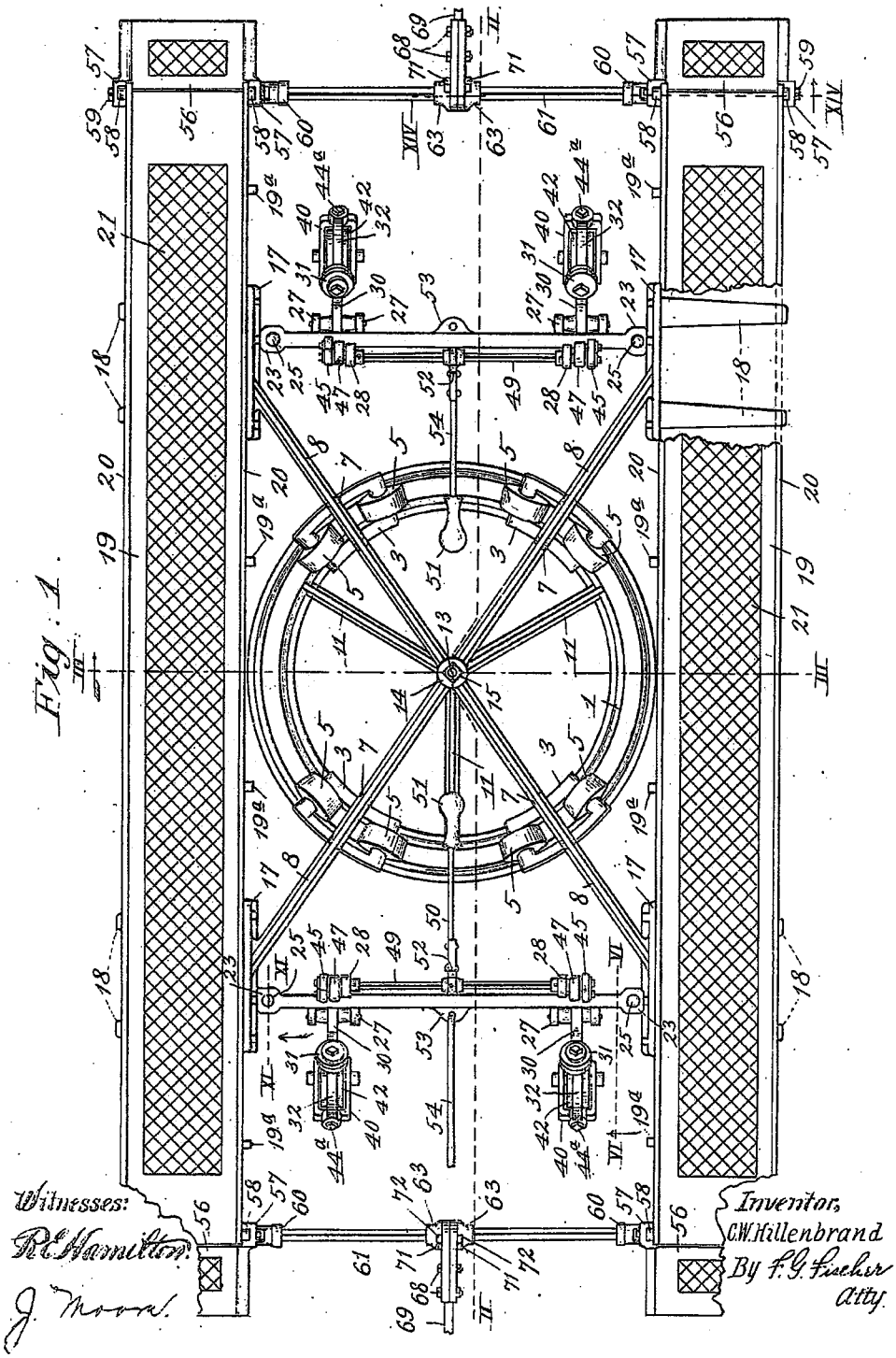
C. W. HILLENBRAND.

PORTABLE TURN TABLE.

APPLICATION FILED NOV. 6, 1905.

5 SHEETS—SHEET 1.

Fig. 1.



Witnesses:
R. C. Hamilton.
J. Moore.

Inventor,
C. W. Hillenbrand
By F. G. Fischer
Atty.

UNITED STATES PATENT OFFICE.

CHARLES W. HILLENBRAND, OF KANSAS CITY, KANSAS, ASSIGNOR TO KATHERINE ELIZABETH BARNES, OF KANSAS CITY, MISSOURI.

TURN-TABLE.

No. 838,329. Specification of Letters Patent. Patented Dec. 11, 1906.

Application filed November 20, 1905. Serial No. 288,105.

To all whom it may concern:

Be it known that I, CHARLES W. HILLENBRAND, a citizen of the United States, residing at Kansas City, in the county of Wyandotte and State of Kansas, have invented certain new and useful Improvements in Turn-Tables, of which the following is a specification.

My invention relates to improvements in turn-tables; and my object is to provide an appliance for use in garages or manufactories whereby motor-cars or other vehicles may be turned, as upon a pivot, in any direction.

The invention consists in the novel construction, combination, and arrangement of parts hereinafter described, and pointed out in the claims, and in order that it may be fully understood reference will now be made to the accompanying drawings, in which—

Figure 1 represents a plan view of the turn-table. Fig. 2 is a central longitudinal section taken on line II II of Fig. 1. Fig. 3 is a plan view of a truck-frame employed in carrying out the invention. Fig. 4 is an irregular longitudinal section of a latch and a portion of a runway employed in carrying out the invention, said section being taken on line IV IV of Fig. 5. Fig. 5 is an irregular longitudinal section of said latch, taken on line V V of Fig. 4. Fig. 6 is a vertical section taken on line VI VI of Fig. 5. Fig. 7 is a vertical section of the central post and a casting employed in carrying out the invention, said section being taken on line VII VII of Fig. 1.

In carrying out the invention I employ a track 1, preferably annular in plan view and made in sections 2, so that it may be taken apart and crated for transportation. Said sections are provided at their opposite sides with laterally-extending ears 3 for the reception of lag-screws, whereby the track may be reliably secured to the upper surface of floor A.

4 designates a plurality of trucks (preferably four in number) made in skeleton form, each truck being provided with a pair of parallel flanges 5, a laterally-extending socket 6, two pairs of arms 7, provided at their outer ends with bearings 8, and a diagonally-extending arm 9, provided at its outer end with a sleeve 10.

11 designates a plurality of conical-shaped rollers mounted upon axles 12, arranged in bearings 8.

13 designates a pair of parallel runways securely fastened to flanges 5 by means of bolts 14. The curved ends of said runways are struck from a common center and have their upper corners armed with angle-irons 15, so that said corners will not become worn or chipped by vehicles running upon or leaving the runways. In order that a vehicle may be readily run upon or off of said runways, I provide inclined approaches 16, armed at their lower outer edges with shoes 17 and at their upper inner corners with angle-irons 18 to prevent damage to said corners by vehicles passing thereover. Approaches 16 are held in alinement with the ends of the runways, when the latter occupy their normal position, by brackets 19 and a keeper 20, secured to the floor and provided with centrally-disposed inclined guides 21 20^a, respectively. (See Fig. 1.)

Guide 20^a has a notch 20^b for the reception of the free end of a gravity-latch 22, loosely mounted upon a stud 23 and provided at its opposite end with a foot-piece 24. The pivotal movement of said latch is limited by stops 24^a, integral with the ends of a segmental rib 25, projecting from one end of a plate 26, secured to one edge of one of the runways by screws 27, a rod 28, a washer 29, and a nut 30, engaging the threaded outer end of the rod. Rod 28 extends through a central longitudinal opening in stud 23, which latter projects centrally from plate 26 and is provided with a shoulder 31 to prevent a washer 32, fitting over the reduced portion of said stud, from being pressed into frictional contact with the latch, when the latter is in its normal position, by means of a coil-spring 33, interposed between washers 29 and 32. Latch 22 is provided with a segmental groove 34, which embraces rib 25, and thus prevents the latch from shifting longitudinally on the stud. This construction also permits the latch to rock slightly on the rib when its free end contacts with keeper 20, and thus relieves said free end to a certain extent of the shock to which it is subjected when stopping the turn-table in alinement with the runways. This rocking motion is limited by the latch pressing backwardly against spring 33, which latter is compressed by reason of the fact that the momentum of the runways will carry their curved ends slightly beyond the adjacent ends of the ap-

No. 838,329. PATENTED DEC. 11, 1906.

C. W. HILLENBRAND.

TURN TABLE.

APPLICATION FILED NOV. 20, 1905.

2 SHEETS—SHEET 1.

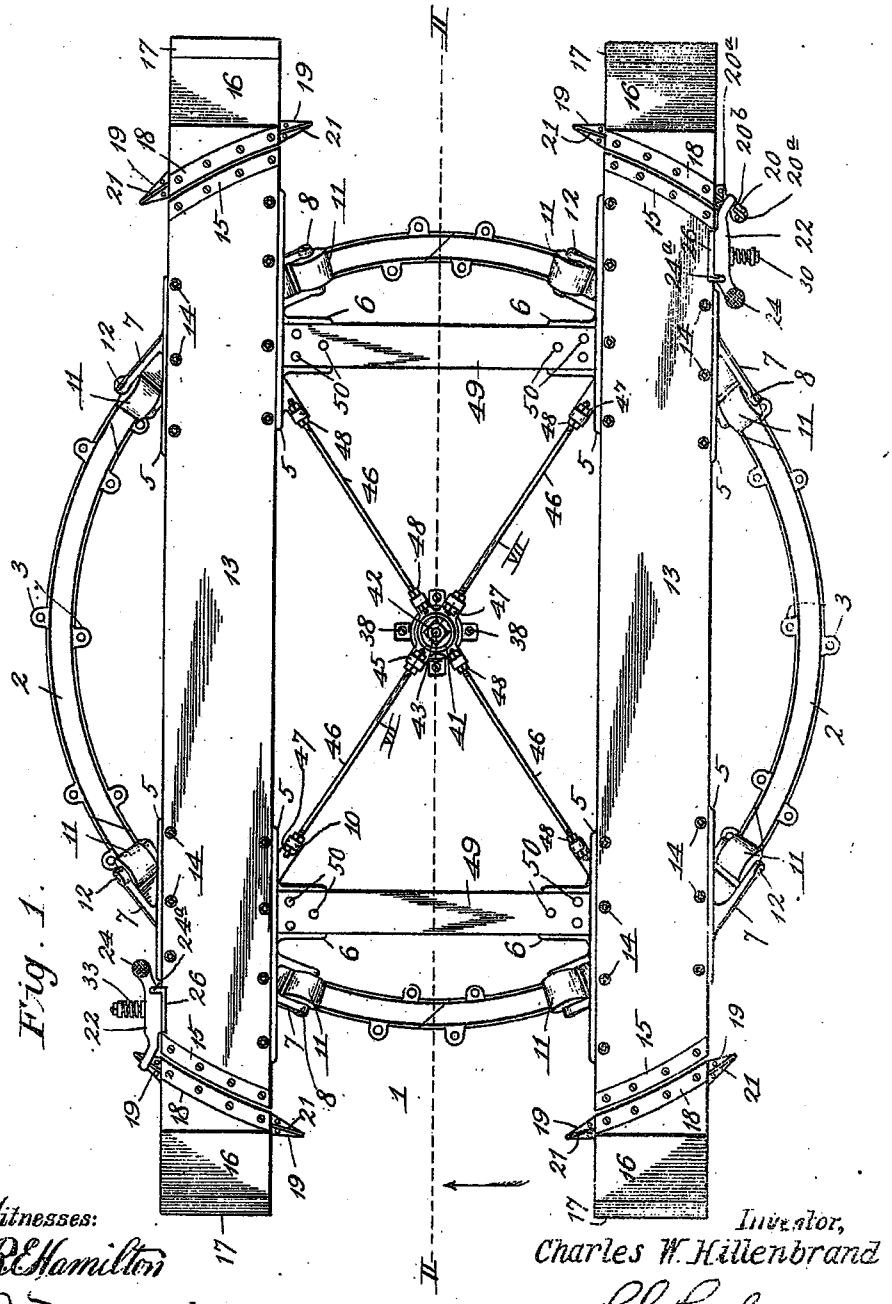


Fig. 1.

Witnesses:
R. E. Hamilton
J. Moore.

Inventor,
Charles W. Hillenbrand
By F. G. Fischer Atty.

UNITED STATES PATENT OFFICE.

HERBERT HASTINGS, OF ROCHESTER, NEW YORK.

TURN-TABLE.

No. 878,135. Specification of Letters Patent. Patented Feb. 4, 1908.

Application filed January 8, 1906. Serial No. 295,034.

To all whom it may concern:

Be it known that I, HERBERT HASTINGS, of Rochester, in the county of Monroe and State of New York, have invented certain new and useful Improvements in Turn-Tables; and I hereby declare the following to be a full, clear, and exact description of the same, reference being had to the accompanying drawings, forming a part of the specification, and to the reference-numerals marked thereon.

My present invention relates to turntables and it has for its object to provide one adapted to be used for supporting vehicles such as automobiles or other heavy carriages, the parts of which are so arranged that the vehicle may be easily run thereon and rotated in a confined space.

My invention has for its further object to provide a device of this character which is capable of being readily disconnected and assembled by an unskilled operator thereby enabling it to be packed in small compass for shipment and set up by the user.

To these and other ends the invention consists in certain improvements and combinations of parts all as will be hereinafter more fully described, the novel features being pointed out in the claims at the end of the specification.

In the drawings: Figure 1 is a top plan view of a turntable constructed in accordance with my invention. Fig. 2 is a side elevation thereof. Fig. 3 is a longitudinal sectional view on the line A—A of Fig. 1, and Fig. 4 is a central cross sectional view on the line B—B of Fig. 1.

Similar reference numerals in the several figures indicate similar parts.

A turntable constructed in accordance with my invention comprises generally a platform located in proximity to the surface of a floor pavement and supported upon wheels or rollers which rotate about axes disposed radially of a common center, said wheels being located at different distances from the center of the platform so that the weight supported by them will be distributed at different points on the floor, and when the platform is rotated, it will retain its normal central position on the floor or pavement. In the preferred form of my invention the platform is composed of two parallel runways A and B which are spaced from each other at a distance equal to the standard gage of vehicles. Each runway comprises a spacing member 1 which is preferably made of a plank of a length slightly greater than the length of the wheel base of the vehicle for which the device is designed. At each end of the plank is a shoe 2 having a beveled surface 3 extending downwardly at its forward end from a shoulder 4 which forms an abutment for the beveled end 5 of the spacing member, which latter is supported upon the rearwardly extending end 6 of the shoe. Flanges 7, extend upwardly at each side of the shoe having the outwardly flaring forward ends and the rear ends which are reduced in thickness forming shoulders 9 against which the ends of the side boards 10 of the spacing members abut. The latter may be made integral with the bottom boards or spacing members 1 or as separate pieces secured thereto in any suitable manner.

The runways A and B are spaced the required distance from each other by braces or struts 15, the ends of which engage the proximate sides of the adjacent shoes, and a central brace or strut 16 located midway of the spacing members. Located centrally of the runways is a head 17 provided with flanges 18, embracing opposite sides of the strut 16, and additional flanges 19, perforated to receive the free ends of radially extending tie rods 20 on which are threaded the nuts 21. The tie rods extend radially from a center common to both runways and their outward ends extend through perforated lugs 22, located at the inner sides of each of the shoes 2, and are provided with adjusting nuts 23. From the arrangement of the shoes on the spacing members and the position of the tie rods, it will be seen that by tightening the nuts 21 and 23 on the latter, the shoes of each runway will be drawn inwardly and held tightly in engagement with its respective spacing member, and the runways formed by these parts will be moved relatively toward each other and held tightly in engagement with the ends of the spacing members or struts 15 and 16. In order to facilitate assembling these parts, the outer ends of the tie rods pass through apertures in the struts 15, serving to temporarily hold the latter in position during the adjustment of the rods.

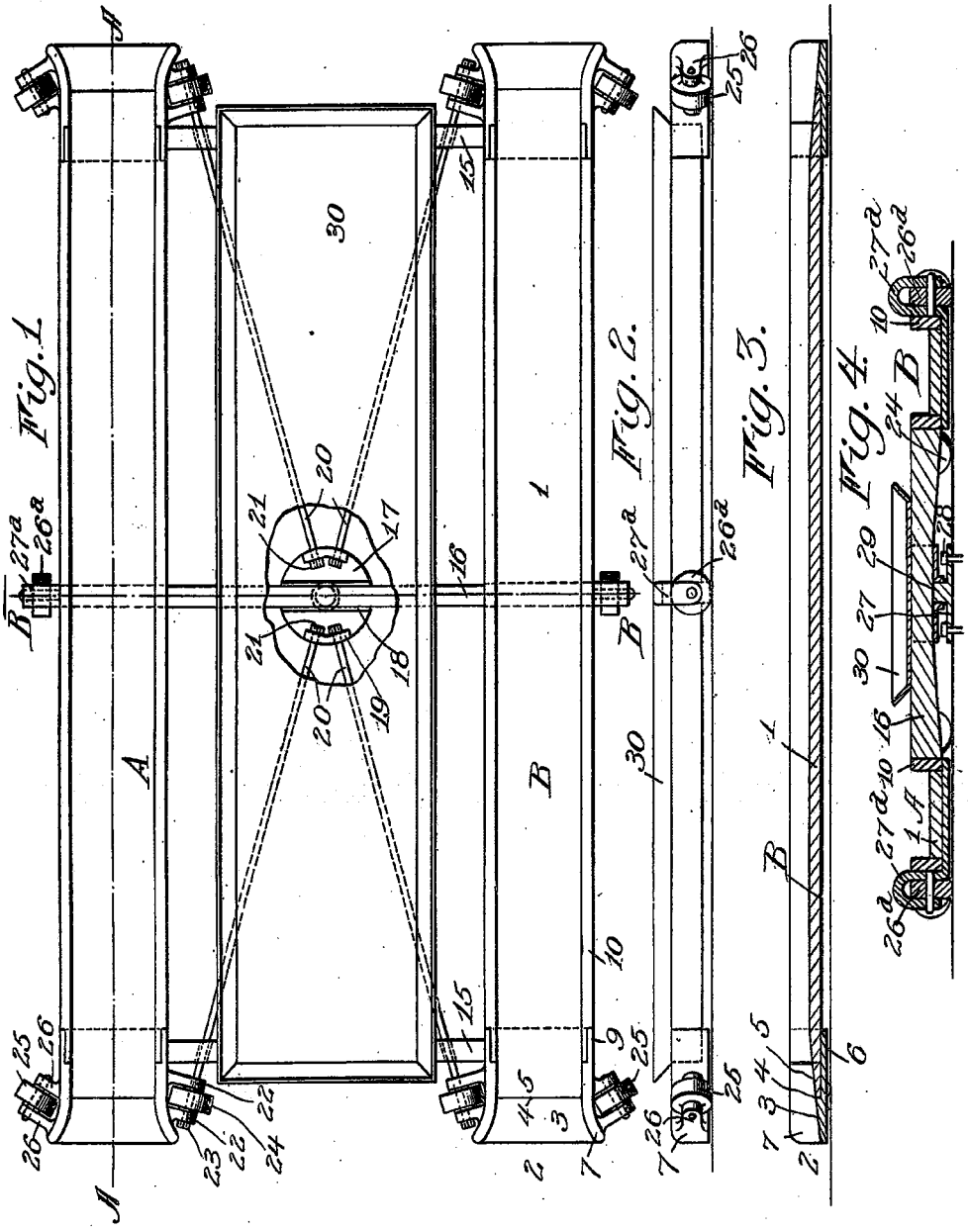
The supporting wheels are arranged on each shoe at their outer and inner sides, those at the inner sides, indicated by 24,

No. 878,135. PATENTED FEB. 4, 1908.

H. HASTINGS.

TURN TABLE.

APPLICATION FILED JAN. 8, 1906.



Witnesses
Walter B. Payne.
Clarence E. Franck.

Inventor
Herbert Hastings
By Frederick P. Church
Its Attorney

UNITED STATES PATENT OFFICE.

ROBERT CRAIG, OF LOS ANGELES, CALIFORNIA.

PITLESS TURN-TABLE.

1,237,022. Specification of Letters Patent. Patented Aug. 14, 1917.

Application filed December 20, 1916. Serial No. 138,115.

To all whom it may concern:

Be it known that I, ROBERT CRAIG, a citizen of the United States, residing at Los Angeles, in the county of Los Angeles and State of California, have invented a new and useful Pitless Turn-Table, of which the following is a specification.

My invention relates to automobile turn-tables, and more particularly to turn-tables which are adapted to be installed entirely above a floor, without the necessity for the expensive pit arrangements found in many forms of automobile turn-tables.

The principal object of my invention is to provide a pitless turn-table which will be extremely cheap to construct and install, in which a minimum amount of material is necessary, and which requires a minimum amount of energy to operate.

Referring to the drawings, which are for illustrative purposes only:

Figure 1 is a plan view of a turn table embodying my invention.

Fig. 2 is a section on a plane represented by the line 2—2 of Fig. 1, this plane being viewed in the direction of the arrows.

My invention consists of a track 11 which is concentrically located around a central post 12. Pivoted on the central post 12 is a bearing 13 which is formed on a center arm 14, this center arm 14 being symmetrical around a line *a*—*a* and being secured by means of bolts 15 to pan supports 16.

Secured to each of the pan supports 16, which are symmetrical around a line *b*—*b*, is a wheel pan 17, these pans 17 consisting of a flat central portion 18 with beveled ends 19 which extend down to a point very close to the floor 20 upon which the turn-table track is mounted. Secured on the pan supports 16, on either side of the pan 17, is a pair of wheels 21 and 22, these wheels being so located that they travel on the track 11. The wheel pans 17 are comparatively short, being properly spaced to receive the wheels 24 of an automobile 25 which is shown in dotted lines in Fig. 2.

The particular merit of my invention, over previous forms of automobile turn-tables, lies in the fact that the wheel pans 17 are made very short. In previous forms of pitless turn-tables, long girder constructions extending completely across the turn-table have been used in place of the pans 17. That is to say, in place of the two short pans, similar to those shown at 17, a long runway or girder has been used, this girder extending completely across the turn-table, each runway occupying the space of two of the pans 17. As any automobile is quite heavy, it has been necessary to make these runways or girders sufficiently strong and stiff to support one end of an automobile as the wheels roll along them. That is to say; as the automobile passes onto the turn-table in a forward direction the front wheels roll on the runway or girder and are entirely supported by that runway or girder until the automobile has reached its final position on the turn-table. This form of construction has required very stiff girder members, and has been relatively expensive to construct, and relatively hard to operate on account of excess weight.

In my form of construction, the short pans only support the wheels in and near their final position, the front wheels of the automobile rolling over the first pans onto the floor and being supported by the floor until the four wheels are ready to pass onto the four pans and be supported thereby.

By my form of construction I am not only able to make the pan 17 of very light construction, but I am able to greatly lighten all of the remaining structure. Where a suitable floor is available, the track 11 may be omitted, the rollers 21 and 22 rolling entirely on the floor.

The central post 12, and its bearing 13, are used simply to keep the wheels 21 and 22 on the track, and may be dispensed with if flanged wheels, or other construction, be used to prevent the wheels leaving the track.

I claim as my invention:—

1. A pitless turn-table comprising a center post secured in a floor, four pans on which the four wheels of an automobile may be supported, said pans being in close proximity to said floor, rollers on which said pans are supported, and means for connecting said pans to a center post.

2. A pitless turn-table comprising a center post secured in a floor, four pans on which the four wheels of an automobile may be supported, said pans being in close proximity to said floor, rollers on which said pans are supported, two pan supports, each pan support connecting a pair of pans together, a center arm connecting said pan supports together, and a bearing formed on said center arm and engaging said post.

3. A pitless turn-table comprising a center

R. CRAIG.

PITLESS TURN TABLE.

APPLICATION FILED DEC. 20, 1916.

1,237,022. Patented Aug. 14, 1917.

Fig. 1.

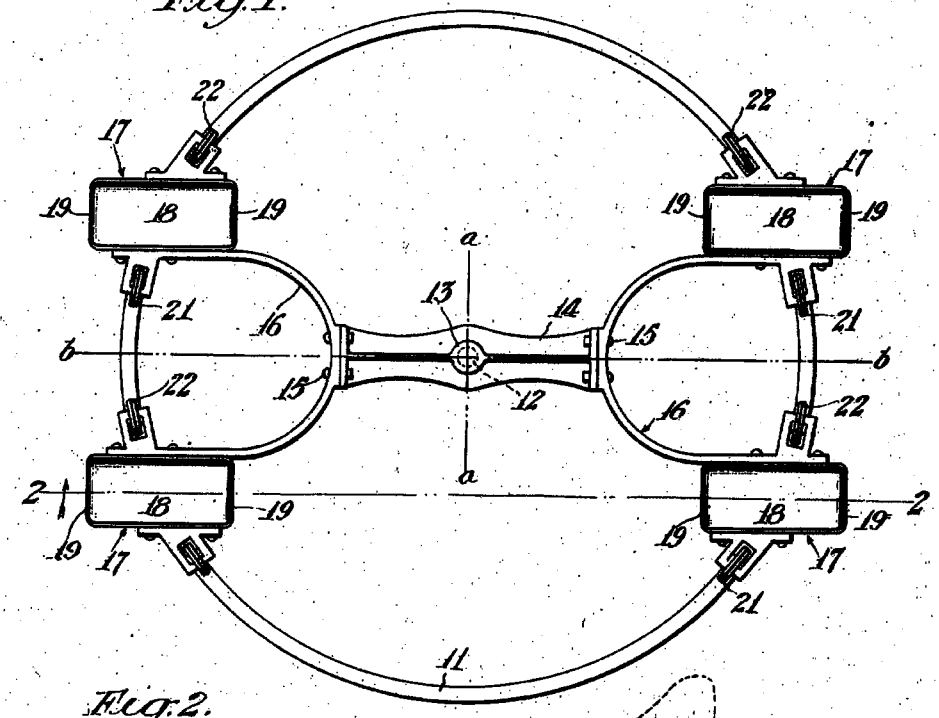
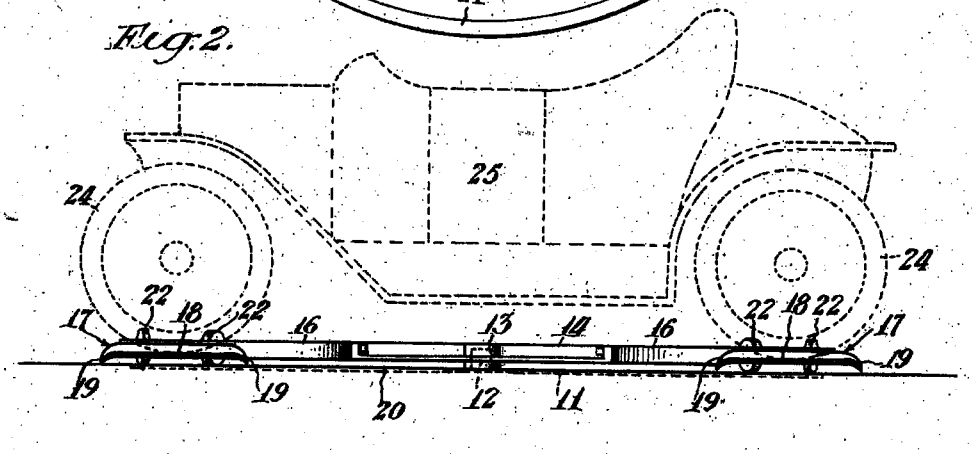


Fig. 2.



Inventor
Robert Craig
by Graham & Harris
Attorneys.

DILLON FAMILY



September 2003 (back to publications main page)

THE DILLON AND CAFFERATA FAMILY: Practicing Law for Over 151 Years

The youngest lawyer in the Dillon and Cafferata family, Reynolds T. Cafferata, belongs to the third generation in his family to practice law in Nevada. His grandfather, Kenneth P. Dillon, was the first in the family to practice law in Nevada, but Ken was not the first to practice law in his family. His grandfather and great-grandfather were attorneys in Iowa, New York and Kansas.

The Dillon Family's history in the Law Before Nevada

The first lawyer in the family began his professional career as a physician in Iowa. Born in 1831, John Forrest Dillon graduated with a M.D. degree from the College of Physicians and Surgeons in Iowa in 1850. Soon after beginning his practice, John decided medicine was not for him, and a friend who was an attorney advised him to study law beginning with "Blackstone's Commentaries." Apparently, John taught himself the law because he never studied the law in the office of another attorney, nor did he attend law school.

John Forrest Dillon began his distinguished career in the law upon his admission to the bar of the Iowa district court in 1852 as he was soon elected prosecuting attorney. In 1858, he was elected judge of the Seventh Judicial District Court in Iowa and reelected four years later. During his second term on the district court, he was chosen for the Iowa Supreme Court, where he served for six years and was the chief justice during his last two years. He was re-elected in 1869, but in December of that year President Ulysses S. Grant appointed him the first Circuit Judge for the Eighth Circuit Judicial Circuit for Minnesota, Iowa, Missouri, Arkansas, Kansas, Nebraska and later, Colorado.

After ten years on the federal bench, John accepted a Columbia Law School professorship. Three years later he resigned to practice law full-time. An expert on municipal law, John wrote Dillon on the Law of Municipal Corporations and other legal works. He also served as president of the American Bar Association. He and his wife, Anna Price, were the parents of several children, including Hiram Price Dillon. John died in New York on May 5, 1914, a few months after his great-grandson Ken Dillon's birth.

John Forrest Dillon's oldest son, **Hiram Price Dillon**, also became an attorney. Hiram was born in Iowa in February 1855 while his father was a prosecuting attorney. Hiram attended Antioch College in Ohio and Iowa University Law School, graduating in 1876. He set up his law practice in Topeka, Kansas. Hiram became a master in chancery of the federal court. He and his wife, Susie Brown's only child, John Forrest Dillon II, was not an attorney, but John II was the father of Kenneth Price Dillon. Hiram died in Chicago on September 2, 1918, when Ken Dillon was 4 years old.

Kenneth Price Dillon First Generation Nevada Lawyer

Ken Dillon was born in February 1914 in Topeka, Kansas. He graduated cum laude from Yale University with a

B.A. in 1935, and received a certificate from the Harvard Graduate School of Business. In 1939, he received his L.L.B. from Yale Law School, where he was an Associate Editor of the Yale Law Journal. He was admitted to the Bar in New York in 1942. After serving in the Army during World War II, he came to Reno for a divorce. He discovered that he preferred to practice law in Nevada rather than in New York. In 1949, Ken and thirteen other men passed the Nevada bar that year, including former Nevada Supreme Court Justices John C. Mowbray and Cliff Young, and former Nevada Governor and former U.S. Senator Paul Laxalt.

Ken served on the Nevada State Bar Association's Taxation Committee from 1951 to 1962 and was the chair of the committee from 1957 to 1962. Then, he chaired the Corporations Committee and was on the Board of Governors from 1962 until his death in 1964.

Ken generally practiced tax, corporate and mining law, but in the 1950s, all the lawyers in Nevada were required to participated in pro bono activities. Lawyers were called alphabetically to federal court in Carson City approximately every 4 months for possible appointment to represent the indigent persons being arraigned that day. After these appearances, Ken was always relieved to report at the dinner table that he had not been appointed to represent a murderer.

On occasion, he represented a party in a high profile divorce matter, such as Prince Aly Khan when Rita Hayworth divorced him. Ken negotiated the child support settlement for the Prince. Ken also represented the then-Governor of New York Nelson Rockefeller when his wife, Mary, divorced him in 1962.

Active in the Republican Party, Ken served as Chairman of the Washoe County Republican Party (1954) and Nevada Republican Party (1956). He even ran for political office once. One of five Republican candidates for Public Administrator in Washoe County in 1950, Ken lost to fellow Republican Cliff Young.

When Ken married Barbara Farrell (later Vucanovich) in 1949, he became the stepfather of Patricia Dillon (Cafferata) and the late Michael Dillon. Ken and Barbara had three children, **Kenneth P. Dillon, Thomas B. Dillon**, and **Susan Dillon Anderson.** He died in Las Vegas, Nevada on March 5, 1964. At that time, he was a senior partner in Vargas, Dillon, Bartlett & Dixon.

Patricia Dillon Cafferata Second Gener-ation Nevada Lawyer

Sally Zanjani dubbed **Patty Cafferata** "the Gypsy D.A". Patty has served as district attorney of Lincoln, Lander, and Esmeralda counties. She was elected in Lander County, but appointed in the other two counties.

Before becoming an attorney, Patty graduated from Lewis and Clark College in Portland, Oregon with a degree in Elementary Education and became a first grade school teacher. She was elected to the Nevada State Assembly in 1980 to represent southwest Reno, winning the Republican primary by one vote and the general election with about 60 percent of the vote. In 1982, she was elected state treasurer, the first and only woman to be elected to the position in Nevada. After her term as treasurer, she was the Republican nominee for governor. She was unsuccessful in her attempt to unseat the popular incumbent Democrat Dick Bryan, but was invited to the White House to meet President Ronald Reagan, the highlight of her campaign. While she was the Republican National Committeewoman for Nevada, she met President George Bush.

Then, Patty received her J.D. degree from Southwest School of Law in Los Angeles and clerked for District Court Judge David Gamble in the Ninth Judicial District in Minden, Nevada. Currently, she works generally in the areas of election law, and probate law in Reno and many of the rural counties.

She also ran unsuccessfully for Congress in 1996 when her mother, Barbara Vucanovich, retired from the House. Working with her mother, Patty has recently completed the manuscript on her mother's memoirs. Patty and her husband, Treat, are the parents of Elisa Maser, J. Farrell Cafferata, and Reynolds Cafferata. Patty graduated from law school in June 1989, the year their son Reynolds began law school.

Reynolds Treat Cafferata Third Generation Nevada Lawyer

Reynolds Cafferata graduated summa cum laude, Phi Beta Kappa from George Washington University in Washington, D.C. with a B.A. degree and received his J.D. degree from the University of Southern California Law School in 1992. He was a member of the Southern California Law Review and elected to the Order of the Coif. Reynolds was admitted to the California Bar in 1992 and to the Nevada Bar in 1994. He is a partner of Bingham McCutchen LLP in Los Angeles.

He advises charitable organizations and individuals on the structure of large charitable gifts using charitable remainder trusts, charitable lead trusts, private foundations, support organizations and other gift structures. He also advises clients on plans to create wealth in younger generations to avoid future transfer taxes. His clients include universities, hospitals, foundations, and high net worth individuals in California and Nevada. Reynolds and his wife Becky are the parents of Taylor (age 10) and Henry (age 6).

The lawyers in the Dillon and Cafferata family have been practicing law over 151 years, mostly in civil law. The Nevada branch of the family has been practicing over a 54-year span of time. The next generation is not old enough to be deciding on career choices, but it is hoped that the next generation will include a few attorneys. **NL**

STAINED GLASS:

FIELD NOTES, PHOTOS AND BASIC CONDITION ASSESEMENT

PROJECT: Dillon HSR NO.
DESCRIPTION: DATE 8/12/09
BY: J. MANGLITZ SHEET 1 OF

TREANOR ARCHITECTS P.A.

TRINITY CHURCH - Saugerties NY, USA

Ponsonby Church - Ponsonby Cumbria UK

STAIR WINDOWS

~~East~~ ~~West~~ Single: ES

"~~There~~ Then she rose & stepping lightly heaped
The pieces of his armour in one place"
All to be there against a sudden need"

Sleeping man in a blue tunic lower frame - blonde w/ beard
Armour upper left
Woman in pink + purple robe peering out window... blonde

~~West~~ East of Pair EP

"Struck thus? the bulky banditi? corsed? home
And the? brake? short? & down his? enemy?
And there lay still"

Knight in plate armour on horseback w/ jousting pole - broken?
Purple horse blanket
Dark armoured (plate + mail) on his back.
Blonde maiden in background upper rt.
Castle on upper left.

WEST of Pair WP

"But there? fine? Gawain will wonder me
And there the great Sir Lancelot ? me
Gawain who bid a thousand farewells to me
Lancelot who boldly? went wept nor bade me one"

Viking like ship prow w/ blonde woman laid in it. Attended by someone in a blue robe or cloak. Bearded blonde man leans over, hands clasped. wears purple.

West Single: WS

" Then Lancelot knew that she was looking at him
And yet he glanced not up nor waved his hand
Nor bade farewell but sadly rode away
This was the one discourtesy that he ? "

Dark Knight – plate & mail armour – on a white horse crossing a stone bridge blue robe

GLASS DECORATION IS 2 LAYERS @ inset – both layers appear painted.

Caming – some ⊥ some not

- Don't see any markedly bowed sections or panels
- WS may have some VERTICAL BOW . . .
- Putty ?? brown glass & came – is brittle missing in some locations
- Cames appear to be lead. – no visible white corrosion.

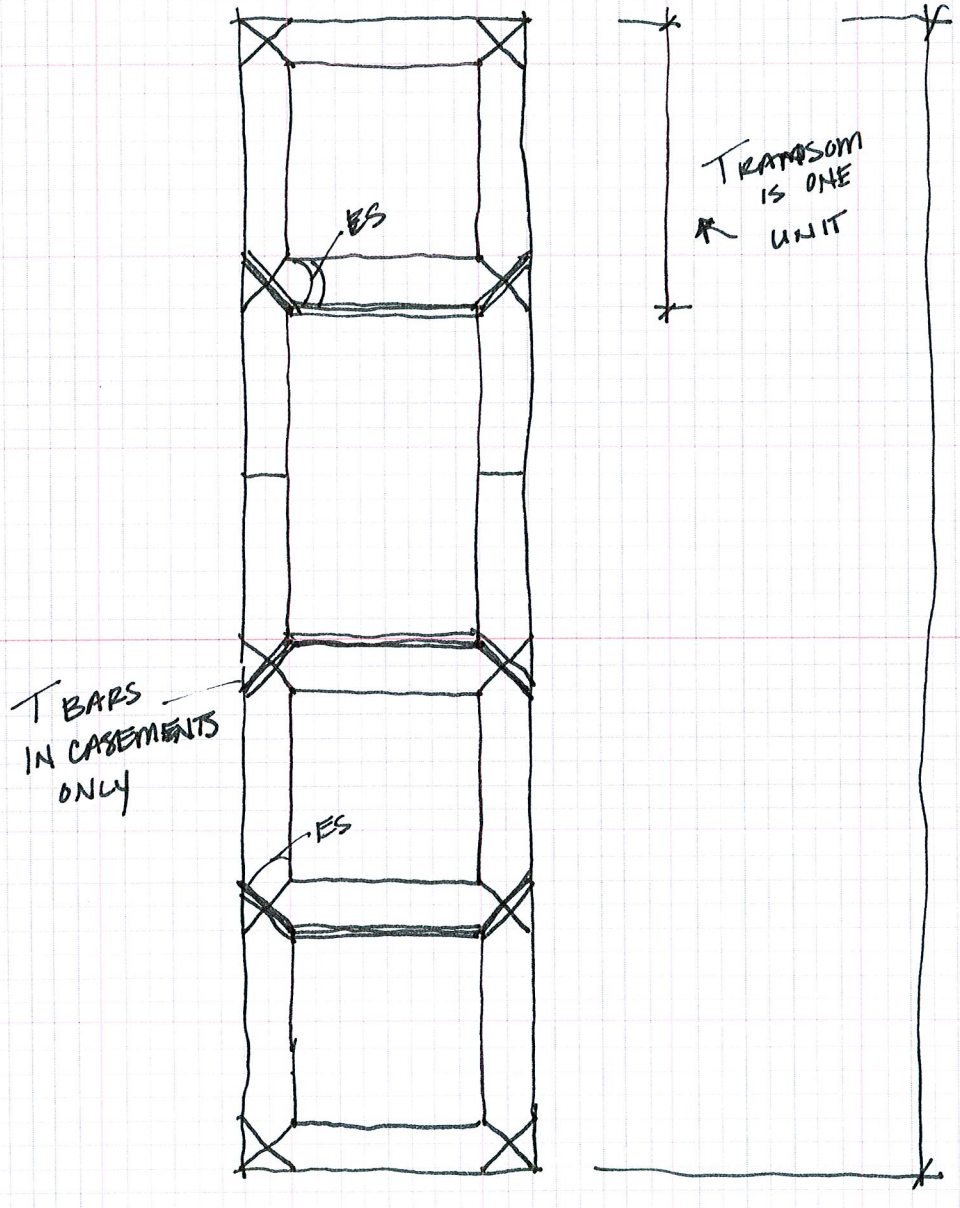
PROJECT: Dillon HSR NO.

DESCRIPTION: DATE 8/12/09

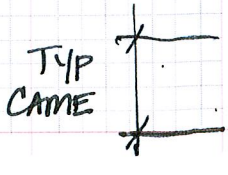
BY: SHEET 3 OF

TREANOR ARCHITECTS P.A.

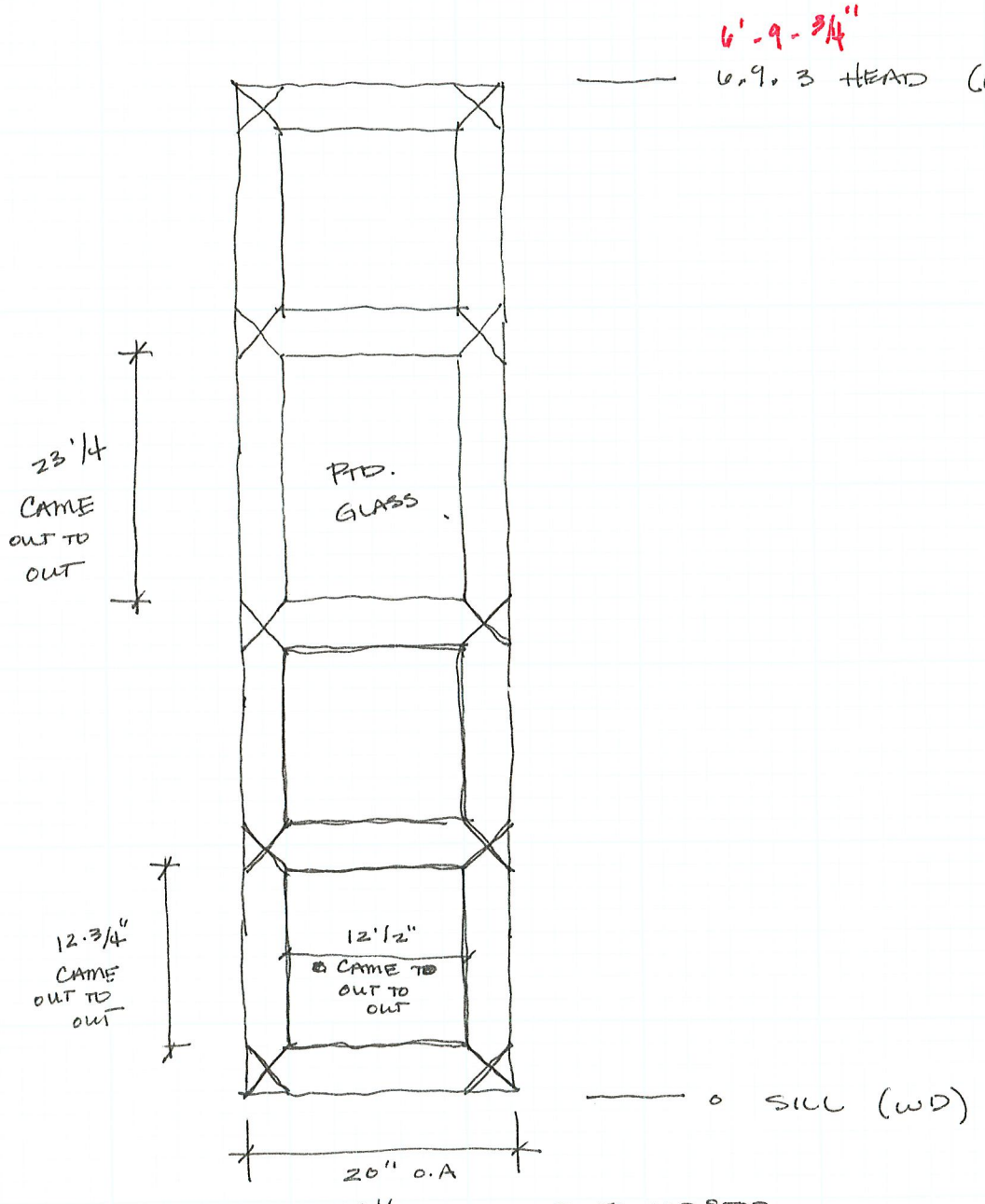
STAIR LANDING:



Pattern Diagram



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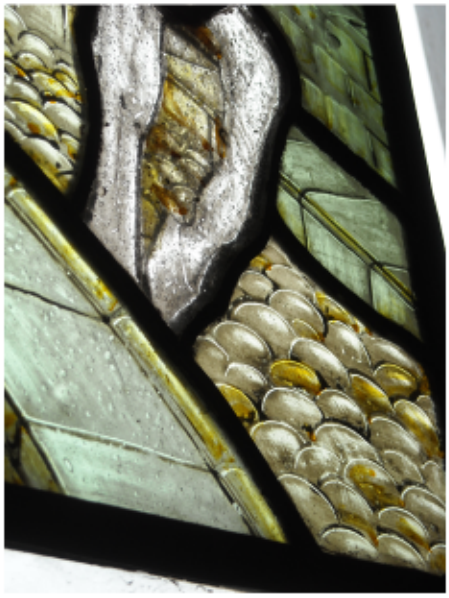
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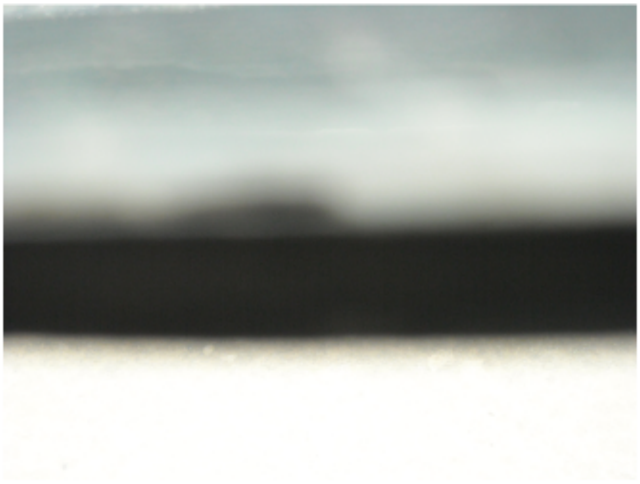
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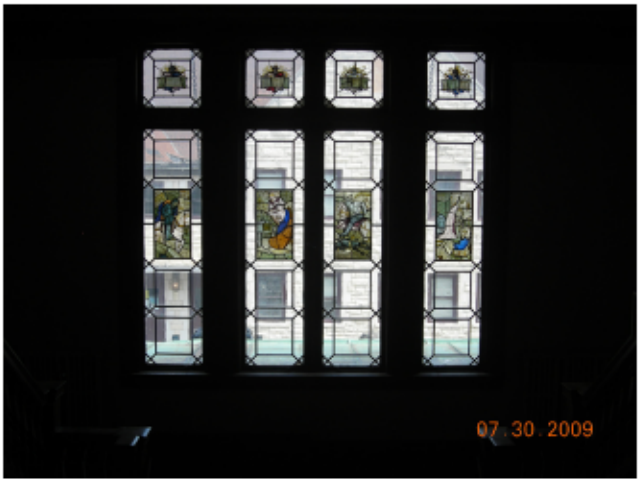
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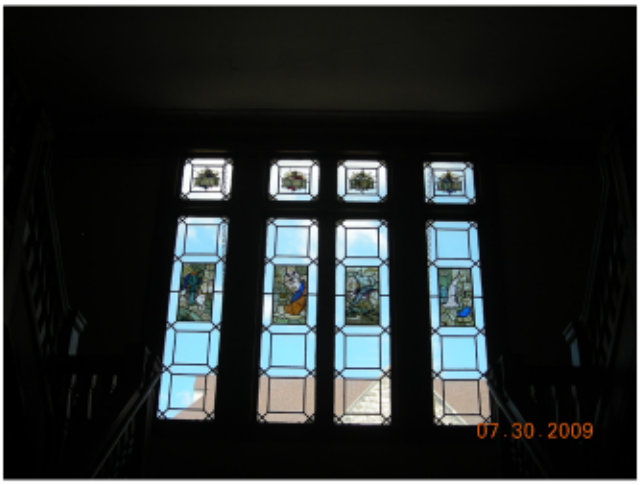
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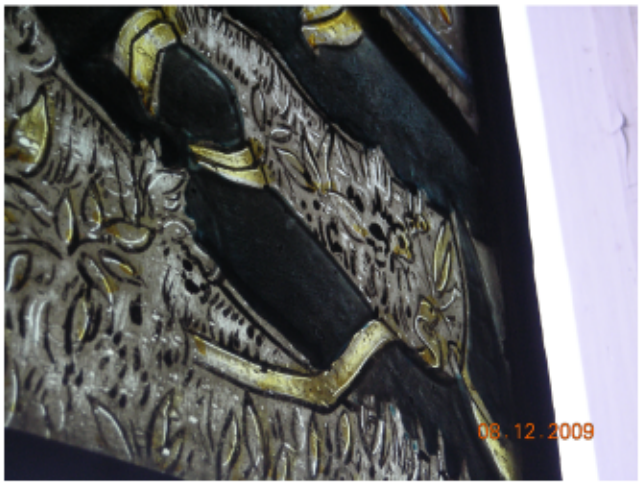
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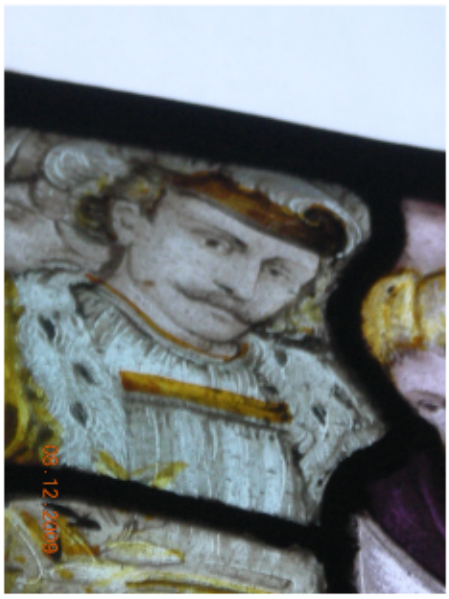


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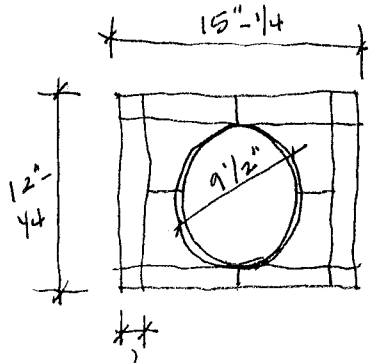


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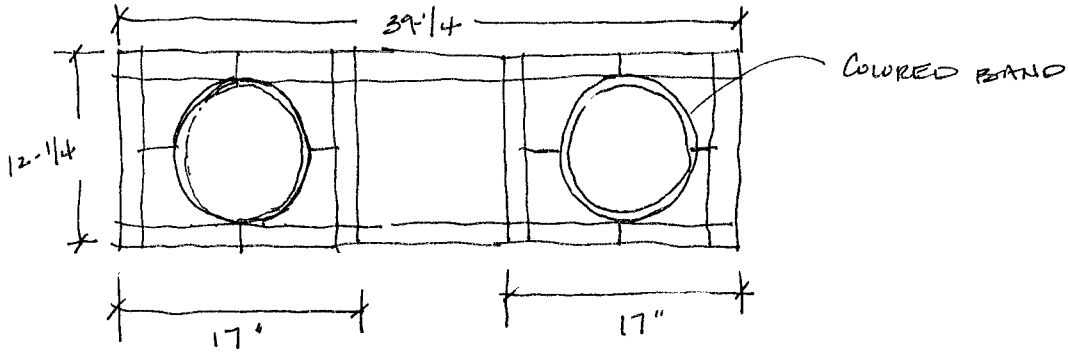
Author's Std Glass Portraits

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pg 1 of 2

CAMES ≈ 1/2" WIDE



≈ 1 1/2 TO CAME C.L.

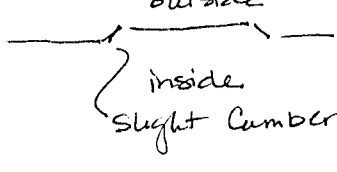


4 Singles

North
- East — good
- West — good

2 DOUBLES

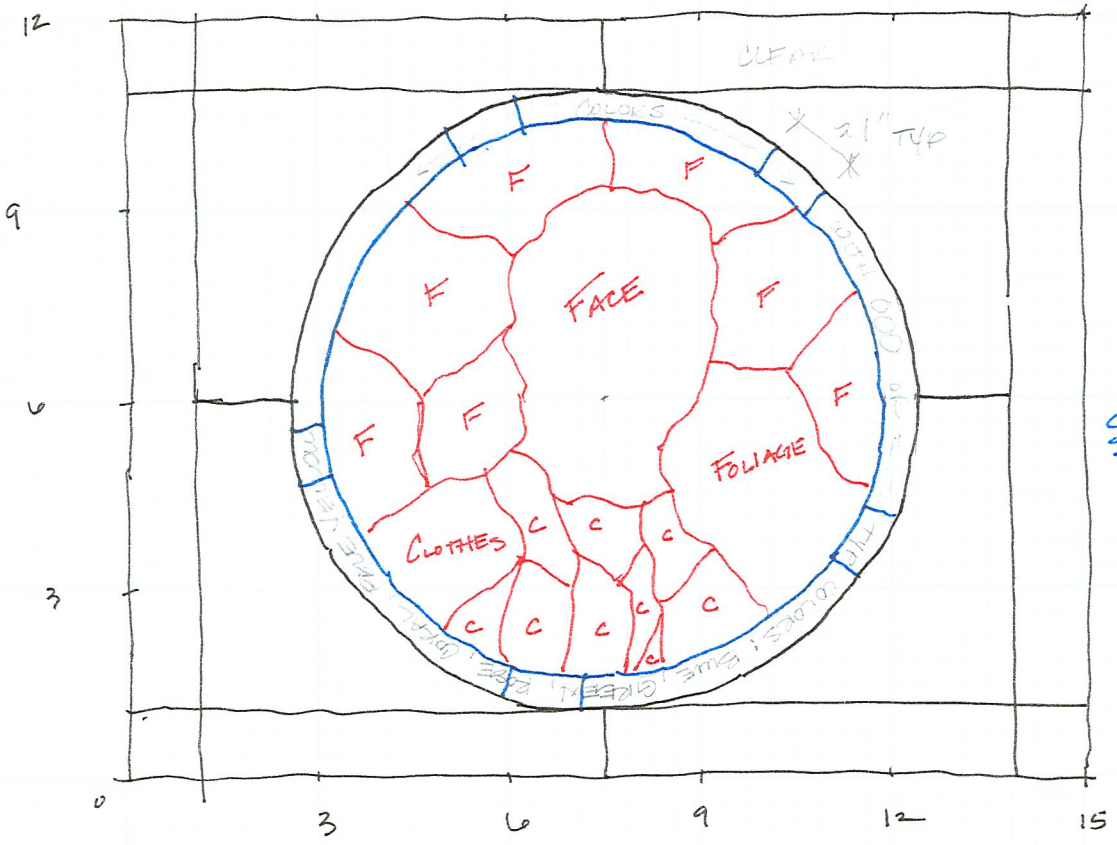
|| division on either side of central panel does this in plan:



South
- East — good
- West
  - Crack in rose surround near bottom of portrait
  - bow outward 1/8 - 1/4" at joint where b.o. circle meets vertical & horiz.

@ east portrait left side of his collar pin hole btwn glass & narrow came is open

E.A. Poe is bowing into room at his chin ≈ 1/8 - 1/4"



BLACK = 1/2" CAME

BLUE = 3/16" CAME

RED = 1/8" CAME

FOLIAGE NOTES:

SOUTH

SCROLLING LEAF: 2 on south (1/2 dbl + sngl)

THE OTHERS DIFFER FROM ↑ & EACH OTHER

POE HAS BERRIES in pairs

NORTH

ACORNS: 2 have acorns (1/2 dbl + sngl)

THE OTHERS DIFFER FROM ↑ & EACH OTHER

SHAKESPEARE HAS BERRIES BUT NOT SAME AS POE. (single berries.

pg 2 of 2

8.13.2009

JH

North Library Transom



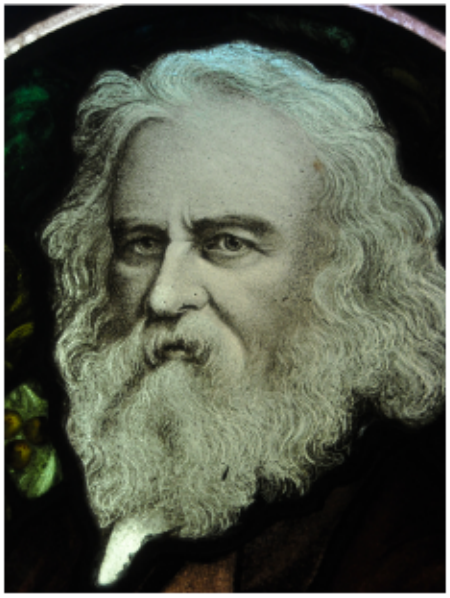
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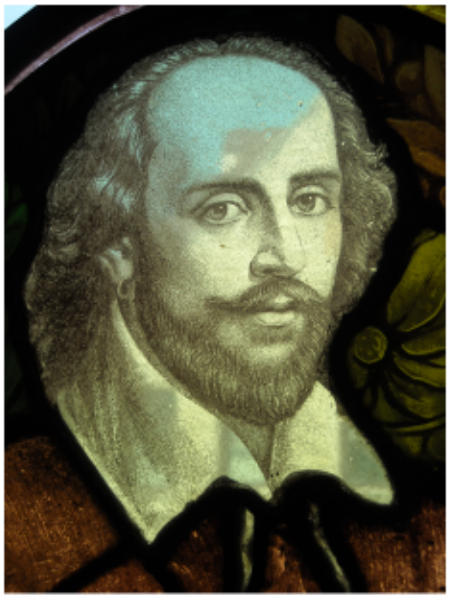
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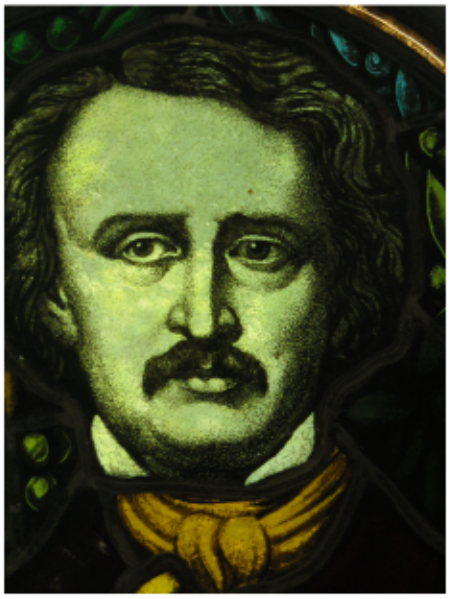


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South Library Transom



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South Library Transom



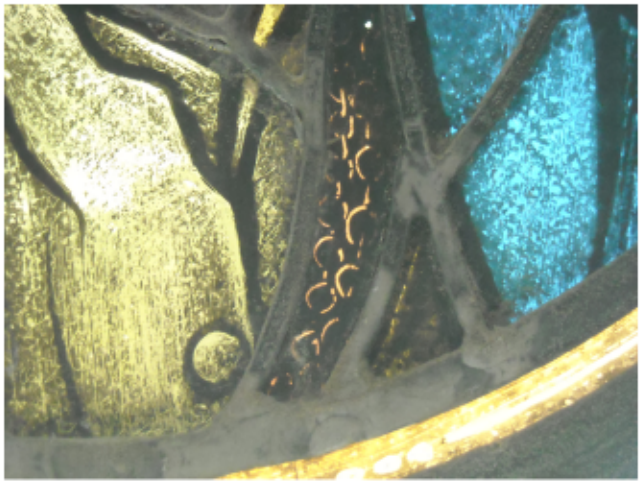
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STAINED GLASS:

RESEARCH INTO THE POSSIBLE MAKERS AND DESIGNERS

Notes on Morris & Co.'s domestic stained glass

by A. C. Sewter

FROM time to time the firm of Morris & Co made stained glass for private houses. Much of the material was naturally of secular, or at any rate non-Christian subjects. While quite a number of windows of this kind are known, much of the material is difficult to trace and identify, for various reasons. In the first place, the clues to it which are to be found among documentary sources are often exasperatingly vague. Secondly, many of the houses in which it was installed have since been demolished and the glass destroyed, dismantled, moved or sold. And thirdly, the information which we have about individual commissions is often insufficient to permit the conclusive identification of the various panels which occasionally turn up without recorded history. Under these circumstances it is hoped that publication of some notes on Morris' domestic glass may lead to the identification of further examples.

It must be emphasised that the present notes do not aim at completeness. That would be impossible in the space at our disposal. Windows for Oxford and Cambridge colleges and for chapels in schools, colleges, hospitals and universities elsewhere are not included; neither are the well-known sets of Ladies Tending Flowers done for the Green Dining Room of the South Kensington Museum in 1866/67; of Scottish Worthies for the Dundee Council Chambers in 1889; or of the Story of Tristram and Isoude commissioned in 1862 by Walter Dunlop of Harden Grange, Bingley, and now in the Cartwright Memorial Hall, Bradford. Similarly, religious subjects done for chapels in private houses, such as those at Castle Howard, Tabley House, etc., are omitted; but an exception is made for St Cecilia, who for obvious reasons was specially suitable for domestic use. A few religious subjects, included in Marillier's MS notes under the name of a person, are also left out, since it has been found in certain instances that these are in fact church windows.

Perhaps the best way to marshal the mass of data is to deal with

EXPERT FROM THE *Journal of William Morris Studies*
JWMS 1.1 (Winter 1961): pages 22-28

the subjects in groups, which I propose to letter with roman capitals.

A: Viking subjects. This series was first designed by Burne-Jones in 1883/84 for Miss Catharine Wolfe's house, Vinland, Newport, Rhode Island. The seven individual subjects are: Frey, Thor, Odin, Karlsefne, Leif the Lucky, Gudride, and Viking Ship. The cartoons are in the Birmingham City Art Gallery (408/410'27 and 1134/1136'30), and six of them are reproduced in Malcolm Bell, *Burne-Jones, a Record and Review*, 1894, opposite p. 68. The Vinland window was removed in 1934 and was bought in 1937 by Cohen Brothers of Baltimore. One panel from it, Leif the Lucky, is now in the possession of Mr Otis Beall Kent of Rockville, Maryland. The others are untraced.

This set apparently supplemented a series of 10 Planets, also designed by Burne-Jones, in 1878. According to Marillier these were made for 'Woodlands', but I have come across no clue as to where this might have been. The subjects were: Venus, Luna, Morning Star, Evening Star, Saturn, Mars, Earth, Sol, Jupiter, and Apollo. No complete set of these is known. Several partial repetitions of these two sets were made:

1: The first, of 1885, forms part of a window in the hall at Thornbridge Hall, near Great Longstone, Derbyshire, and was done for a Mr Marples. The house is now a teacher training college run by the City of Sheffield Education Committee. The window is intact. The relevant subjects are: Luna, Earth, Morning Star, and Evening Star.

2: In 1896 a circular window with the Evening Star was made for Mr Howgate of 22 Park Row, Leeds. I have no information as to what happened to this.

3: In 1901 a series of windows was supplied to W. E. Cooper of Hume Towers, Branksome Wood Road, Bournemouth, which included the following: Morning Star, Evening Star, Sol, Luna, Mars, Venus, and Jupiter. All of these were destroyed in the last war.

4: Also in 1901 three of the same set were supplied to the Exchange, Adelaide, *viz:* Morning Star, Evening Star, and Sol. I have no further information about these.

5: In 1903 a window was made for James Wilcock, JP, of Wilmar Lodge, Pleasington near Blackburn, comprising the following subjects: Luna, Earth, Sol, Thor, Odin, and Frey. This window was acquired by Mr Henry Whittaker and presented in 1958 to the Queen Elizabeth Grammar School, Blackburn. It is now erected on the staircase of the new Holden Science Laboratories.

6: In 1913 a set was supplied to J. A. Roberts of 6 Earls Avenue, Folkestone, consisting of: Sol, Viking Ship, Luna, Thor, Odin, Frey, Karlsefne, Gudride, and Leif the Lucky. This set has disappeared.

B: A series of subjects which proved popular for domestic glass,

and which were specially suitable for library windows, were figures of poets. The first series of poets were those designed by Burne-Jones and Madox Brown about 1872/74 for the Combination Room at Peterhouse, Cambridge. They were: Homer, Aeschylus, Horace, Lucretius, Dante, and Chaucer, all of which were by Burne-Jones; and Spenser and Milton, both by Madox Brown. New versions of the first three on a larger scale were designed by Burne-Jones in 1892 for the Bute Hall at Glasgow University, when Shakespeare and a fresh Milton were added from designs by J. H. Dearle.

Windows made from these sets for private patrons included the following:

1: In 1873, for Sir William Armstrong, the Peterhouse Dante and Chaucer, Spenser, Homer and Aeschylus, together with newly designed figures of Milton by Ford Madox Brown, and Virgil and Horace by Burne-Jones. These were placed in the top lights of the library bay window at 'Cragside', Rothbury, Northumberland, where they still are. The 'Cragside' Milton represents the poet old and blind, whereas at Peterhouse he is shown young.

2: Also in 1873, a Dante for 'Mr Gardiner'. No further information.

3: In 1875, Homer and Aeschylus, Virgil and Horace (in pairs), with the addition of a Poetry specially designed by Burne-Jones, were made for Joldwynds, the house built by Philip Webb in 1873 for Sir William Bowman, Bt. It was near Dorking The house was demolished about 1925. The panels of Homer and Aeschylus at the Victoria and Albert Museum might conceivably have come from Joldwynds, but the balance of probability is otherwise; and there is no evidence known to me to indicate what became of the others.

4: Probably about 1876, for Sidmouth Manor, Devon: Homer and Aeschylus, Horace and Lucretius, Chaucer and Dante (again apparently in pairs), and another poet, writing. These formed part of a scheme along with other subjects which will be mentioned below. The windows were subsequently dismantled and sold separately. Again it is possible that the three poets at the Victoria and Albert Museum may have come from Sidmouth; but as they are not in pairs this is unlikely. I have no evidence of their present whereabouts.

5: In 1888 Dante and Chaucer (probably in a single panel) were supplied to Mackmurdo and Horne, presumably for a client. No further information.

6: Undated, but probably in the 1870's, Horace and Milton, both as at 'Cragside', and now in the library windows at Wightwick Manor, Wolverhampton. They are set on quarry grounds, with scrolls above their heads.

7: 1901, for Hume Towers, Bournemouth (see paragraph A. 3, above): Homer, Aeschylus, Virgil, Horace, Dante, and Chaucer. The first three only survive.

c: Another set of designs with poetic associations was the series of Chaucer's Good Women designed by Burne-Jones in 1864/65. These appear to have been commissioned originally either for Peterhouse or for Birket Foster's house, The Hill, Witley, Surrey.

EXPERT FROM THE *Journal of William Morris Studies*
JWMS 1.1 (Winter 1961): pages 22-28

There were seven subjects, *viz:* Amor and Alcestis, Thisbe and Philomela, Phyllis and Hypermnestra, Medea and Hypsiphile, Dido and Cleopatra, Ariadne and Lucretia, and finally Chaucer himself, lying asleep on the ground.

The Peterhouse set is still there, in the Combination Room. Birket Foster's set has been lost sight of. A third set was made at some unspecified date for A. A. Jack. A set was shown by Morris & Co at the Paris Exhibition of 1914; it may have been one of those already mentioned, or still another. Further, in 1873 some windows supplied to 'Pease' included a Medea and an Ariadne which would seem to be additional examples from the same series.

The Victoria and Albert Museum has three panels from this series, *viz:* Amor and Alcestis, Dido and Cleopatra, and Chaucer. Since they were acquired as far back as 1864, it is clear that they could never have formed part of the complete sets. Mr David Gould also has three panels, *viz:* Phyllis and Hypermnestra, Medea and Hypsiphile, and Dido and Cleopatra, which appear to be from an early set. He bought them from a sale at Sotheby's 14 Feb. 1947, the property of P. Lumley Ellis of Littlefield Manor, Worplesdon, Surrey. They do not agree in detail with published reproductions of the Birket Foster set.

D: Another Chaucer series consisted of heads of his heroines in roundels, also from Burne-Jones's designs. The documentation of these is unfortunately very unclear. Only four subjects actually occur in Burne-Jones's account books, dated August 1865; but the complete set of heads in roundels appears to have comprised nine subjects, *viz:* Penelope, Cecily, Cresside, Dorigen, Griselda, Constance, Helen, Chaucer, and (however incongruously) Homer. No complete set is known.

A Penelope at the Victoria and Albert Museum was acquired in 1864. Three panels of the series are in the Birmingham City Art Gallery, to which they were bequeathed in 1927 by J. R. Holliday. They are: Penelope, Dorigen and Constance. It is not known where Holliday acquired them.

Marillier's notes record only two fairly complete sets: 1: for Sidmouth Manor, 1876, comprising the first seven subjects; 2: for Mr Donald of 21 West Princes Street, Glasgow, 1877, comprising the first six subjects. No further information. A third set, of four only, are at Thornbridge Hall; subjects are: Griselda, Dorigen, Constance, and Cresside. In addition, a Penelope was made for 'Roberts' in 1874; and a Constance for 'Mr Rive' in 1880.

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JWMS 1.1 (Winter 1961): pages 22-28

Two roundels of this series now at the Labour and William Morris Hall, Wimbledon, *viz:* Chaucer and Helen of Troy, are said to have been given by William Morris to Chambrey C. Townshend, whose widow and daughter presented them to the Hall in 1931.

E: The series of Minstrel Figures designed by Morris himself at some date between c. 1864 and c. 1871, frequently used as Minstrel Angels in the tracery of church windows, were also popular without wings, for domestic use. A set of 12 was supplied to Sidmouth Manor about 1876. Four, of the same year, are in the window at Thornbridge Hall. Five were supplied in 1877 to 'Ripley'; and four in 1882 to 'Mr Watt'. These last, in two panels each with two figures, have come to rest in the Montreal Museum of Fine Arts, to which they were presented in 1919 by the daughters of David A. P. Watt in memory of their father. Another two were supplied in 1882 to F. A. Hasserick; and the same two designs in 1878 to Farnham Hall. In 1873 a set of six went to 'Bingley Grange', according to Marillier's notes; this is probably a mistake for Harden Grange, Bingley, from where two such figures were acquired in 1916 by the Bradford City Art Gallery, along with the Tristram and Isoude panels. The other four are missing. Two minstrel figures, together with a Choir of Angels also by Morris, were supplied in 1877 to F. Milbank, of Moreton Gardens (wherever that may be). They are untraced. A single one, together with a Helen of Troy (which was probably a roundel from series D), was done for 'Mr Codman' in 1880. This name should very likely be Major Godman, who was an important client of Philip Webb the architect. A set of five was made in 1901 for Hume Towers, Bournemouth. They survive, but in somewhat damaged condition.

The best remaining examples of these figures, from secular sources, are two in the Birmingham City Art Gallery, and three at the Victoria and Albert Museum. In neither case is it known from where they came.

F: The series of six scenes from the Life of St George, designed by D. G. Rossetti in 1862 again presents problems. According to Marillier's notes, the series was first made for Harden Grange, Bingley, but this is almost certainly a mistake. Whatever its intended destination, however, it seems not to have stayed there, because the set of panels at the Victoria and Albert Museum, bequeathed by J. R. Holliday in 1927, may fairly confidently be identified with it. A second set was made eleven years later,

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JWMS 1.1 (Winter 1961): pages 22-28

for Sir William Armstrong; these, like the set of poets, are fitted in the top lights of the library bay window at 'Cragside', Rothbury, Northumberland; and a third set, of five panels only, in 1873 for 'Pease'. These last are untraced.

G: We are now left with a category which can only be called miscellaneous.

1: A Flora designed by Burne-Jones, but not documented, was repeated several times. The first was in 1896 for The Hill, Witley, and was charged to S. G. Cooke of 3 Hyde Gardens, Eastbourne. It was accompanied by a Cecilia. One year later the same two subjects were supplied to 34 Hyde Park Gardens, though this Cecilia was apparently a different design. In 1899 the Flora was also made for Mr Jackson of Welton House, Brough. All of these are untraced.

2: In addition to the Cecilias just mentioned, a repetition of the large figure of St Cecilia from the window in Christ Church Cathedral, Oxford, was supplied in 1881 to 'Heaton' (presumably Clement Heaton the designer, of the firm of Heaton, Butler and Bayne, themselves makers of stained glass, among other things); and this was followed two years later by repetitions of the three small panels with The Conversion of Valerian, Valerian and the Angel, and The Martyrdom of St Cecilia, from the same window. These are probably identical with glass made for J. D. Birchall of Bowden Hall, Gloucester, containing these subjects, which was dismantled when Major Birchall moved to the Cotswolds about 1926. The three small panels are now in the possession of Lady Birchall at Cotswold Farm, Cirencester. The large panel was for sale in 1926, and is possibly the one now at the William Morris Gallery, Walthamstow, though the Walthamstow example may be of later date. In fact another Cecilia of his pattern was made in 1883 for a house in Onslow Square; and another in 1895 for the library window at 'Holmstead', presumably a private house; and also in 1895 yet another for 'Sandhays', most likely another private house.

3: In 1870 two windows of Lancelot and Elaine, each with a panel 34 by 20 inches, set in quarries, were supplied to Lunefield, Kirkby Lonsdale. This was a house built by Alfred Waterhouse for Alfred Harris, whose family subsequently moved to Wharfenden, Frimley Green. The windows were then offered for sale back to the firm of Morris & Co. The Elaine panel is presumably that at the Victoria and Albert Museum (C. 321-1927), but the Lancelot panel seems to be lost.

4: A rather unusual commission of 1896 was for repetitions of three subjects of The Virtuous Woman, originally designed by Burne-Jones in 1874 for Paisley Abbey. These were as follows: 'She layeth her hand to the spindle', 'She planteth a vineyard', and 'She stretcheth out her hands to the poor'. They were ordered by Charles Rowley, of New Cross, Manchester; but whether for his own use or for a client is not known. They are untraced.

5: The Seasons. A series of 4 female figures holding sprays. Sets of these were made for 'Mount Temple' and for Sir William Armstrong at 'Cragside', Rothbury; a set now in the Birmingham City Art Gallery may possibly be the 'Mount Temple' one, or it may be a third. The Birmingham set have quarry grounds, with a single tree in each panel, but the 'Cragside' set have

backgrounds filled with foliage. They are placed in the dining room, two on either side of the fireplace. The figures were probably designed by Morris himself; at least, no entry for them appears in Burne-Jones's account books, while attributions to Rossetti or Madox Brown would be out of the question.

If anyone can add to the information summarised here, or help me to trace any of the missing pieces, I should be most grateful. Letters should be addressed to me at 5 Nursery Avenue, Hale, Cheshire. If members of the William Morris Society find these notes interesting, a further series may be published later.

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THE STAINED GLASS OF WILLIAM MORRIS AND HIS CIRCLE

A. Charles Sewter

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NK
5343
.S48
Art

R00034 57913

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Contents

ACKNOWLEDGEMENTS vii

SOURCES OF ILLUSTRATIONS xi

1 THE VICTORIAN REVIVAL OF THE ART OF STAINED GLASS 1

2 THE MORRIS FIRM: EARLY YEARS 17

3 THE MORRIS FIRM: 1869–1875 35

4 THE MORRIS FIRM: 1875–1898 45

5 DESIGNERS OF STAINED GLASS FOR THE MORRIS FIRM 59

6 THE MORRIS FIRM AFTER 1898 79

CONCLUSION 87

NOTES 91

GLOSSARY 99

APPENDIX: GLASS-PAINTERS AND GLAZIERS IN THE MORRIS FIRM 101

SELECTED BIBLIOGRAPHY 103

INDEX OF ILLUSTRATIONS 109

GENERAL INDEX 113

ILLUSTRATIONS 121

I

The Victorian Revival of the Art of Stained Glass

Writers in Victorian times devoted a great deal more attention than in any previous period to the description, analysis, criticism and propagation of the arts. Most especially, they were concerned with the question of the relationship between the 'fine' arts of painting and sculpture, and the 'applied' or 'minor' arts, many of which had acquired a new importance in the national economy as a result of the development of industrial or semi-industrial methods of production. The artistic qualities of manufactured goods, it was realized, could have an important influence upon their salability in the market, and hence upon the prosperity of the nation. It therefore became a matter of national concern to encourage good design and to improve the education of artists, designers and craftsmen. A great deal of effort was directed towards researches into the techniques and processes of the arts of earlier periods, towards the organization of exhibitions, the foundation of museums and art galleries, the establishment of art schools, lectures, classes and mechanics' institutes. Much of this effort was perhaps misguided, and there can be no doubt that the Victorian period produced a phenomenal quantity of ambitious pseudo-artistic monstrosities, based upon totally false notions of the relationship between form and ornament. Many of the products shown in the Great Exhibition of 1851 seemed to express the belief that the more the craftsman and designer elaborated their work, the more they tried to make it look like something other than what it really was, the better it must be as a work of art.

But the path towards a sounder taste was gradually discovered, mainly as a result of the operation of two factors of prime importance: firstly, the enthusiastic study and discussion of the art of earlier periods, and the discovery of the principles of design implicit in it; and secondly, the development among the craftsmen and designers of an appreciation of the actual materials in which they worked, and a feeling for the treatments and processes which best exposed the qualities of those materials, whether of wood, metal, glass, textiles, or whatever. These two factors operated, so to speak, at opposite ends of the art-producing sector of society, the first in the intellectual world, the second in the workshop; and their full effect depended upon their meeting in those all-too-rare persons who were capable of understanding theoretical principles, and at the same time were either skilled and experienced in workshop practice, or at least possessed a quick and intuitive responsiveness to workshop materials, tools and processes. This was the situation which gave such importance to men like Augustus Pugin and William Morris.

The art of stained and painted glass itself required a similar conjunction of the imaginative faculties of the painter-designer and the craft skills of the cutter, glass-painter, kiln-man,

assembler and glazier. The revival of this ancient art in the Victorian period, which became one of the most spectacular phenomena of the century's art, was brought about primarily by an enthusiasm which was capable of fusing together the imaginative, intellectual and practical raw materials. Characteristically, one of the best expressions of this enthusiasm was written by Francis Wilson Oliphant, a man of some education, 'an artist well skilled in drawing the human figure', and a glass-painter of considerable experience.[1] In his pamphlet, entitled *A Plea for Painted Glass* (1855), he wrote:

> The power of glass . . . to convey colour is quite unique; no kind of painting can at all come up to it. It is true, we cannot have the infinite gradations of our great oil colourists; we cannot round one tint imperceptibly into another, as it is given to them to do; so much we grant; but for power and brilliancy, or even harmony and sweetness, glass well-made and skilfully used has a scale of beauty which no gradated pigments laid on an opaque surface can hope to equal. Glass . . . is a luminous material, full of points which catch the light like the facets of a diamond; and it is this which accounts for the gem-like lustre of old windows. Always light, because always suspended against the day, they yet respond with indescribable sympathy to every change in the heavens, answering one by one, sweet vassals of the sunbeams, according to place and aspect, to the inspiration of the light. In the north and east, they proclaim the sun's rising with a flush of radiance, which gradually melts into repose, as the great exhibitor passes round the south to glow there in the splendour of noon, and finally blazes and sinks behind the glorious western window, which waits all day for that beatitude of sunset, with which its beauty is identified.[2]

This rhapsodic appreciation of the inherent qualities of the medium represents a fresh discovery by the awakened sensibilities of the period, and it was this which underlay all the efforts of the revival, and provided its motivation.

Of course, among the vast quantities of stained-glass windows produced in the nineteenth century, a great deal is artistically negligible or deplorable, produced by artisans in commercial workshops simply as an article of trade, and as devoid of good drawing, imaginative design and profound feeling as of true understanding of the materials. But the best Victorian windows, among which some of those produced by Morris's firm must take the pre-eminent place, were the finest stained glass made in at least three hundred years. The wilfully blind attitude of the older historians who, after subjecting the structure, decoration and fittings of a church to scrupulous and detailed description and analysis, could conclude by remarking that 'the stained glass is entirely modern', leaving it at that, will no longer do. As long ago as 1937, the late Dean Milner-White remarked that 'one day it will fall to the historian to write the full story of the revival of glass-painting in the nineteenth century.'[3] That day must now be very near. A re-assessment of Victorian achievement in many spheres of artistic activity is, indeed, needed; but in no field is a fresh investigation so urgently required as in that of stained glass, which is unfortunately

being lost or destroyed almost daily as a result of ignorance, prejudice, the shifting of residential areas and the demolition of redundant churches.

At the present stage of research, however, no thorough and systematic survey of the whole field is yet possible; there are too many unanswered questions, too many important names to which it is possible to attach only a very few actual surviving examples. The productions of some of the best studios vary disconcertingly in both style and quality over a period of time, and these variations are often unintelligible unless one can discover who were the designers. Information of this kind is often elusive, and in its absence generalizations are extremely risky. What is required above all is a series of monographic studies of the most interesting individual artists and firms, based upon such archive materials as are available, identifying windows and designers, and supplying reliable dates, so that chronology and development can be understood. This is what I have tried to do for the firm of Morris and Company. No other firm's output is more worthy of this detailed attention.

Before describing the windows made by this firm, and defining the characteristics of their style and development, it is necessary to sketch in something of their historical background. Perhaps the greatest difficulty in appreciating the nature of the Victorian achievement in stained glass arises from the very considerable obscurity which prevails on the subject of stained-glass work in the preceding generations.[4] There are, of course, close connections between the revival of interest and activity in stained glass and the Gothic Revival in architecture. It is significant that Horace Walpole, one of the first architectural neo-Gothicists, was also among the first collectors of early stained glass. Some of the glass which he collected fortunately still remains in the windows of his villa at Strawberry Hill: a number of small medallions and panels from Swiss, Flemish and other sources, and mostly of late-sixteenth- or seventeenth-century date, decoratively arranged and supplied with borders and in-fillings by William Peckitt (1731–95) (*1*).* Such medallions and panels, however, usually of domestic application and generally painted in enamel colours on single pieces of more or less clear glass, gave little indication either of the structure of mediaeval and Renaissance church windows as mosaics of variously coloured pot-metal, or of their principles of composition. Peckitt and a few of his contemporaries such as James Pearson (born 1750) and Francis Eginton (1737–1805) did, indeed, make a number of church windows, sometimes utilizing the mediaeval figure-and-canopy type of design, and incorporating some coloured pot-metals: as, for instance, in the window of 1769 by Peckitt, originally in St John's, Manchester, and now, rather clumsily cut down to fit its new situation, in St Mary's, Hulme, Manchester (*2*). But the variety of coloured pot-metals available was very limited, the quality of the glass itself was poor, a heavy reliance on painting in enamel colours was general, and the part played in the design by lead-lines was not clearly understood.

These eighteenth-century men tended to think of stained glass simply as painting on a transparent support instead of on canvas, and to ignore the special demands of the medium.

*Arabic figures refer to the black-and-white illustrations, Roman numerals to the colour illustrations.

In matters of design, they relied to a great extent upon copying paintings by admired old masters such as Raphael, Rubens or Guido Reni, intended for totally different purposes, and usually known by them only through the uncoloured translations of engravings; or they copied paintings by contemporary artists such as John Hamilton Mortimer, Benjamin West or Sir Joshua Reynolds.

The most important windows executed in England during the second half of the eighteenth century, those made by Thomas Jervais in 1777–83 for New College Chapel, Oxford, are typical of the whole period (*3*). The designs consist of an adaptation by Reynolds of Correggio's *La Notte*, and a series of allegorical figures of Christian Virtues by Reynolds himself. The colouring relies almost totally upon opaque enamels; the neo-Gothic canopy-work above the Virtues, which was the work of Jervais, lacks all architectural sense; cutting is reduced to the simplest possible lines, and the general effect is of a series of painted rectangular panes separated by a crude grid of bar-lines. At this period, indeed, the ancient technique of the mediaeval and Renaissance glaziers was in decay, if not entirely lost. Because of the obscuring effect of the enamel colours, men like Jervais chose to use thin and clear glass, and good quality pot-metals tended to disappear from the market. The 'really important glass, "flashed" ruby (that is to say, clear glass coated with a thin layer of red glass), was apparently unobtainable. Glass as nearly red as possible was produced by staining the glass several times by the old "yellow-stain" process.'[5]

Between this period and the opening of Morris's stained-glass studio in 1861, a great deal happened, both technically and artistically, in the recovery of a proper understanding of the art. The man who probably did more than anyone else to re-establish the mosaic principle was Thomas Willement (1786–1871), whose first windows were made in 1811. A distinguished expert on heraldry and a Fellow of the Society of Antiquaries, he devoted much scholarly attention to mediaeval ornament and design. Unfortunately, he was a poor designer of figures. An important window which he made in 1843, the east window of the Lady Chapel at Wells Cathedral, typically consists of a structure of strong, well-designed Decorated canopy-work, with archaistic figures derived from a variety of mediaeval sources, inserted somewhat incongruously in the openings (*5*). A little later, as in his Maria Bethune memorial window of about 1850 in the south transept at St Nicholas, Worth, Sussex, his figures become less deliberately archaic and take on instead an academic Raphaelesque look which does not accord well with their setting. He is seen at his best, perhaps, in purely heraldic work, such as the really splendid Grantley window of 1840 in the north nave aisle at Ripon Cathedral.

But Willement's use of the mediaeval method of constructing a window out of a mosaic of small pieces of variously coloured glass, and using enamel colours only for the necessary shading and details of drawing, was much in advance of the methods of most of the glass-painters of his generation, who continued to think of a window as a picture on glass. As F.M. Drake remarked, 'Impossible as it may seem to those acquainted with the works

of the eighteenth century, things actually got worse and worse during the first quarter of the nineteenth.'[6] There is, if possible, even less sense of the quality of the glass itself in a window such as Joseph Backler's Ascension of 1821 in St Thomas's church, Dudley, than in Francis Eginton's Faith of 1795, after Guido Reni, in St Alkmund's, Shrewsbury (*4*). Though skilfully and not insensitively painted, Backler's work is simply a coloured painting in enamel colours, mostly on clear glass panes of regular rectangular shape. The slowness with which the advantages of the mediaeval mosaic system came to be recognized is well illustrated by a window of 1844, signed by G. Hoadley, at the west end of St James's, Fulmer, Buckinghamshire, which uses the design of one of Reynolds's Virtues, without the interruption of regular bar-lines, and with the minimum of lead-lines. The idea seems to have been widely held that both bar-lines and lead-lines were annoying interruptions of the painted representation, and if they could be eliminated entirely, so much the better. It was symptomatic that among the exhibits shown by the St Helen's Glass Company in the Great Exhibition of 1851 was a transparency of St Michael casting out the Great Red Dragon painted by Frank Howard on a single piece of glass nine feet high by five feet wide.[7] No doubt this was an astonishing technical achievement; but, since the painting must necessarily have been carried out entirely in enamels, it could have had none of the qualities of pure and luminous colour which only coloured pot-metal unclouded by enamel can give, and which were shortly to be so rapturously admired by Francis Oliphant.

A good deal more research is needed before a proper history of this period can be written; but it is clear that the work of a number of men gradually prepared the way for the high Victorian achievement. Examples of mediaeval glass were carefully studied from the points of view of technique, style and iconography. A paper by the German Dr M. A. Gessert, published in 1844, gave clear and precise accounts of the basic technical procedures of the mediaeval glaziers; and John Weale published descriptions and illustrations of mediaeval glass at York, Gouda, and Temple Church, London.[8] These and other publications of a similar kind[9] were followed only a few years later by the most influential writings of the century on stained glass, those by the lawyer Charles Winston (1814–64), who had devoted many years to the study of mediaeval, Renaissance and modern glass. His book, *An Inquiry into the Difference of Style observable in Ancient Glass Paintings, especially in England: with Hints on Glass Painting, by an Amateur*, the two volumes of which were published in Oxford in 1847, decisively marked the beginning of a new epoch.[10]

Winston's primary purpose was to provide for stained glass an historical and stylistic classification similar to that worked out by Thomas Rickman for Gothic architecture; and the main sections of his text examine in considerable detail the materials, processes, figures, foliage, borders, patterns, heraldry, lettering, canopies, etc., in the 'Early English', the 'Decorated', the 'Perpendicular', the 'Cinquecento' and the 'Intermediate' styles. The second volume provided a series of seventy-five plates, many in colour, illustrating

carefully chosen examples. This was in itself an invaluable service which made easily available to the modern craftsman a comparative and historical corpus of material of which he had too often been ignorant. Even had he done no more than this, Winston's work must have contributed substantially to a new understanding of what constituted a good window. But in fact he went much further. In the second chapter of his book he discussed with intelligence the relationship between windows and the architectural interiors of which they formed part, the choice of suitable subjects, and what he regarded as the 'true principles of glass painting'. He continually emphasized the differences between what was appropriate in a window and what was better suited to painting in oil or water-colour. He understood very well the importance of lead-lines and saddle-bars as elements in the design; and he insisted on the importance of keeping the lights clear and bright, and consequently avoiding 'the heaviness occasioned by a disproportionate preponderance of shadow', which he found in 'most of the glass-paintings which were executed after the middle of the sixteenth century, including the production of the modern Munich school'.[11] These views certainly mark a decisive change of attitude from that of most glass-painters of the previous generation. Winston's general conclusions, which he conveniently summarized, were of the greatest importance and influence in the succeeding decades. 'I have thus endeavoured,' he wrote, 'however imperfectly, to point out the great principle adopted in the first half of the sixteenth century, of preserving the brilliancy and general transparency of the glass, and of promoting the distinctness of the design by the use of clear lights, transparent shadows, and strong contrasts of light and shade.'[12]

In general, Winston favoured the 'mosaic system' of glass-painting, according to which 'each colour of the design, except yellow, brown, and black, must be represented by a separate piece of glass',[13] yellow and brown being excepted because of the possibilities of staining. What he called the 'mosaic enamel method', employing both white and coloured glass and every known variety of stain and enamel colour, as practised in the first half of the sixteenth century in the Low Countries, represented for him the highest class of accomplishment. He especially admired the windows from the abbey of Herckenrode, installed in the Lady Chapel of Lichfield Cathedral.

Of course, the revival of this system had already taken place at the time Winston wrote, and he noted with commendation some examples of it, such as a window on the north side of the nave in Farningham church, Kent, in the style of the latter half of the fifteenth century, by Charles Clutterbuck.[14] He was emphatic, nevertheless, that mere imitation of the style or drawing of an earlier period should not be encouraged. He especially castigated 'the folly of admiring ancient art for the sake of its bad drawing, and of imitating its bad drawing',[15] of which Willement had been guilty at Wells Cathedral. The charm of mediaeval work was due, he asserted, not to its distortions, but to 'the real artistic feeling, and thorough conception of the subject, which are expressed' in it.[16] If such qualities were to be recovered, it was essential to the advancement of glass-painting

as an art, that *artists* be encouraged to practise it, in distinction to 'those mere *artisans* who at present make it their trade'.[17]

Winston's remarkable book concluded with a series of appendixes almost as important as his main text. The first of these is a fully annotated translation of the second book of the *Schedula Diversarum Artium* by the monk Theophilus, on the making of glass and the methods of using it in pictorial windows, among other things.[18] This was, I believe, the first English edition of this important mediaeval craftsman's handbook.[19] Other appendixes deal with extracts from mediaeval account rolls relating to stained glass, lists of the subjects represented in the ancient windows of Canterbury Cathedral, extracts from *Piers Plowman* selected to show the practice of introducing armorial bearings and portraiture, and finally some examples of monumental inscriptions from late mediaeval windows.

The importance of Winston's achievement can hardly be exaggerated. The mosaic system now became the one almost universally used, supplanting within a few years the style of pictorial transparencies. Just how little we still know about the activities of Winston's generation, however, becomes clear when we extract a list of the recent and contemporary artists in stained glass whose works he mentions. The works of Miller, T. Ward, J. H. Nixon, Thomas Willement, Charles Clutterbuck, William Wailes, George Hedgeland and others all need to be thoroughly investigated before the situation at the end of the first half of the nineteenth century can be fully understood.[20]

The greatest difficulty which faced artists sympathetic to Winston's views was the poor quality of the glass that was available to them. The method of making 'flashed' ruby is said to have been rediscovered by Bontemps in 1826;[21] and pot-metals of various colours were again in use, but in their efforts to overcome the disadvantages of the thinness, smoothness and excessive transparency of the modern materials, artists such as Willement were in the habit of 'antiquating' glass by applying on the outside a coating of white enamel, which made it opaque and dull. Worse still, other artists such as William Warrington, described by a writer in *The Ecclesiologist* as 'a great practitioner in the "dirty" school,'[22] attempted to imitate the appearance of mediaeval windows by brushing on quantities of boot-black.

Winston pointed out at length the similarity in colour between modern and sixteenth-century glass, but the total dissimilarity in material. This he recognized as presenting a serious obstacle to the revival of any of the styles of mediaeval glass-painting. But colour was not the only consideration. As he wrote,

> The ancient *tints* have in many instances been reproduced, but not the *textures* of the more ancient material. Consequently there is a difference of effect between the modern and the ancient glass. The former is more homogeneous, and therefore clearer, and more perfectly transparent than the latter, especially than that belonging to the twelfth and the two following centuries: and I feel persuaded that it is to this

circumstance that we must refer the poor and *thin* appearance, which almost every modern glass painting . . . presents in comparison with an original specimen.[23]

Continually returning to these complaints, Winston supported his views by making, or having made, a series of physical and chemical investigations of ancient glass. He found that it was irregular in thickness, with many streaks and bubbles, and consequently exhibited varieties and shades of tone, and a sparkle not to be found in modern materials. By means of microscopic examination of sections, he demonstrated the significance of the variations in positions and thickness of the striations of colour within the body of flashed ruby of various mediaeval periods, which of course affected their translucency and depth of colour; and he recorded these observations in a series of beautiful drawings now in the British Museum.[24]

In all this, Winston was undoubtedly right, and it was largely due to his efforts that the materials available to the stained-glass trade were improved. In the autumn of 1849 Winston arranged with Dr Medlock of the Royal College of Chemistry to make a series of analyses of specimens of twelfth-century blue glass. When completed at Easter 1850, they showed that, contrary to the theory of Robert Hendrie and Mrs Merrifield, the colouring matter used was not lapis lazuli but cobalt.[25] Other colours also were analysed, and the next problem was that of synthesis. Winston offered the results of the analyses to Chance Brothers & Co. of Birmingham, the glass makers, if they would attempt to make glass based on these formulae; but the offer was refused. He then went to Powell and Sons of Whitefriars, London, where the firm's chemist, Edward Green, undertook the task. By 1856 Green had succeeded in making the blue, a streaky ruby, several kinds of green, yellow and white, and a few shades of purple.[26] Winston commemorated the triumph by having two windows of the new glass made at his own expense, for the north and south sides of the aisle of the round part of Temple Church, London. One contained Old Testament and the other New Testament subjects. They were made by Ward and Hughes of Frith Street, Soho.[27] Unfortunately, they do not survive; but they were a prelude to a widening sphere of activity on Winston's part.

Late in 1854, the Dean and chapter of Norwich Cathedral had invited him to superintend the production of a large window to be made of the new glass and painted by George Hedgeland. When it was completed, Winston proudly referred to this west window as 'the best window of modern times', which it may very well have been, if only for a few years.[28] The authorities of Lincoln Cathedral followed suit in 1856 with a commission for eight windows which, however, proved to be an unhappy experience for Winston. He complained bitterly that the glass-painters would not back him up, and he refused to accept the responsibility for this kind of supervision again. It is not completely clear from the references in his *Memoirs* which were the windows and the makers concerned; but according to an anonymous article criticizing Winston's opinions in the *Edinburgh Review* of January 1867, it was the firm of Clayton and Bell who 'refused to adopt the old blue'.[29]

What happened at Glasgow Cathedral in connection with the scheme of re-glazing undertaken between 1857 and 1865 was rather different. The actual superintendent of the work here was Charles Heath Wilson, aided (if, indeed, that is the appropriate word) by copious advice from Winston, who found himself in a real difficulty. The only British glass-painter whom Winston was really prepared to recommend was Hedgeland, who for some reason was not employed: perhaps he had already decided to emigrate to Australia, where he went in 1858. After many waverings and uncertainties, the whole project was eventually put into the hands of Max Ainmüller of the Royal Factory at Munich. Eminent artists were commissioned to produce cartoons, which were executed in a style which relied heavily upon painting in enamel colours. The results, surprisingly, were on the whole much to Winston's satisfaction, though they were regarded as disastrous by everyone else.[30]

Even this ill-fated Glasgow scheme, however, was not the end of Winston's activities. He was also a member of the committee concerned with the decoration of St Paul's Cathedral, London; and one of his last undertakings was a trip to Brussels to meet Ainmüller for a conference on the proposed windows. He was also an associate juror for the stained-glass section of the International Exhibition of 1862, when the Gold Medal was awarded to Michael O'Connor, and the exhibits of Morris, Marshall, Faulkner & Co. were awarded a minor medal.

The fact is that although Winston's elucidation of the basic principles of stained glass was sound — indeed it was a very considerable critical achievement — his eyes were too much turned towards the past to make him a sound critic of the work of his own time. In particular, he was out of sympathy with the majority of his contemporaries in preferring a Renaissance to a Gothic style, and in maintaining that the stained-glass artist should introduce as much relief as was consistent with the integrity of the design and a harmonious relationship with the architectural setting. The subtleties of Winston's thought were, of course, beyond the capacities of most of his critics. The Renaissance style which he advocated was too easily equated by more careless thinkers with the style of the old pictorial transparencies, which he abominated, and which had now come under general disapproval. Even Hedgeland, an ardent Renaissance stylist in most of his earlier works, became a Gothicist in many of his later ones, for instance the Rose memorial window at St Mary's, Great Brington, Northamptonshire. The future clearly lay with the Gothicists. But, for all the controversies which surrounded Winston's activities in his later years, there can be no doubt whatever of his central position in the nineteenth-century revival of the art. Both as critic and historian, and as prime mover in the recovery of mediaeval recipes for making coloured glass, he laid firm foundations for later achievements.

It must in fairness be added that in 1863 William Edward Chance, at his works at Oldbury, Birmingham, produced 'antique' glass which was probably the result of independent researches. So far as it is now possible to identify Chance's glass in surviving windows, such as those of Clayton and Bell, however, it had little of the pure colour or brilliant tone of the glass made by Powell's from Dr Medlock's analyses. The catalogue

descriptions of the Chance firm's exhibits at the 1862 Exhibition mention 'coloured window glass, flashed colours, pot metals, and cathedral tints, in sheet, plain and antique, for leaded windows. Rolled plate, pot metals and cathedral tints are much liked for church windows; but Antique Sheet more nearly resembles old glass in appearance and effect'.[31] These varieties of glass, nevertheless, were distinguished from one another more by the method of manufacture, relative uniformity and surface texture than in the ingredients used for colouring. A similar worthy intention, which again did not penetrate to the root of the matter, is indicated by a note to the exhibits by Alexander Gibbs: 'To gain brilliancy, very thick glass has been used in these windows, and in consequence of which they have all been leaded with the ancient round lead.'[32] How very thick glass can produce brilliancy of effect, naturally, he does not explain.

In addition to the understanding of stylistic principles, and appropriate materials, what was needed were craftsmen with experience of the processes and techniques. The size of the trade, that is to say the number of firms involved, had been steadily expanding since the first quarter of the century, and the twenty-four firms which showed stained glass at the Great Exhibition of 1851, which represented only the best, indicated already a marked increase since pre-Victorian times. In the 1862 Exhibition the number of British exhibitors rose to twenty-eight, and indeed several of those which were to make the most impact in high Victorian times had been founded during the intervening years. It is certain that one of the most significant factors in this expansion was the fashion for memorial windows. In 1842 J. H. Markland published a paper addressed to the Oxford Architectural Society, with the title *Remarks on English Churches, and on the expediency of rendering Sepulchral Memorials subservient to pious and Christian uses.* In this, the author recommended the use of stained-glass windows as personal memorials; and one of the earliest Victorian memorial windows, made by William Wailes of Newcastle-upon-Tyne and placed in Chichester Cathedral, dates from the same year (*6*). It is a very pretty creation, and though no longer in the position for which it was intended, it survives in St Peter's sub-deanery church across the road from the Cathedral.[33] In 1847 Winston still found it necessary to argue against the objection 'that glass is too frail a material for a monument',[34] but in the 1862 Exhibition six of the windows shown were specifically described as memorial windows. The great tide of memorial glass, which by the end of the Victorian era had found its way into many hundreds of churches all over the kingdom, had begun to flow.

Clearly, Morris and the artists associated with him in the production of stained glass represented in some sense the culmination of a development which had been under way for a considerable time. He not only must have known and profited by the writings of Winston and others, but he was also able to employ in his stained-glass studio men who had already been trained in the trade, and who were familiar with the processes of cutting, staining, enamelling, etching, firing in the kiln, leading-up, and so on. In putting Morris's ideas about stained glass into practice, and in translating into glass the designs which he

provided or commissioned, the practical experience of these men, particularly the studio foreman George Campfield, must have been invaluable. No doubt, in the first months of operation, they had as much to teach Morris in matters of craftsmanship as to learn from him about colour and design.

But if we are to judge correctly Morris's achievement, it is important not to underestimate the attainments of his predecessors in terms of materials, technique, design and composition. The early Victorian stained-glass men were, of course, ostensibly concerned in the first place with the imitation of historic styles. This necessitated the close study of grisaille patterns, pedestals and canopies, borders, diaper patterns, and many other aspects and details of design required in large windows; and much of their skill was a product of the intimate knowledge which they acquired during the course of restorations of ancient glass. It is significant that David Evans, for example, whose masterpiece is the east window of 1861 in St Julian's, Shrewsbury, was trained under Sir John Betton, with whom he 'restored' the windows of Winchester College Chapel in 1825–28. Though these 'restorations' were in fact complete copies of the original glass, they were carried out with considerable skill.[35] Similarly, George Hedgeland was presumably trained under his father John P. Hedgeland, notable for his restorations of the windows at St Neot's, Cornwall; and the younger man worked for three years on the restoration of the windows of King's College, Cambridge. Whatever may be thought of the procedures which they adopted as restorers, they obviously learnt a great deal from these undertakings. Restorations such as those carried out under the sharp eye of Winston himself, in St Mary's, Bushbury, Staffordshire, showed a scrupulous respect for whatever original glass remained, and the completion of the grisaille patterns and borders by Ward and Hughes is almost indistinguishable from the genuine early-fourteenth-century work (*8*).[36] So far as grisaille-work and borders go, indeed, the work of William Wailes in St Andrew's, Bradfield, Berkshire, carried out in the 1850s, has an exemplary refinement (*7*);[37] and that of William Miller at St Mary's, Frittenden, Kent, has a sparkle and inventiveness in no way inferior to genuine old work.[38] It would not be difficult to cite a score of instances of early Victorian windows with admirable canopy-work, etched diaper backgrounds and other ornamental parts which are as good as such work can be. In the case of Miller's east window of 1846 at Monkton Deverill church, Wiltshire, even the medallions with emblems of the Four Evangelists are such perfect imitations of mediaeval style as to be deceptive.[39]

But, while imitation was almost universally the declared aim of the stained-glass artists of the mid-century, as the catalogue descriptions of their works in the Great Exhibition of 1851 testify, many of them were unable to suppress qualities which speak unmistakably of their own time, their own sensibilities and imagination. David Evans's window at St Julian's, Shrewsbury, for instance, in spite of being old-fashioned enough to use an adaptation of Raphael's *Ascension of Christ* in its central light, is carried out in a strikingly bold and original scheme of colour, with the group of apostles draped in a variety of deep

blues, mauves, purples, red and gold, which is entirely unlike anything to be found in sixteenth-century glass. George Hedgeland's masterpiece, the great east window of St John's, Halifax, made in 1855, has an extremely impressive clarity of organization, and a dramatic intensity in its six principal scenes, which are certainly not products of imitation;[40] and in other works, such as his Watson memorial window at St Leonard's, Rockingham, Northamptonshire, he introduced characteristic rustic canopies sprouting into flamboyant foliage in the heads of the lights, which are very personal, very Victorian, and utterly unmediaeval (*9*).[41] Francis Oliphant, who designed a large number of windows for John Hardman of Birmingham, and made a small number independently, of which the chancel east window at St Peter's, Seal, Kent is among the best, not only was a skilled draughtsman and accomplished executant, but possessed a highly personal colour sense, using pale turquoise and salmon pink draperies for figures placed against pale blue etched diaper backgrounds and under white canopies.[42] The distinctively individual character of Michael O'Connor's colour may be appreciated by comparing his windows from Pugin's designs in St Giles', Cheadle, Staffordshire, with Hardman's window, also after a Pugin design, at St Mary's, Whalley, Lancashire. O'Connor's dominant chord of scarlet and royal blue, with subordinate notes of acid green, astringent mauve, pale blue and gold, has a conviction and resonance lacking in Hardman's rather thin style of more brownish reds and greyer blues. Charles Gibbs, too, was capable of strikingly original colour schemes, as for instance in his signed window of about 1850 in the church at Aberffraw, Anglesey; and his borders of naturalistically treated white marguerites, and the rustic grisaille-work in the little chancel north window at Nannerch, Flintshire, have a charm which is purely of its own time.[43]

Where all these men except Hedgeland fell short was in creating major figure compositions with the expressive power of a great original work of art; and though Hedgeland at times perhaps achieved this, it was at the cost of a certain coarseness of grain, as apparent in the detail of his brushwork as in the insensitivity of his colour.

By the time that Morris, Marshall, Faulkner & Co. was founded in 1861, Winston's plea for a more creative approach had found some support. A writer in the *Art Journal*, reviewing the stained-glass contributions to the 1862 Exhibition, complained that 'it is the great error of our own best glass-painters that they have been content to aim at reproducing old work, or at any rate, that they consider it necessary to work in exact conformity with their early models. This copying — for it amounts to nothing more — must give way to originality'.[44] Though many exhibitors on this occasion still, indeed, described their work as 'in the style of the fourteenth century', or some other historic period, several firms featured work designed by young artists such as Alfred Bell, J.M. Allen and Edward Burne-Jones, and the Gold Medal was awarded to Michael O'Connor for parts of his great west window for St Mary's, Aylesbury, Buckinghamshire, very boldly designed in a modern style, with subjects from the Old Testament. Unfortunately, the designer's name does not appear to have been recorded.

Among the firms which, even before 1862, were attempting to respond to the call for designs of originality from real artists, credit must be given especially to two: Lavers and Barraud, and James Powell & Sons. Although it was apparently Powells who first placed commissions with Burne-Jones (as a result of the recommendation of D.G. Rossetti) and with Ford Madox Brown, it will be convenient to deal first with Lavers and Barraud since, so far as we know, Burne-Jones designed only one subject for them.

The partnership of F.P. Barraud and N.W. Lavers was formed in 1855, when their first recorded window, for St Paul's, Brighton, was made from designs by Alfred Bell (1832–95), a young architect trained in the office of Gilbert Scott. Bell was also a partner in the rival firm of Clayton and Bell, likewise established in 1855, and he ceased to design for Lavers and Barraud in 1857. In the following year, probably to replace Bell, the firm was joined by Nathaniel Hubert John Westlake (1833–1921), whose initiative probably led to the commissioning of designs from two other young architects, J.M. Allen and John Francis Bentley, as well as from Burne-Jones and Westlake himself. The eight main lights of the firm's west window for the parish church of St Peter and St Paul at Lavenham, Suffolk, from cartoons by J.M. Allen, very deservedly won a prize at the 1862 Exhibition. In the same exhibition, under the catalogue heading 'Specimens of glass for domestic buildings', they displayed, along with some scenes from the *Idylls of the King* designed by Allen, a single light, the Annunciation, from a cartoon by E.B. Jones, which was widely noticed in the press as 'of the Pre-Raphaelite School'.[45] The cartoon for this subject, in oils on canvas, was bequeathed to the Birmingham City Art Gallery in 1927 by J.R. Holliday, and listed in the 1930 *Catalogue of the Permanent Collection of Paintings* with the note 'early design for stained glass', but without any indication of where the glass might be found (*10*). The window, in St Columba's, Topcliffe, Yorkshire (*II*), was first drawn to my attention by Mr F.W. Challenger, and soon afterwards published by Sir Nikolaus Pevsner in his *Yorkshire: The North Riding* (1966).

The Annunciation forms the left-hand light in a three-light window, of which the other subjects are the Visitation and Nativity. All three lights are designed with a careful avoidance of three-dimensional modelling and receding spatial perspective, so as to preserve the integrity of the pictorial plane. That is to say, the figures are not set back as if existing in a pictorial space beyond the glass, but are brought forward so as to be identified with the actual plane of the glass. The long flowing outlines of the figures are accompanied by intricate patterning throughout the designs, and the backgrounds are filled with foliage, long inscribed scrolls held by the figures, and other details. The colouring, like all Lavers and Barraud windows of this date, is light and sweet, with a variety of pale reds and pinks, mauves, blues and greens, and gold; and, again typically, the glass is cut into very small pieces, producing a slightly fussy and restless effect. In the large naturalistic flowers in the foregrounds, and in the foliage at the heads of the panels, each leaf is cut separately; but the lead joints are handled with meticulous craftsmanship.

It was natural that Pevsner should assume that all three lights were designed by Burne-Jones, whose signature, *E. B. Jones inv.*, appears on the Annunciation panel. But in spite of their obviously close stylistic similarity, it seems that the other two panels were designed by Michael F. Halliday (1822–69), a pupil of William Holman Hunt and a member of the Pre-Raphaelite circle.[46] The Annunciation is undoubtedly the most original, not to say eccentric, composition, with the Virgin seated low in the panel, and not looking at all in the direction of the archangel who stands behind her; but it may well come as a surprise that a minor and hardly known artist was capable of producing designs of such quality as the Visitation and Nativity. A very close contact between the two artists must be presumed.

Turning from the Topcliffe window to the glass made from Burne-Jones's designs by Powells, we see that the differences of colour are extremely striking, and these must be due primarily to the artists in the glass-painting studios. Whereas Lavers and Barraud interpreted the cartoon freely, especially in the matter of tone, Powells tended to follow the designer's colour indications as closely as possible. Such distinction as Burne-Jones's early cartoons possessed, however, was not significantly due to their colour; in a sense he was never much of a colourist, and consequently the greatest limitations of the work which Powells did from his designs was due to their reliance on him at his weakest point.

The association between Burne-Jones and Powells began in 1857, when he was only twenty-four years of age, and in the process of learning his trade as a painter from Rossetti. The very first of his cartoons, according to Aymer Vallance, was the Good Shepherd, which now belongs to the Victoria and Albert Museum, and was translated into glass at King Street Congregational Church, Maidstone (*11*).[47] It has an attractive simplicity of conception, which delighted Rossetti and is supposed to have 'driven Ruskin wild with joy';[48] but in spite of the flowing wavelike rhythms of the landscape and sky background, and of the stream across the foreground, it suffers from a certain 'bittiness'. Exactly as in the Topcliffe Annunciation, every leaf of the large plants in the foreground consists of a separate piece of glass, and the cutting in the figure itself is markedly angular and awkward. Not surprisingly, it took a little time and experience for Burne-Jones to learn to adapt his cartoons to the special requirements of the medium, to design in simple masses and with long flowing contours. Even the remarkable windows for the dining hall of Bradfield College, Berkshire, illustrating Adam and Eve after the Fall, the Building of the Tower of Babel, and Solomon and the Queen of Sheba — also made in 1857 — though they show already a much better understanding of the need for simple drawing and clear outline, exhibit some odd disparities of scale between the three lights, which must be the result of inexperience (*13–17*).[49]

The intricacy of detail noticeable in the Topcliffe window was, nevertheless, so much a part of Burne-Jones's early style that he found it by no means easy to eliminate from his designs for stained glass. It is even more a weakness in the St Frideswide window in Christ Church Cathedral, Oxford, designed for Powells in 1859 (*19*).[50] From any

distance away, indeed, this window is quite unintelligible. The sixteen scenes contained within the four main lights all include a considerable number of figures; and the fact that the boundaries between the subjects come at different levels in each light rules out any such simple overall pattern as was used, with excellent effect, in the Song of Solomon window at Darley Dale, made by Morris only a few years later. An early sketch-design connected with the Oxford project, which belongs to the Aberdeen Art Gallery, shows a smaller number of incidents arranged in five horizontal bands across a single broad lancet, which it is difficult to relate to the four lancets of the actual window (*20*). But at this early stage in the development of the design, Burne-Jones was evidently thinking of using the descending, meandering curve of the river Isis as a device for connecting the four lowest bands. This idea, however, was later abandoned, and no effective alternative to it was found. The only part of the window which reveals Burne-Jones's power as a designer of large-scale decorative pattern is the circle at the top of the tracery, St Ursula's Ship of Virgins, which already foreshadows the full Art Nouveau style of the end of the century (*22*). In colour, this Oxford window tends to be dark, with a great preponderance of browns and purples; however, it is a window of great charm and originality, especially when seen from close to, in individual scenes (*III*).

The high point of Burne-Jones's brief association with Powells is undoubtedly marked by the windows at Waltham Abbey. In the Tree of Jesse which occupies the three main lancets, he found the structural motif which had been lacking at Oxford (*23–25*). The twining branches of the tree, which encircle or support the figures, serve to unify and interconnect the whole area. But even here Burne-Jones could not restrain his early passion for intricate detail, and the designs are still somewhat overloaded with pictorial incident, such as the page in attendance upon King David, the cell behind the figure of Jeremiah, the crowd of adoring angels on either side of the Crucifix, and so on. Again it is in the tracery that he is most original and most effective. The seven lobes of the rose, with their abstractly treated scenes of the Days of Creation, have a breadth, scale and boldness quite astonishing at this date (*I*; *27*).[51]

Since his first design for stained glass, Burne-Jones had developed with phenomenal speed. In the Days of Creation at Waltham Abbey he revealed a capacity for large-scale decorative pattern which was quite unrivalled then and throughout his life. Before the foundation of the Morris firm, his work had advanced English stained glass from imitative mediaevalism to a modern creative art far ahead of anything being produced elsewhere. Compared with this achievement, the first windows made in Morris & Co.'s studio, those for G. F. Bodley's new church of All Saints, Selsley, Gloucestershire (*28–53*) were not specially remarkable, except in their relationship to the architecture; but, as we shall see, this architectural quality was due to Philip Webb rather than to Burne-Jones or Morris.

It is a curious fact that Winston nowhere mentioned Burne-Jones's early work for Powells or Lavers and Barraud; nor did he apparently realize the significance of the early

productions of the Morris studio. These produced, indeed, very little impact at all. There was, however, some stir on the occasion of their exhibit in the Mediaeval Court of the International Exhibition of 1862 at South Kensington, when some other exhibitors complained that Rossetti's panels of the Parable of the Vineyard, subsequently incorporated into the east window at St Martin's-on-the-Hill, Scarborough, were actually mediaeval glass touched up (*64*). The attempts to have them disqualified of course failed; but the jury, in awarding two medals to the firm, commented of the furniture that 'the character of the details are [*sic*] satisfying to the archaeologist from the exactness of the imitation'.[52] They could not have known very much about mediaeval furniture, nor could the other exhibitors have been very familiar with mediaeval glass! It was curiously ironic that the very men who possessed that quality of genuine creative originality, and were to be the outstanding leaders of the transistion from the mainly imitative to the freshly creative phase of Victorian stained glass, should have been accused of producing too good an imitation. The accusers must have recognized some essential difference from their own works, and, their minds being completely attuned to seeking for quality by adopting the styles of long ago, no doubt felt in some way cheated, and jumped to totally wrong conclusions.

Julia Manglitz

From: Ron Bovard [rbovard@bovardstudio.com]
Sent: Thursday, August 13, 2009 10:20 AM
To: Julia Manglitz
Subject: RE: Dillon House

These are high end stained glass windows in a style typical of English glass painters.

Ron Bovard
BOVARD STUDIO INC.
2281 Highway 34 East
Fairfield, IA 52556-8560
Phone: 800-452-7796
Fax: 641-472-0974
Email: rbovard@bovardstudio.com
Website: www.bovardstudio.com

-----Original Message-----
From: Julia Manglitz [mailto:jmanglitz@TreanorArchitects.com]
Sent: Thursday, August 13, 2009 9:37 AM
To: Ron Bovard
Subject: Dillon House

Ron,

Here are the photos...I have larger files of the overall shots, but I didn't want to bog down your e-mail too much.

Julia Mathias Manglitz, AIA *Architect, LEED AP* | jmanglitz@treanorarchitects.com |P. 785.235.0012
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Kansas City, MO | Lawrence, KS | St. Louis, MO | Topeka, KS
www.treanorarchitects.com

Julia Manglitz

From: Don Bearden [creativeglasskc@everestkc.net]
Sent: Thursday, August 13, 2009 11:13 PM
To: Julia Manglitz
Subject: Re: Dillon House Stained Glass

Hello Julia,
Thanks for the photos, beautiful leaded glass.
They are English. Google Arts and Crafts Movement in England, William Morris, Edward Burne-Jones the pre-Raphaelite painter, and stained glass.
You will get plenty of information.
Take care,
Don Bearden
On Aug 13, 2009, at 9:47 AM, Julia Manglitz wrote:

> Don,
>
> It was great to talk to you!
>
> **Julia Mathias Manglitz, AIA** *Architect, LEED AP* | jmanglitz@treanorarchitects.com |P. 785.235.0012
> Treanor Architects, P.A. | 1715 SW Topeka Blvd. | Topeka, KS 66612
>
> Kansas City, MO | Lawrence, KS | St. Louis, MO | Topeka, KS
> www.treanorarchitects.com
>
> <DSCN7211.JPG><DSCN7210.JPG>

Julia Manglitz

From: JUDITH TAYLOR [judith.taylor000@btinternet.com]
Sent: Monday, August 17, 2009 11:39 PM
To: Julia Manglitz
Subject: Re: Elsevier/Elzevir Printers Marks

Hello Julia,

Thank you for your email and for sharing this puzzle.

I had no difficulty identifying the first symbol, the fish and anchor with the text 'ALD VS', which is the mark of Aldus Manutius, who founded the Aldine Press in Venice. There is a Wiki article about him here: http://en.wikipedia.org/wiki/Aldus_Manutius and if you google for his printers mark you will find a numberf of examples.

I am puzzled by the second symbol. I have come across descriptions of a very early Elzevir mark depicting an eagle but I have not seen an example. There is a description in a Project Gutenberg project on printers marks by a William Roberts - http://www.gutenberg.org/files/25663/25663-h/25663-h.htm. Perhaps the author could help you further if you can locate him.

Good luck with your project!

Best wishes
Judith Taylor

PS please note I have a new email address: judith.taylor000@btinternet.com

---

From: "taylorpj@planet.nl" <taylorpj@planet.nl>
To: Judith Taylor (BT) <judith.taylor000@btinternet.com>
Sent: Monday, 17 August, 2009 8:51:15 PM
Subject: Fw: Elsevier/Elzevir Printers Marks

From: "Julia Manglitz"
Date: Sun, 16 Aug 2009 20:59:26 -0500
To: <judith.taylor@planet.nl>
Subject: Elsevier/Elzevir Printers Marks

Judith,

I am a preservation architect and I am working on researching a set of stained glass windows in a mansion. I am writing to you in hopes that you may be able to provide a piece to the puzzle of where the windows are from and who made them.

I am curious to know whether or not the symbols in two of the windows might be one (or two) of the "other printers marks" that Elzevir has used. One of the symbols bears the inscription " 16 ELSEVIER 20" the other "ALD VS."

All together there are 8 portraits of famous authors, two pairs and four singles. The symbols are centered

between the portraits in the paired windows. These windows are in the main library of the house (it had two). And the main library was the largest room on the first floor. The man who built this house was a great collector of books. I believe the windows were made in England in the mid to late 1800's and he probably bought them while on a trip to Europe in the early 1900's.

There is also a set of four painted glass casement windows with matching transoms that depict scenes from Tennyson's poems "Lancelot and Elaine" and "Geraint and Enid" from his book "The Idylls of the King". They appear to be the same maker and may have been purchased with the portraits.

Any help you might offer would be greatly appreciated, including direction to anyone else you think might be able to help me.

Thank you in advance for your time and consideration.

Sincerely,

Julia Mathias Manglitz, AIA *Architect, LEED AP* | jmangl itz@treanorarchitects.com |P. 785.235.0012
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Julia Manglitz

From: Art Femenella [afemenella@pbaldoni.hostpilot.com]
Sent: Friday, August 21, 2009 11:20 AM
To: Julia Manglitz
Subject: RE: Morris and Company Stained Glass

Dear Julia:

Thank you for contacting me. We have worked on a few Morris windows. I do not think that yours are from the Morris company. They appear to be from a firm that is familiar with the style of Morris. They are good windows, but lack the delicate line and superior rendering one finds in a Morris window. Let me know if I can assist you further. If you need an appraisal of the windows, let me know.

Arthur J. Femenella
Arthur J. Femenella, President

Femenella & Associates, Inc.
10 County Line Road, Suite 24
Branchburg, NJ 08876
Tel: (908) 722-6526
Cell (908) 310-8528
Fax: (908) 722-6528
www.femenellaassociates.com

From: Julia Manglitz [mailto:jmanglitz@TreanorArchitects.com]
Sent: Monday, August 17, 2009 11:25 AM
To: ajf@femenellaassociates.com; info@femenellaassociates.com
Subject: Morris and Company Stained Glass

Arthur,

I am a preservation architect and I am writing to inquire whether or not you and your firm have any experience with Morris and Company painted stained glass windows. I am particularly interested to know if there are any tell-tale clues or signs that might authenticate such windows.

I am working on evaluating a mansion and after doing some research into the subject matter and the style of these windows I have a growing suspicion that these windows may be Morris and Company - or at least someone who was very good at imitating their style.

Any help you could provide would be most appreciated.

Thanks in advance for your time,

Julia Mathias Manglitz, AIA *Architect, LEED AP* | jmanglitz@treanorarchitects.com |P. 785.235.0012
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4.5 FIELD NOTES

Description

These are field notes that were taken during inspection of the house. There are floor plans with room names and wings called out. Most rooms have a room summary sheet and photos to go along with the rooms. All of the field notes have been included in this appendix.

Index

Basement Floor Room Summaries + Photos

First Floor Room Summaries + Photos

Second Floor Room Summaries + Photos

Third Floor Room Summaries + Photos

South Elevation Field Notes + Photos

North Elevation Field Notes + Photos

West Elevation Field Notes + Photos

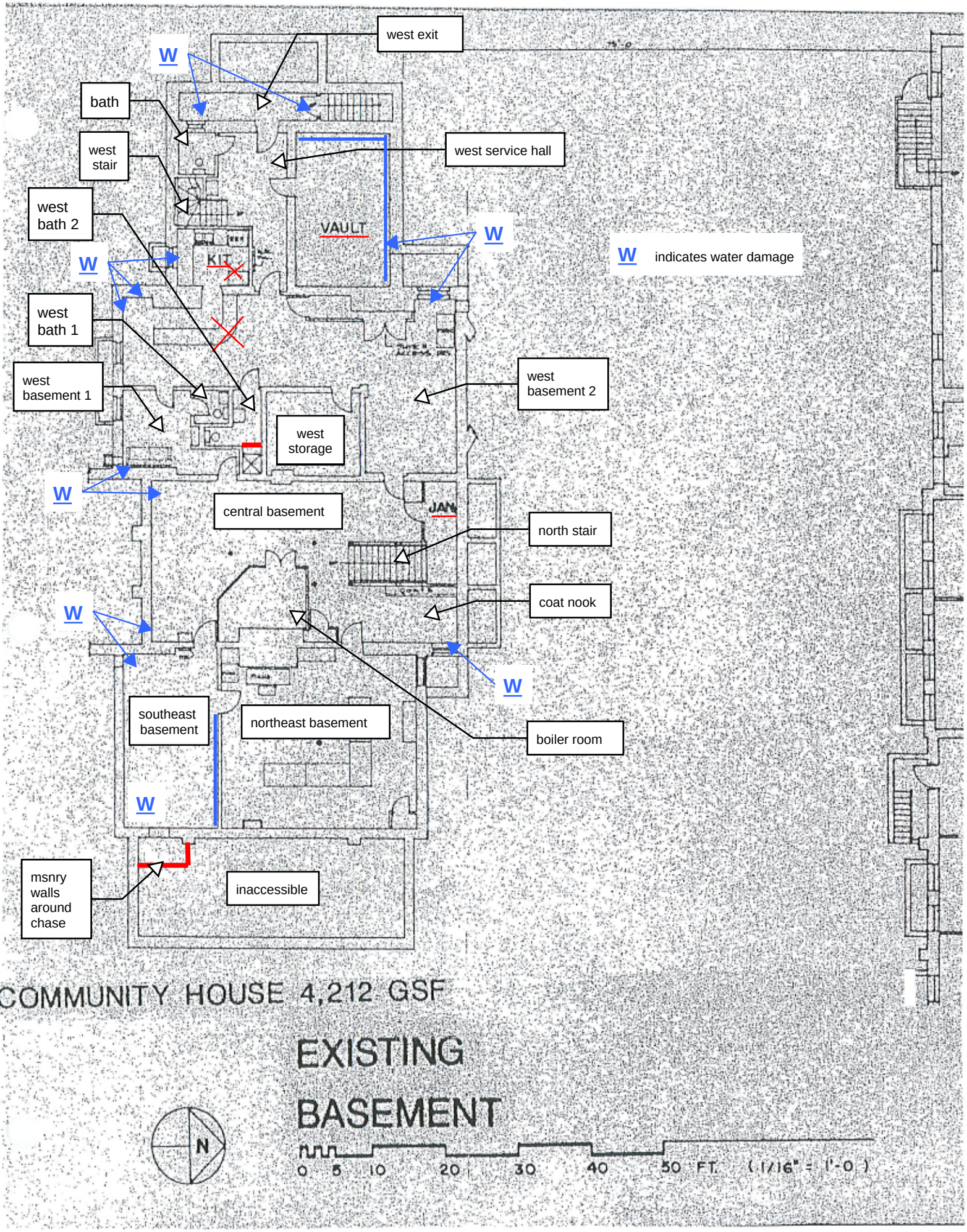
Site/Roof Field Notes + Photos

Interior and Detail Measurements Field Notes

BASEMENT FLOOR ROOM SUMMARIES

H.P. DILLON HOUSE

Room inventories were not done for all the rooms in the basement. All rooms in this area of the house were altered in the time period between 1941 and the 1990s. Finishes in this area of the house are largely compromised due to water infiltration from foundation drains and from mechanical piping. The level of mold and moisture damage present in this area of the house means that material, even historic material that remains will likely be lost in remediation activities. The lone exception to this being masonry materials and wooden structural elements that are at a high enough elevation to be somewhat immune from damage.


west exit
W
bath
west stair
west service hall
west bath 2
VAULT
W
W indicates water damage
W
KIT
west bath 1
west basement 1
west basement 2
west storage
W
central basement
JAN
north stair
coat nook
W
W
southeast basement
northeast basement
boiler room
W
msnry walls around chase
inaccessible
COMMUNITY HOUSE 4,212 GSF
EXISTING
BASEMENT
N
0 5 10 20 30 40 50 FT (1/16" = 1'-0")
1/32" = 1'-0" as printed

B_West Exit



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B_West Stair



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B_Vault



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B_Kitchen



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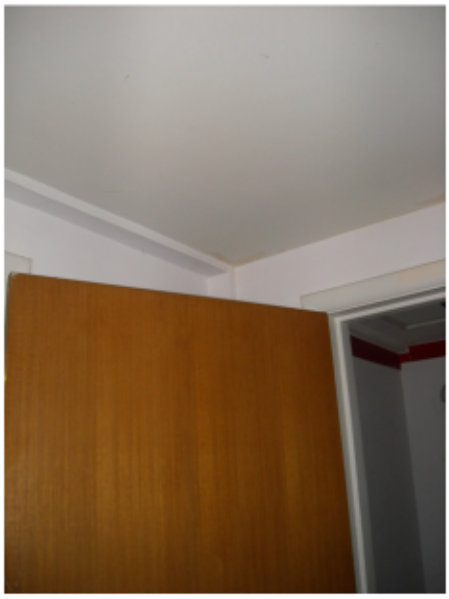


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B_West Basement 1



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B_West Bath 1

B_West Storage (old elevator equip room)



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B_North Stair



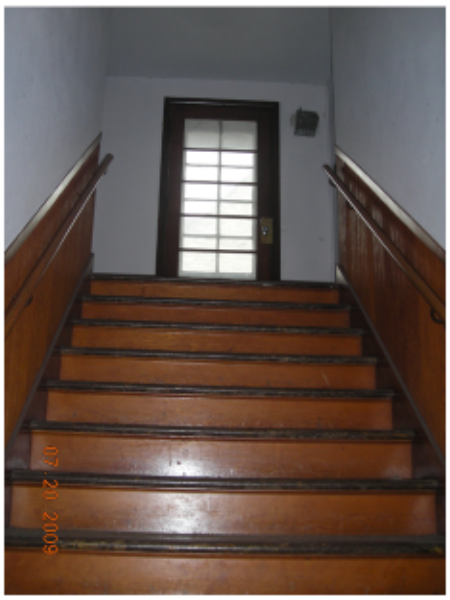
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B_Boiler Room



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B_Coat Nook



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B_Northeast



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B_Northeast



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B_Southeast



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B_Southeast



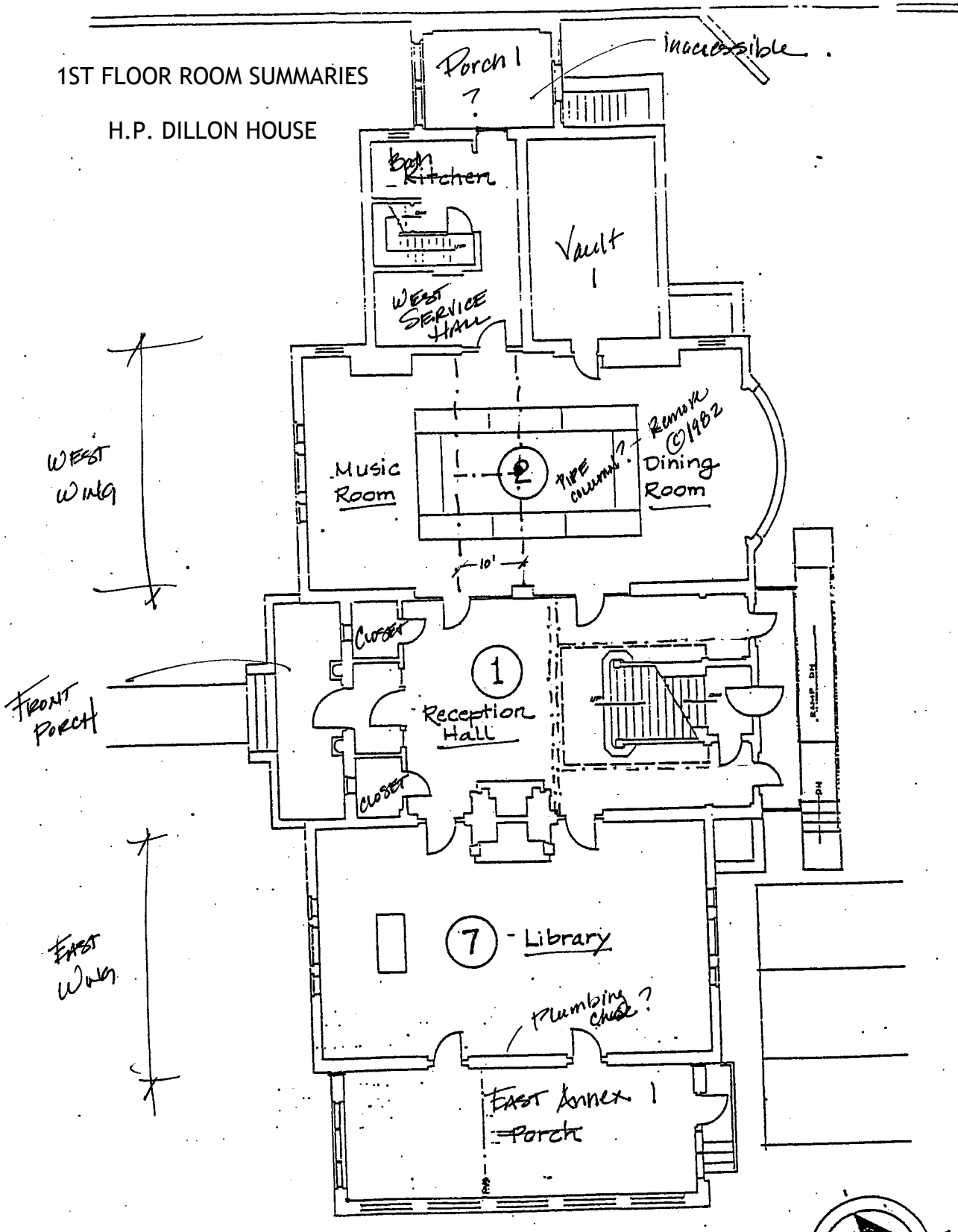
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1ST FLOOR ROOM SUMMARIES

H.P. DILLON HOUSE



FIRST FLOOR PLAN
HIRAM PRICE DILLON HOUSE

A DOCENT WILL BE STATIONED AT EACH NUMBER SHOWN.

Room No:	Floor: 1
Room Name: EAST PORCH 1	Date: 7.30.09
	Surveyor: JM
Overall Dimensions:	**Ceiling Height:**

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element		
?	EAST **Wall**	CAN'T SEE	FLAT PLAS w/ PT & END. OF ACC. TILE @ WALL RADIATOR
VERY POOR	SOUTH **Wall**	WINDOW	FLAT PLAS, ADHESIVE DOTS FROM WALL TILE – c 1940s
VERY POOR	WEST **Wall**		"
VERY POOR	NORTH **Wall**	WINDOW	"
GOOD…	**Ceiling**	ACCOUSTIC TILE w/ 1940's era flouresent light.	
	Floor	? CAN'T TELL.	

Character Defining Features:

Changes or Alterations & Date or Probable Time Period:

LATH LOOKS NEWER THAN 1913 – UNP. MAT.

Other Notes:

1 N ACCESSIBLE.

1_West Porch



DSCN7000.JPG



DSCN7001.JPG



DSCN7002.JPG



DSCN7003.JPG



DSCN7004.JPG

Room No:		Floor: 1
Room Name: BATHROOM		Date: 7.30.09
		Surveyor: JM, LM
Overall Dimensions:	Ceiling Height: 10'-10 1/2"	

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
GOOD	EAST. Wall	PT. ON TEXT. FRAME WD & VINYL BASE.
GOOD	SOUTH Wall	PT. ON TEXT. PLAS. WD BASE
GOOD	WEST Wall	WD. DBL HNG. WINDOW BARS ON OUTSIDE. PT. ON TEXT. PLAS. WD BASE
GOOD	NORTH Wall	PT. ON TEXT. FRAME
GOOD	Ceiling	PT. ON TEXT.
FAIR	Floor	9x9 TILE - 2 TONE PATCH @ TOILET.

Character Defining Features:

WINDOW.

Changes or Alterations & Date or Probable Time Period:

FLOOR, TOILET, ETC.

Other Notes:



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Room No:		Floor: 1
Room Name: BACK STAIR TO 2nd		Date: 7.30.09
		Surveyor: JM, LM
Overall Dimensions:	Ceiling Height: @ 1st LANDING. 10'-3" @ 2nd LANDING 8'-4 1/2"	

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
POOR	EAST Wall	PT. ON FLAT PLAS. 2-TONE W/ WD. RAIL RADIATOR AT LANDING
POOR	SOUTH Wall	WINDOW @ LANDING Sconce w/ deco. shade
GOOD	WEST Wall	PT & STAIN ON WOOD – PANEL NOT FRAMED PARTITION, DOOR
FAIR	NORTH Wall	PT. ON FLAT PLASTER ELEC SERVICE PANEL
	Ceiling	PT. ON FLAT PLAS.
	Floor	LINOLEUM OVER WOOD – 1940s?

Character Defining Features: WD NEWEL, WINDOW RADIATOR.

Changes or Alterations & Date or Probable Time Period:

Other Notes: PEELING PAINT

1_West Stair



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Room No:	Floor: 1
Room Name: WEST SERVICE HALL	Date: 7.30.09
	Surveyor: JM, LM

Overall Dimensions:	Ceiling Height: 8'-7 1/2"

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
GOOD	EAST Wall	HEAVY. TEXT. PLAS., PT., WD BASE, ~~REST~~ 1940s HVAC IN SOUTH SIDE, DOOR TO NORTH
GOOD	SOUTH Wall	WINDOW, WD TRIM TO EAST. RAD. UNDER WINDOW. STAIR DOOR TO BASEMENT, DOOR TO BATHROOM. HEAVY TEXT. PT.
GOOD	WEST Wall	BLOCKED IN DOOR ~~&~~ TRANSOM TO PORCH - SINGLE LAYER GYP.
	NORTH Wall	PT. ON PLAS. HEAVY TEXT. WD BASE
GOOD	Ceiling	2x4 ACT
GOOD TO FAIR	Floor	9x9 TILE 2-COLOR PATTERN

Character Defining Features: — WINDOW, SOUTH WALL

Changes or Alterations & Date or Probable Time Period:
FLOOR 1940s CLNG

Other Notes:



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1_West Service Hall



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Room No:		Floor: 1
Room Name: VAULT 1		Date: 7.30.09
		Surveyor: JM
Overall Dimensions:	Ceiling Height: 9'-0½" B.O. BEAM 7'-9"	

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
FAIR	EAST **Wall**	PT. ON PLAS. CENTRAL VAULT DOOR NO BASE H_2O DAMAGE TO PLAS. SOUTH OF DOOR
FAIR TO GOOD	SOUTH **Wall**	~~EAST~~ PT. ON PLAS. NO BASE PLAS DAMAGE @ SE COR
GOOD?	WEST **Wall**	EXHAUST FAN TO EXTR. PT. ON PLAS – OBSCURED BY STORAGE
FAIR TO POOR	SOUTH **Wall**	PT. ON PLAS. PEELING PT. PLAS. DAMAGE OBSCURED
FAIR	**Ceiling**	CENTRAL BEAM N.S PT. ON PLAS ISOL. H_2O DAMAGE
FAIR	**Floor**	9x9 TILE 2 TONE DECO PATTERN

Character Defining Features: —

Changes or Alterations & Date or Probable Time Period:

FLOOR, WALLS, CLNG?. CONVERTED TO VAULT @ 1941 –
WINDOWS INFILLED ON W & S WALLS.

Other Notes:



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Room No:	Floor: 1
Room Name: Music Room	Date: 7.30.09
	Surveyor: JM · LM
Overall Dimensions:	**Ceiling Height:** 9'-6" 10'-3"

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
FAIR TO POOR	**East Wall**	PT. ON PLAS./MSNRY H_2O DAMAGE @ SE COR – DOWNSPOUT OUTSIDE. WOOD BASE – PTD ½ OF HIST DOOR JAMB+TRIM EXIST.
FAIR TO POOR	**South Wall**	PT. ON PLAS./MSNRY CENTRAL WINDOW – DBL CASEMENT w/ 3 LITE. PTD WD BASE SINGLE FLANKING, w/ TRANSOMS. WD TRIM – PTD. LOOKS LIKE MAYBE WAS CHAIR RAIL – H_2O DAMAGE SW & SE COR. RADIATOR @ WEST OF WIN.
FAIR	**West Wall**	PT. ON PLAS. OLD FIREPLACE MASS CENTERED w/ DBL CASEMENT 4 LITES w/ TRANSOM – VENT, MODERN NORTH OF FIREPLACE. PTD WD BASE. H_2O DAMAGE SW COR.
NA	**North Wall**	— NO WALL – OPEN TO DINING
GOOD	**Ceiling**	12x12 LAY-IN – TEG. EDGE
GOOD.	**Floor**	– COMMERCIAL CARP.

Character Defining Features:
WINDOWS

Changes or Alterations & Date or Probable Time Period: CEILING
WINDOW ON SOUTH WALL HAS BEEN SHORTENED 1940s?
NORTH WALL IS GONE → PROBABLY NORTH OF NORTH WALL LARGER DOOR OPENING THAT HAS BEEN INFILLED & A SMALLER DOOR PLACED THERE.
WD TRIM PTD. EAST DOOR TO ROOM ALTERED. RADIATOR

Other Notes:
FIREPLACE BRICKED IN.



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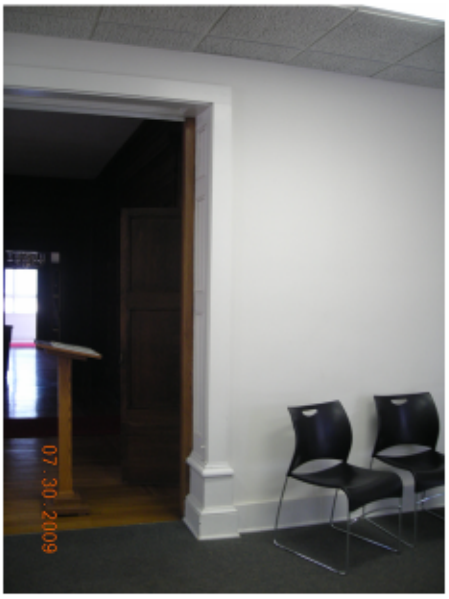
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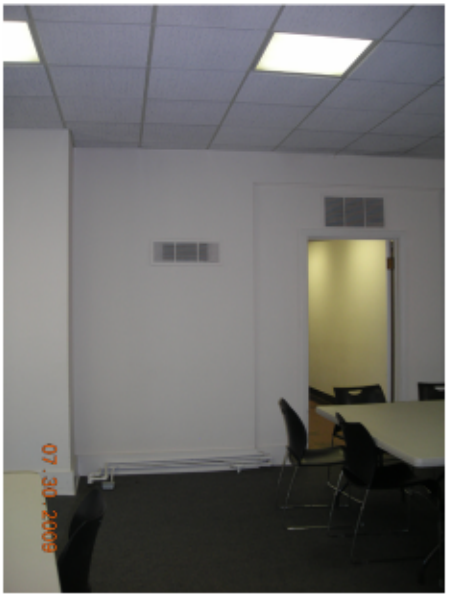
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Room No:	Floor: 1
Room Name: DINING ROOM	Date: 7.30.09
	Surveyor:
Overall Dimensions:	Ceiling Height: 9'-6" 10'-6" @ WINDOW

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element
GOOD	EAST **Wall** PLAS W/ PT. PTD WD TRIM @ DOOR JAMB TO SOUTH OF WALL – PTD WD BASE
	SOUTH **Wall** – NO WALL OPEN TO MUSIC
GOOD	WEST **Wall** CENTRAL FIREPLACE MASS HAS BEEN STRIPPED & FILLED.— DBL CASEMENT W/ LEADED GLASS & TRANSOM TO NORTH 2x3 LITE & 3 OVER. PTD WD TRIM & BASE, VAULT DOOR TO SOUTH OF FIREPLACE, FURTHER SOUTH – INFILLED LARGER OPEN.
GOOD	NORTH **Wall** BAY WINDOW W/ SEAT OVER RADIATOR CENTERED. LIONS HOLD UP SEAT. BEAMED COFFERS OVER WINDOW BAY PTD WD TRIM + BASE
GOOD	**Ceiling** 12x12 LAY IN ACT – CUTS UP AT WINDOWS – WD BOX BEAMS & COFFERS IN BAY WINDOW.
GOOD	**Floor** – Comm. CARP.

Character Defining Features:

BAY WINDOW – LEADED GLASS TRANSOM – CASEMENTS MOSTLY LEADED GLASS 2x3 PER CASEMENT… CENTRAL PAIR WD MUNTONS/MULLIONS & WEST ~~EAST OF~~ HALF OF EASTERN PAIR IS WOOD TOO—

Changes or Alterations & Date or Probable Time Period:

PAINT ON WOODWORK, VAULT @ 1941, CEILING, SOUTH WALL GONE, CARPET, EAST DOOR WIDENED TO JOIN MUSIC RM TO SOUTH.

Other Notes:



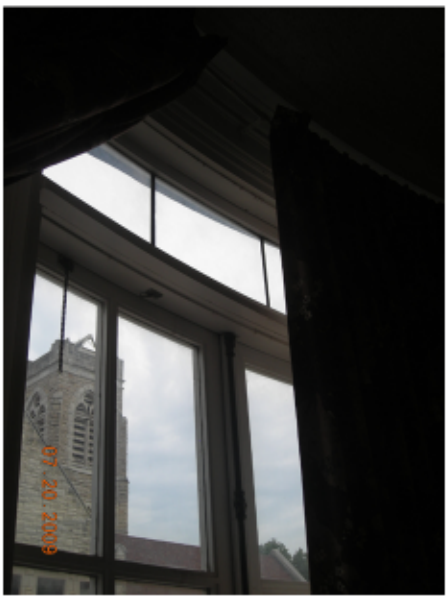
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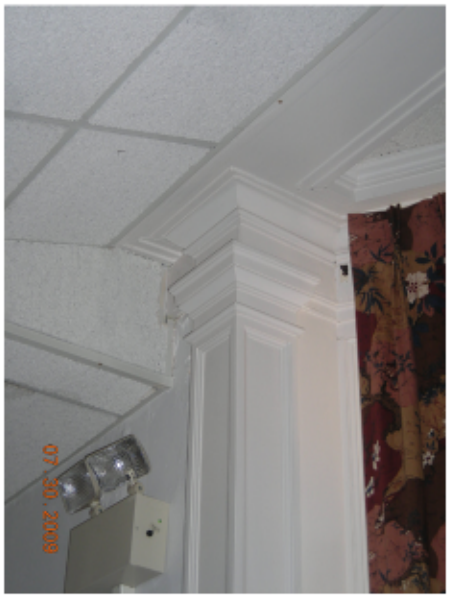


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1_Dinning Room



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Room No:	Floor: 1
Room Name: RECEPTION HALL	Date: 7·30·09
	Surveyor: JM, CM
Overall Dimensions:	**Ceiling Height:** 10'-11"

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element
~~VERY~~ GOOD	**EAST Wall** LIMESTONE & MARBLE FIREPLACE (MARBLE HEARTH), WOOD PANELING FLR TO CLNG. FIREPLACE FLANKED BY LIB. DOORS. - NORTH END LOWER TO REAR EXIT UNDER MAIN STAIR LANDING. SCONCE LIGHTS
VERY GOOD	**SOUTH Wall** CENTRAL 11-LITE DOOR TO VESTIBULE, GLASS W/ GLASS SIDELIGHTS - 4 LITES. WD PANEL FLR TO CLNG - RADIATOR GRILLES EITHER SIDE - DOORS TO SIDE CLOSETS BLEND W/ PANELING.
GOOD	**WEST Wall** 2 LARGE OPENING W/ CENTRAL POST, WD PANELING FLR TO CLNG. - NORTH END LOWER TO REAR EXIT UNDER MAIN STAIR LANDING. SCONCE LIGHTS. WATER COOLER.
	NORTH Wall CENTRAL OAK STAIR UP TO ~~REAR~~ LANDING W/ GANG OF 4 LEADED WINDOWS W/ PTD SCENES. FINAL RUN OF STAIRS ON EITHER SIDE. REAR ENTRY DOORS TO PORT-COCHE - MTL ON EAST - GLASS & WOOD TO WEST
FAIR	**Ceiling** PLASTER & CANVAS OVER PLASTER (@ REAR ENTRIES) WD TRIM & BEAMS @ STAIR WD CROWN MOLD CENTRAL CHANDELIER
	Floor OAK STRIPFLOOR

Character Defining Features: FIREPLACE - "NONE COME TO EARLY, NONE STAY TOO LATE" GRAND OAK STAIR W/ CARVED LIONS @ NEWEL POSTS. WOOD PANELING CHANDELIER, SCONCES. RADIATORS FLANKING STAIR

Changes or Alterations & Date or Probable Time Period:

REAR DOORS TO PORTCOHE HAVE BEEN REPLACED - ORIG PHOTOS SHOW MATCHING LEADED GLASS DOORS. DOORS TO LIBRARY INFILLED & MADE SMALLER. OPENINGS ~~THRU~~ IN WEST WALL HAVE BEEN ALTERED - OFFERING CHANGED & HEAD, DOESN'T MATCH JAMBS, PANELING CUT. WATER COOLER ADDED. STAIR HAS TREADS ADDED.

Other Notes:

MAIN CLNG EXHIBITS CRACKS - NO TRIM DOPING THOUGH.

WD PANEL BOWED ON EAST WALL ADJ TO MTL DOOR, CANVAS PULLING FROM CLNG.

DOWNSPOUT FROM PORT COCHE @ EXTR. WALL.



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1_Reception Hall



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Room No:		Floor: 1
Room Name: Closet · West		Date: 7.30.09
		Surveyor: JM, LM
Overall Dimensions:	Ceiling Height: 10'-11"	

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	Mirror of East Closet w/ Exceptions Noted
Good	East Wall	Coat Hooks @ oak rail — counter has drwrs &
"	South Wall	Coat Hooks + Rail
"	West Wall	Hose spigot — Coat Hooks + Rail + Rod in front.
"	North Wall	
Good	Ceiling	
Fair	Floor	9x9 Tile

Character Defining Features:

Changes or Alterations & Date or Probable Time Period:

Other Notes:

Tiles coming up

1_Closet West



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Room No:	Floor: 1
Room Name: VESTIBULE	Date: 7.30.09
	Surveyor: JM, LM
Overall Dimensions:	**Ceiling Height:** 10'-10"-3/4"

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
GOOD	EAST **Wall**	PT ON PLAS, FRAME DARK, TALL STD WD BASE FANCY RADIATOR
GOOD	SOUTH **Wall**	CENTRAL DOOR - 4'-0" WIDE - WIDE DARK STD WD TRIM, BASE, DOOR HAS CLOSER & EXIT BAR
GOOD	WEST **Wall**	PT. ON PLAS. FRAME - WD BASE
GOOD	NORTH **Wall**	DECO. WD DOOR w/ 11 lites - side lites 4x1 HEAVY DARK STD WD TRIM.
GOOD	**Ceiling**	PT. ON PLAS, PLAS? CROWN DECO. BRONZE PENDANT w/ CUT OPAL GLASS SHADE
GOOD	**Floor**	QUARRY TILE - RED. ORANGE. MARBLE THRESHOLD AT DOOR 10x10?

Character Defining Features:

DOORS. LIGHT, RADIATOR, CROWN, TILE.

Changes or Alterations & Date or Probable Time Period:

EXIT DEVICE 1940.

Other Notes:

FLOOR SLOPES UP A LITTLE @ DOOR

1_Vestibule



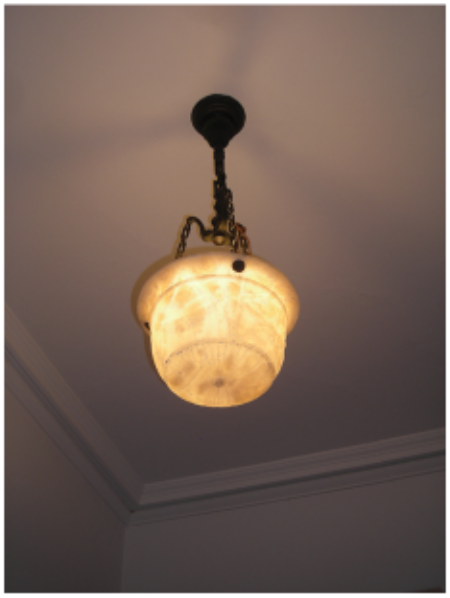
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Room No:		Floor: 1
Room Name: Closet - East		Date: 7.30.09
		Surveyor: JM, LM
Overall Dimensions:	Ceiling Height: 10'-11"	

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
Fair	East Wall	Plaster on Lt. Pt. on Plas. Some cracks. Oak WD Trim @ Floor
Good	South Wall	Central window trimmed in oak. Pt. on Plas. Oak WD Base
Good	West Wall	Counter & oak enclosure @ radiator. Pt. on Plaster frame wall. Oak Base
Good	North Wall	Pt. on Plas, Frame wall. Oak Trimmed Door. Oak panel door
Good	Ceiling	Paint on Plaster. Brass fixture deco glass shade
Fair	Floor	9x9 Tile

Character Defining Features: —

Changes or Alterations & Date or Probable Time Period:

Flooring.

Other Notes:

Cracks in Plas. Peeling pt. mostly at exter. walls downspout outside



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1_Closet East

Room No:	Floor: 1
Room Name: LIBRARY	Date: 7.30.09
	Surveyor: JM, LM
Overall Dimensions:	Ceiling Height: 10'-10" MAIN 10'-8-1/2" B.O. COFFER 10'-3" B.O. PERIM. COFFER

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element
GOOD 1 POOR CORNER	~~EAST~~ WEST **Wall** CENTRAL FIREPLACE FLANKED BY ~~EA~~ DOOR & BUILT IN CABINETS FIREPLACE HAS TILE FACE, IONIC COLUMNS, TILE HEARTH, WD PIC RAIL; TEXTURE OVER MSNRY
GOOD 1 POOR CORNER	SOUTH **Wall** CENTRAL WINDOW - DBL CASEMENT FLANKED BY A SINGLE - 3 LITES. TRANSOM IS STAINED GLASS PORTRAITS OF AUTHORS: BURNS, WHITMAN OR CARLYLE, POE, SIR WALTER SCOTT, WD PIC. RAIL (L-R-?) & WAINSCOT; TEXT. OVER MSNRY
GOOD	~~WEST~~ EAST **Wall** CENTRAL BOOKCASE FLANKED BY DOORS & BOOKCASES. WD PIC RAIL, TEXTURE OVER MSNRY
VERY GOOD	NORTH **Wall** CENTRAL WINDOW - DBL CASEMENT, FLANKED BY SINGLES, WD PIC RAIL & WAINSCOT; TRANSOM PTD LEADED GLASS AUTHORS - L→R MILTON, SHAKESPEARE, TENNYSON, LONGFELLOW
VERY GOOD SW COR.	**Ceiling** PLASTER OR GESSO - HIGHLY ORNAMENTED, COFFERED TEXTURE IN COFFERS
VERY GOOD	**Floor** OAK HARDWOOD (N-S)

Character Defining Features: FIREPLACE, CEILING, BOOKCASES, OIL LAMP LIGHTS @ BOOKCASES, PTD GLASS TRANSOMS, RADIATOR GRILLES?

Changes or Alterations & Date or Probable Time Period: BOOKCASE FRONTS HAVE BEEN ALTERED. DOOR OPENINGS HAVE BEEN INFILLED & SMALLER DOORS INSTALLED. AREA UNDER WINDOWS HAS NEWER INFILL, RADIATOR GRILLES MAY BE NEWER DUCT CUT IN CLNG, NEWER CHANDELIERS. TEXTURE ADDED TO WALLS OVER GREEN WALL COVERING - AND POSSIBLY CLNG COFFERS.

Other Notes: H_2O DAMAGE @ SW CORNER, RADIATORS BEHIND GRILLES UNDER BOOKCASES. STD GLS IS LEADED, PAINTED GLASS



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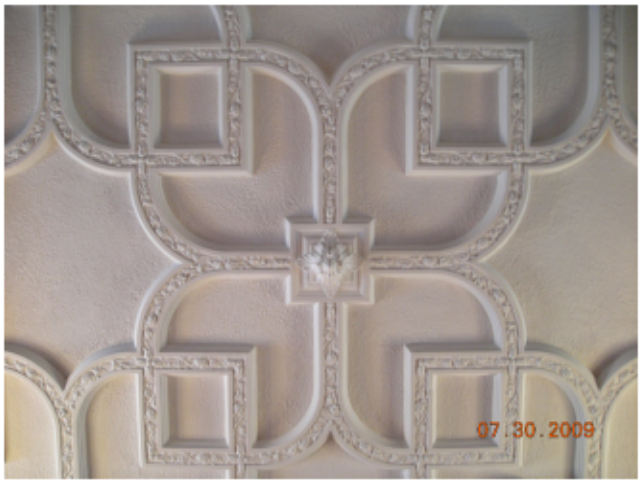
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Room No:	Floor: 1
Room Name: EAST ANNEX 1	Date: 7.30.09
	Surveyor: JM LM

Overall Dimensions: 37'-6" x 13'-2"	Ceiling Height: B.11.1 → 8'-11 1/2"

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
FAIR TO POOR H2O DAMAGE	EAST Wall	5 DBL SETS OF WINDOWS, PLASTER & PAINT OVER MSNRY SUBSTRATE
GOOD	SOUTH Wall	BANK OF 3 WINDOWS - HVAC IN WEST COR. PLASTER & PAINT
GOOD	WEST Wall	PLASTER & PAINT OVER MSNRY - SOME FURR-OUT / DRYWALL 2 DOORS - W/ INFILL @ HIST OPENS. CABINETS, COUNTER, SINK & DW. HVAC IN S. CORNER.
GOOD	NORTH Wall	DOOR & 2 ADJ. WINDOWS. PLASTER + PAINT OVER MSNRY.
GOOD	Ceiling	ACCOUSTIC TILE / FLOURESCENT LIGHTS.
POOR	Floor	9x9 TILE - 1 LAYER OVER PLYWD - COMING UP IN MULTIPLE LOCATIONS.

Character Defining Features: —

Changes or Alterations & Date or Probable Time Period:

- EAST WALL WAS EXTR WALL OF HOUSE. BRICK OBSCURED BY DIRECT APPLIED PLASTER.
- "FRENCH DOOR" OPENINGS INFILLED & SMALLER DOORS INSTALLED.
- AREA WAS ONCE A PORCH.

Other Notes:

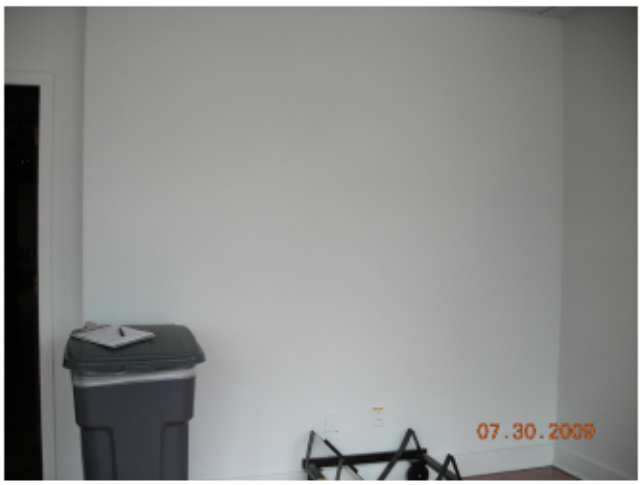
SMELLS MOLDY.



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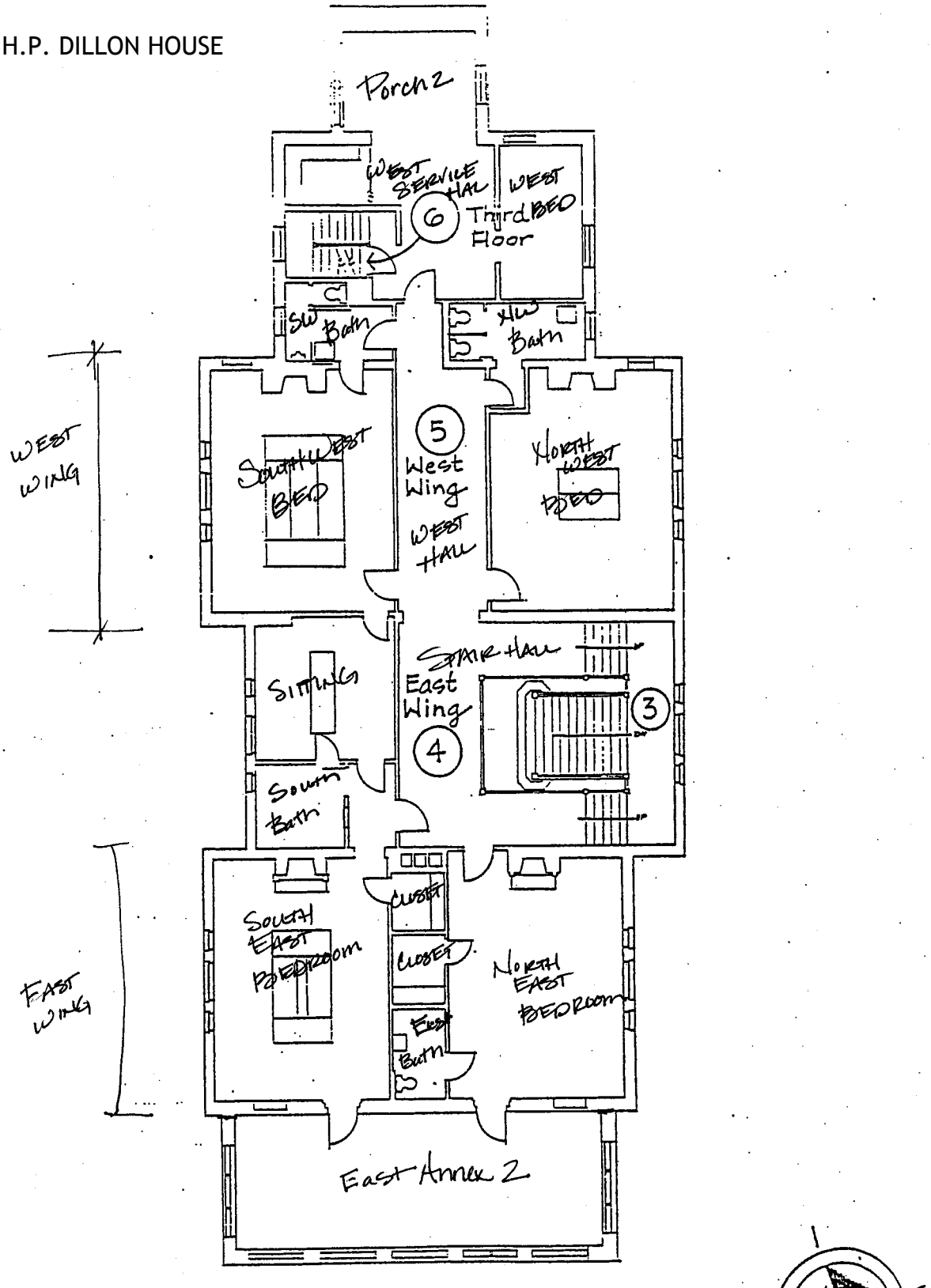
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2ND FLOOR ROOM SUMMARIES

H.P. DILLON HOUSE



SECOND FLOOR PLAN
HIRAM PRICE DILLON HOUSE

A DOCENT WILL BE STATIONED AT EACH NUMBER SHOWN.

Room No:	Floor: 2
Room Name: PORCH 2	Date: 7.30.09
	Surveyor: JM
Overall Dimensions:	Ceiling Height: 7'-3"

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
FAIR	EAST Wall	SHORT WALL, OPEN. ACCOUSTIC TILE, VINYL BASE
FAIR	SOUTH Wall	2 WINDOW DBL HUNG WD ACC. TILE VINYL BASE
FAIR	WEST Wall	ACC. TILE VINYL BASE
FAIR	NORTH Wall	1 DBL HUNG WD. ACC. TILE VINYL BASE
FAIR TO POOR	Ceiling	Stuck on ACCOUSTIC TILE
FAIR TO POOR	Floor	9x9 two tone

Character Defining Features: —

Changes or Alterations & Date or Probable Time Period:

(C) 1940s whole room.

Other Notes:

2_West Porch



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Room No:		Floor: 2
Room Name: WEST SERVICE HALL		Date: 7.30.09
		Surveyor: JM
Overall Dimensions:	Ceiling Height: MAIN 8'-11"	@ SBE SOFFIT. 7'-7½"

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
OBSCURED	EAST Wall	CENTERED DOOR TO WEST HALL HVAC NORTH ELEC PANEL SOUTH. ACC TILE.
FAIR	SOUTH Wall	DOORS TO STAIRS MTL SHELVES TO FAR WEST IN ALCOVE. ACC. TILE. VINYL BASE
OBSCURED	WEST Wall	WD SHELVES TO SOUTH – OPEN TO PORCH 2 @ NORTH
GOOD TO FAIR.	NORTH Wall	HVAC IN EAST, DOOR TO WEST BEO ADJ TO EAST CORNER – ACC. TILE, VINYL BASE
FAIR TO POOR	Ceiling	ACC TILE – STUCK ON H_2O DAMAGE NEAR HEATER
FAIR TO POOR	Floor	9x9 2 TONE TILE

Character Defining Features: —

Changes or Alterations & Date or Probable Time Period:

1940's OVERHALL – SOME WORK @ STAIRS REMAINS

Other Notes:

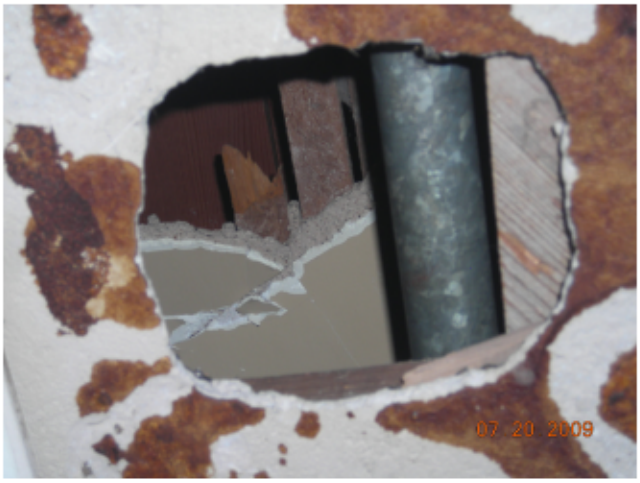
L-SHAPED ROOM.



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2_West Service Hall/West Stair



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Room No:		Floor: 2
Room Name: WEST BEDROOM		Date: 7.30.09
		Surveyor: JM
Overall Dimensions:	Ceiling Height: 9'-0 1/2"	

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
GOOD	EAST Wall	FLAT PT. ON DRYWALL? LAYERED OVER PLASTER PTD WD BASE.
GOOD	S. Wall	VENT IN SE UPPER COR – DOOR TO WEST SERVICE HALL, PTD WD BASE & TRIM DOOR IS MISSING RAD REMOVED WEST END
GOOD	W. Wall	WINDOW @ SOUTH END., PT. ON FLAT, PTD WD TRIM. DBL HUNG
GOOD	N. Wall	DBL H. WINDOW EAST OF CENTER PTD WD BASE + TRIM.
GOOD	Ceiling	PT. ON FLAT – PTD. WD COVE,
FAIR	Floor	2 TONE 9x9

Character Defining Features:

WD TRIM.

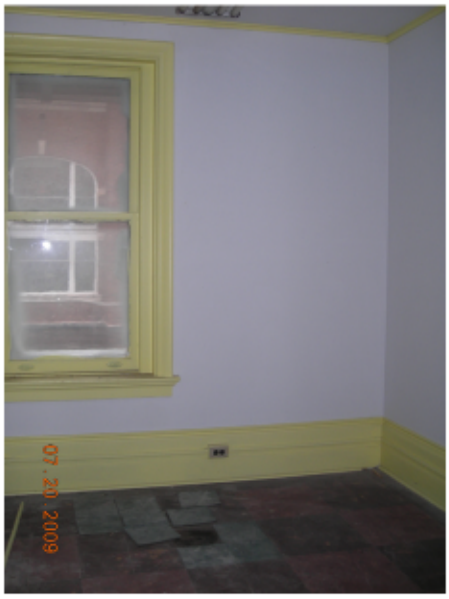
Changes or Alterations & Date or Probable Time Period:

PT ON WD TRIM – HIST PROFILE SEEN ELSEWHERE.

Other Notes:

Mellow Yellow

2_West Bed



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DSCN7272.JPG



DSCN7273.JPG



DSCN7274.JPG

Room No:	Floor: 2
Room Name: SW BATH "Mens"	Date: 7.30.09
	Surveyor: JM
Overall Dimensions:	Ceiling Height:

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
GOOD	E Wall	FLAT ON PLAS. RADIATOR @ NORTH.
"	S Wall	HI DBL HUNG WINDOW; PTD WD TRIM.
"	W Wall	DOOR TO SW BED, MED. CHEST.
"	N Wall	DOOR TO W. HALL. 1 PANEL, CUT GLASS KNOB.
"	Ceiling	Pt on Flat- Flourescent fixture
FAIR	Floor	Vinyl sheet good

Character Defining Features: RADIATOR, SINK, WD TRIM. MED. CHEST

Changes or Alterations & Date or Probable Time Period:

URINAL SCREEN + PARTITION ADDED URINAL ADDED c 1940s, FLOOR.

PTD TRIM? MAY HAVE ALWAYS BEEN.

Other Notes:

WAVY FLOOR - H_2O? Tile under? Patch @ urinal

2_Mens Restroom



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DSCN7288.JPG



DSCN7289.JPG



DSCN7290.JPG



DSCN7291.JPG

Room No:		Floor: 2
Room Name: HW Bath (women's)		Date: 7.30.09
		Surveyor: JM
Overall Dimensions:	Ceiling Height:	

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
GOOD TO POOR	E Wall	FLAT PLAS. PT. RADIATOR. DOOR TO BED. DOOR MISSING
FAIR TO POOR	S Wall	2 TOILETS IN PARTITIONS. c 1940
FAIR TO	W Wall	PT. ON FLAT PLASTER SINK TO NORTH.
FAIR	N Wall	DBL HUNG WINDOW. PTD WD TRIM.
FAIR TO POOR	Ceiling	PT. ON FLAT PLAS, EXPOSED DUCT, 1940s FLOURESCENT LIGHT
POOR	Floor	SHEET VINYL

Character Defining Features: WINDOW, SINK, RADIATOR

Changes or Alterations & Date or Probable Time Period:

1940s & Later.

Other Notes:

LOTS OF SEWER GAS, WATER DAMAGE.

GUTTER OVHD IS FULL PEELING PAINT, PLAS. DAMAGE.



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DSCN6677.JPG



DSCN7283.JPG



DSCN7284.JPG



DSCN7285.JPG



DSCN7286.JPG



DSCN7287.JPG

2_Womens Restroom

Room No:		Floor: 2
Room Name: WEST HALL		Date: 7.30.09
		Surveyor: JM
Overall Dimensions:	Ceiling Height: 8'-11"	

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
GOOD.	E Wall	WD CASED OPEN TO STAIR HALL PT ON FLAT PLAS.
GOOD	S Wall STD WD TRIM	WD CASED DOOR TO SW BED @ EAST END WD CASED DOOR TO MENS @ WEST END WD BUILT IN CAB. FLR TO CLNG BASE HT VARIES. PT. ON FLAT PLAS
FAIR TO POOR	W Wall	WD CASED DOOR TO W. SERVICE HALL BACK IN ALCOVE PT. ON FLAT PLAS. STD WD TRIM & BASE WATER COOLER
GOOD	N Wall	PT. ON FLAT PLAS. WD CASED DOORS ON EA. END STD WD TRIM. BASE HT TALLER @ EAST END.
POOR	Ceiling	PT. ON FLAT PLASTER FLOUR. LIGHTS. PTD CROWN / PIC RAIL?
POOR.	Floor	CARPET OVER 9x9 maybe

Character Defining Features: WOOD WORK / TRIM, DOORS, CABINET.

Changes or Alterations & Date or Probable Time Period:

FLOORING, H_2O COOLER.

Other Notes:

H_2O DAMAGE FROM ROOF LEAK ABV.



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DSCN6672.JPG



DSCN6683.JPG



DSCN6684.JPG



DSCN7022.JPG



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DSCN7026.JPG



DSCN7027.JPG



DSCN7028.JPG



DSCN7029.JPG

Room No:		Floor: 2
Room Name: SW BED		Date: 7.30.09
		Surveyor: JM
Overall Dimensions:	Ceiling Height: 8'-11"	

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
GOOD TO FAIR	E Wall	PAPER & PTD BASE DOOR @ NORTH TO SITTING.
GOOD	S Wall	CENTRAL WINDOWS - DBL CASEMENT - 4 LIGHTS 2 SIDE CASEMENTS.
"	W Wall	DBL CASEMENT @ SOUTH - RAD & W/ SEAT FIREPLACE & DOOR TO BATH.
"	N Wall	PTD. TRIM DOOR @ EAST END TO HALL
GOOD	Ceiling	PT. ON FLAT PLAS. CROWN MOLD. FLOURESCENT.
FAIR	Floor	CARPET OVER 9x9... OUTLETS IN FLOOR NEAR FP. FP. HEARTH COVERED

Character Defining Features:

WINDOWS, WD TRIM, F.P., RAD. DOORS.

Changes or Alterations & Date or Probable Time Period:

PTD WDWORK, PTD FIREPLACE, FLOORING, LIGHTS.

Other Notes:

2_SW Bed



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DSCN7030.JPG



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DSCN7032.JPG



DSCN7033.JPG

2_SW Bed



DSCN7034.JPG



DSCN7035.JPG



DSCN7036.JPG



DSCN7037.JPG



DSCN7038.JPG



DSCN7039.JPG



DSCN7040.JPG



DSCN7041.JPG



DSCN7042.JPG



DSCN7043.JPG



DSCN7044.JPG

Room No:		Floor: 2
Room Name: NW BED		Date: 7.30.09
		Surveyor: JTh
Overall Dimensions:	Ceiling Height: 8' - 10 1/2"	

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
FAIR	E Wall	PT. ON FLAT PLAS PTD WD BASE
FAIR	@ W Wall	DOOR TO BATH OBSCURED BY HALL/PART. F.P. CENTER, DBL CASEMENT TO NORTH
FAIR	@ S Wall	DOOR TO HALL EACH END - WEST NOW OBSCURED BY PART/HALL TO WOMENS. PT. ON FLAT PLAS, PTD WD TRIM
FAIR	N Wall	TYP CASEMENT SET - SEE SW BED W/ RAD. BELOW PT. ON FLAT PLAS. PTD WD BASE.
POOR	Ceiling	FLAT PLAS, PT. CROWN. FLOURES.
POOR	Floor	CARPET OVER 9x9

Character Defining Features: F.P., RAD, WD TRIM. WINDOWS.

Changes or Alterations & Date or Probable Time Period:

ADDED HALL TO WOMEN'S, PTD FIREPLACE & WD TRIM. LIGHTS, FLOORING.

Other Notes:

MAJOR ROOF LEAK OVHD. DAMAGE TO CLNG, FLR & WALL. PEELING PAINT, CRACKS IN PLASTER.



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DSCN6674.JPG



DSCN6675.JPG



DSCN7045.JPG



DSCN7046.JPG



DSCN7047.JPG

2_NW Bed



DSCN7049.JPG



DSCN7050.JPG



DSCN7051.JPG

Room No:	Floor: 2
Room Name: SITTING	Date: 7.30.09
	Surveyor: JM
Overall Dimensions:	**Ceiling Height:** 8'-11 1/2"

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
FAIR	E	**Wall** DOOR TO PASSAGE, BATH & RAD. PTD ~~CASED~~ WD. TRIM, DOORS, BASE WALLPAPER W/ PT ON FLAT ABV.
GOOD	S	**Wall** DBL CASEMENT 1 FLANKING TO WEST. WALLPAPER PTD WD TRIM.
GOOD	W	**Wall** 1 CASED DOOR PAPER PTD BASE.
GOOD	N	**Wall** PAPER, PTD BASE
GOOD		**Ceiling** PT. ON FLAT PLAS. / FLOURES. PICT. RAIL
FAIR		**Floor** CARP. OVER 9x9 FLOOR WART- ELEC.

Character Defining Features:

WD WORK, DOORS, WINDOWS

Changes or Alterations & Date or Probable Time Period:

CARP. LIGHTING, WALL PAPER, PAINT.

Other Notes: SOME CRACKED PLASTER

PEELING PAINT.



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DSCN7055.JPG



DSCN7056.JPG



DSCN7057.JPG



DSCN7058.JPG



DSCN7059.JPG



DSCN7060.JPG



DSCN7061.JPG



DSCN7062.JPG

Room No:		Floor: 2
Room Name: South Bath		Date: 7.30.09
		Surveyor: JM
Overall Dimensions:	Ceiling Height:	

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
FAIR	E Wall	PT. ON FLAT PLAS.
POOR	S Wall	PT. ON FLAT PLAS (FURRED) WINDOW TO WEST. RAD. @ WINDOW
POOR	W Wall	PT. ON FLAT PLAS. DOOR TO SITTING @ NORTH.
FAIR	N Wall	PT. ON FLAT, DOOR @ WEST TO PASSAGE MED. CHEST.
POOR	Ceiling	PT. ON FLAT PLAS, FLOUR. LT.
FAIR	Floor	HEX TILE, WHITE GRAY GROUT, TILE BASE. OBSCURED.

Character Defining Features:

WINDOWS, WOODWORK RAD. TILE

Changes or Alterations & Date or Probable Time Period:

FIXTURES REMOVED. LIGHTING.

Other Notes: PEELING PAINT - CRACKED PLASTER

2_South Bath



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DSCN7063.JPG



DSCN7064.JPG

Room No:	Floor: 2
Room Name: STAIR HALL	Date: 7.30.09
	Surveyor: JM.

Overall Dimensions:	Ceiling Height:

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
FAIR	E **Wall**	PT. ON FLAT PLAS. – BIG PATCH @ STAIR LANDING. DOOR TO MRS. DILLONS RM. STD OAK BASE
GOOD	S **Wall**	PT ON FLAT PLAS. DOOR TO MR. DILLONS PASSAGE. STD OAK BASE
FAIR	W **Wall**	STD WD CASED OPENING TO WEST WING. PT ON FLAT PLAS. STD OAK BASE
GOOD	N **Wall**	CENTRAL WINDOWS FLANKED BY RAD. PT. ON FLAT PLAS STD OAK BASE.
FAIR TO POOR	**Ceiling**	PT ON FLAT PLAS. CROWN. – DECOR. FRIEZE & PIC. RAIL FLOUR. LIGHT.
FAIR	**Floor**	CARP. OVER 9x9 TILE

Character Defining Features:

WINDOWS, WOODWORK, RADIATORS, PLASTER

Changes or Alterations & Date or Probable Time Period:

~~WOODWORK, PLASTER~~, CARP., LIGHTING.

Other Notes:

OAK RAILING 32" HIGH. @ STAIR OPEN.
HANDRAILS ADDED… @ 1970?

WDO



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DSCN0790.JPG



DSCN0791.JPG



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DSCN6657.JPG



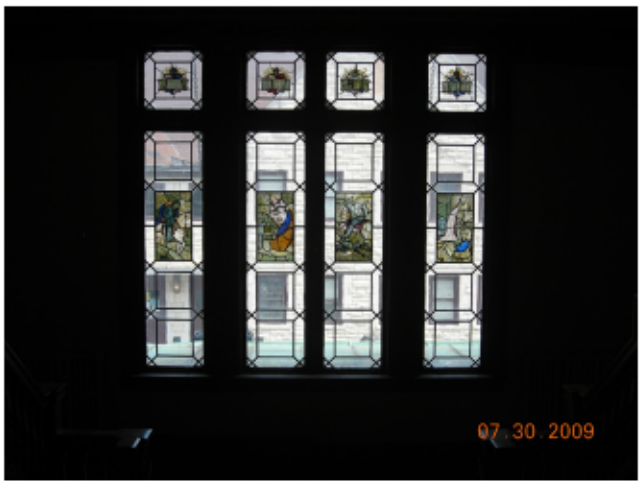
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DSCN6660.JPG



DSCN6661.JPG



DSCN6972.JPG



DSCN6973.JPG



DSCN6974.JPG

Room No:		Floor: 2
Room Name: SE BED		Date: 7.30.09
		Surveyor: JM
Overall Dimensions:	Ceiling Height: 8'-11 1/2"	

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
GOOD	E Wall	DOOR TO ANNEX, BUILT IN. PT. FLAT PLAS PIC RAIL PTD PTD WD BASE
GOOD	S Wall	DBL CASE W/ FLANKING — BASEBOARD HVAC. PT. ON FLAT PLAS, PTD. PIC RAIL PTD WD BASE
GOOD	W Wall	F.P. WOOD + TILE SURROUND CASED DOOR OPEN TO PASSAGE. PT. ON FLAT PLAS. PTD WD BASE, PTD PIC RAIL.
GOOD	N Wall	DOOR TO CLOSET : VENT TO CLOSET ON OTHER SIDE OF WALL. PT. ON FLAT PLAS. PTD WD BASE + PIC RAIL
FAIR TO POOR	Ceiling	PT. ON FLAT, CROWN MOLD, FLOUR. LIGHTS, DROP SOFFIT @ N. WALL
POOR	Floor	CARP OVER 9x9, TILE HEARTH @ FP.

Character Defining Features:

Changes or Alterations & Date or Probable Time Period:

PTD WD, CARP, LIGHTING.

Other Notes:

H_2O LEAK ABV. WINDOW.



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DSCN6666.JPG



DSCN6667.JPG



DSCN7065.JPG



DSCN7066.JPG



DSCN7067.JPG

2_SE Bed



DSCN7068.JPG



DSCN7069.JPG



DSCN7070.JPG

Room No:	Floor: 2
Room Name: SE BED CLOSET	Date: 7.30.09
	Surveyor:
Overall Dimensions:	**Ceiling Height:**

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
GOOD	E Wall	PT. ON FLAT
	S Wall	"
	W Wall	" BUILT-IN WALL TO WALL, FULL HT.
	W Wall	"
FAIR	Ceiling	PT. ON FLAT PLAS.
FAIR	Floor	OAK STRIP FLOOR

Character Defining Features: BUILT. IN W/ GLASS DOORS & DRWRS. CLOTHES HOOKS

Changes or Alterations & Date or Probable Time Period:

Other Notes:



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DSCN7071.JPG

Room No:		Floor: 3
Room Name: NE BED		Date: 7.30.09
		Surveyor: JM
Overall Dimensions:	Ceiling Height:	

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
GOOD	E Wall	BUILT IN @ NORTH – DOOR TO ANNEX SOUTH PTD WD TRIM & BASE PT OF FLAT PLAS.
FAIR	S Wall	DOORS TO BATH & CLOSET RAD. REMOVED WEST PTD WD TRIM & BASE – PT ON FLAT PLAS.
GOOD	W Wall	DOOR TO HALL, F.P. PT. ON PLAS. PTD WD BASE
GOOD	N Wall	CASEMENT WINDOWS, HVAC BELOW, PT ON FLAT PLAS, PTD BASE.
FAIR TO POOR	Ceiling	FLAT PLAST. CROWN & PIC RAIL — ALL PTD
FAIR.	Floor	CARP. OVER 9x9 – ELEC. WARP NEAR WINDOWS.

Character Defining Features: F.P. WINDOWS, WD WORK, CROWN.

Changes or Alterations & Date or Probable Time Period:

DOOR TO ANNEX MADE SMALLER, CARP. PAINT, LIGHTING.

Other Notes: PLASTER CRACKS – SAG IN FLOOR FROM BATH TO WEST OF CLOSET @ SOUTH WALL.

2_NE Bed



DSCN6662.JPG



DSCN6663.JPG



DSCN6664.JPG



DSCN7072.JPG



DSCN7073.JPG



DSCN7074.JPG



DSCN7075.JPG



DSCN7076.JPG



DSCN7077.JPG



DSCN7078.JPG



DSCN7079.JPG



DSCN7081.JPG

2_NE Bed



DSCN7082.JPG



DSCN7299.JPG

Room No:		Floor: 2
Room Name: NE BED CLOSET		Date: 7.30.09
		Surveyor: JM
Overall Dimensions:	Ceiling Height:	

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element		
FAIR	E Wall	PT ON FLAT	BUILT IN – MUCH BASTARDIZED.
FAIR TO POOR	~~W~~ S Wall	"	
?	W Wall	"	HVAC c 1940
FAIR	N Wall	"	
FAIR	Ceiling	PT. ON FLAT	
POOR	Floor	OAK	

Character Defining Features:

Changes or Alterations & Date or Probable Time Period:

Other Notes:

FLOOR DIPS GOING SOUTH – HVAC LOOKS LIKE H_2O SOURCE

PLAS. CRACKING @ CLNG LINE – WALLS/FLOOR SAGGING.



DSCN7080.JPG

Room No:	Floor: 2
Room Name: EAST BATHROOM	Date: 7.30.09
	Surveyor:

Overall Dimensions:	Ceiling Height:

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element		
FAIR	E	**Wall**	PT. ON FLAT
	S	**Wall**	" SINK
	W	**Wall**	"
	N	**Wall**	" MED CAB.
		Ceiling	PT. ON FLAT FLOUR. LT. ~~SINK~~
		Floor	9x9 TILE & VINYL BASE.

Character Defining Features:

MED. CABS.

Changes or Alterations & Date or Probable Time Period:

Other Notes:

FLOOR DRAG.

2_East Bath



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DSCN7083.JPG



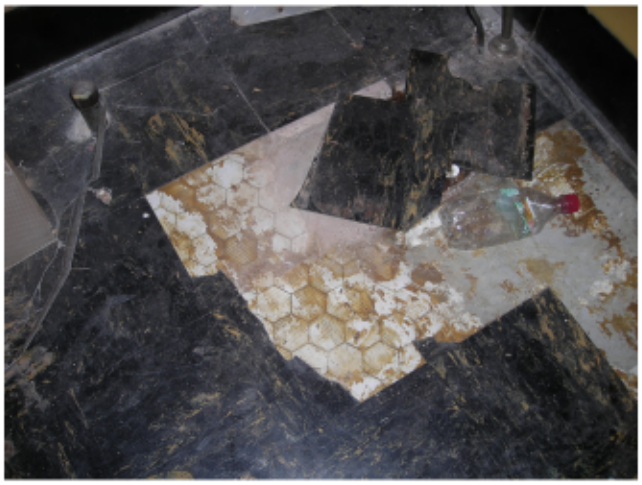
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DSCN7297.JPG



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Room No:		Floor: 2
Room Name: EAST ANNEX 2		Date: 7.30.09
		Surveyor: JM
Overall Dimensions:	**Ceiling Height:**	

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element
POOR	E **Wall**
FAIR	S **Wall**
FAIR	W **Wall**
FAIR	N **Wall**
POOR	**Ceiling**
FAIR	**Floor** PLYWD SUBFLOOR — CARP GONE.

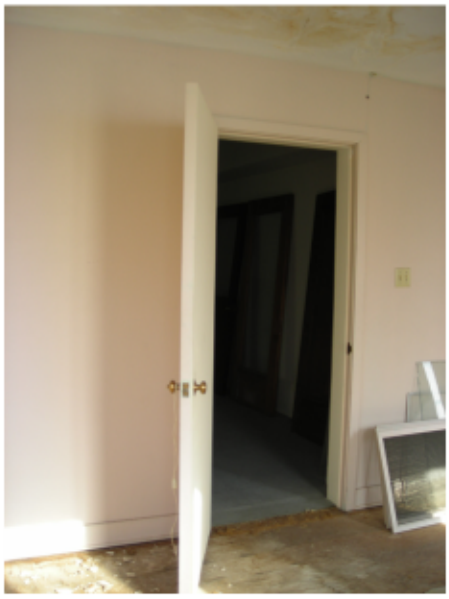
Character Defining Features: —

Changes or Alterations & Date or Probable Time Period:

1940 ADDED

Other Notes:

H_2O DAMAGE — ROOF IS A POND.



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DSCN0822.JPG



DSCN6688.JPG

3RD FLOOR ROOM SUMMARIES

H.P. DILLON HOUSE

Room No:	Floor: 3
Room Name: STAIR HALL	Date: 8/5/07
	Surveyor: JM
Overall Dimensions:	**Ceiling Height:** VARIES.

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
GOOD	E	**Wall** NEWER PART. WALL - FLUSH DOOR STD WD DOOR+ TRIM - SHORT BASE. HAS POT. BELLY CLOSET
FAIR	S	**Wall** LAUNDRY SHOOT? NOW ATTIC ACCESS. 2-TONE PT OF FLAT PLAS. STD WD BASE, CHAIR, STAIR RAILING.
FAIR	W	**Wall** 2-TONE PT ON FLAT PLAS, STD WD BASE, CHAIR, STAIR & DOOR TRIM. DOOR TO WEST ATTIC - NEWER FLUSH DOOR - OLD CASING.
FAIR	N	**Wall** 2-TONE PT. ON FLAT PLAS. STD WD BASE & CHAIR
POOR		**Ceiling** PT. ON FLAT PLAS. - HIGHER RECT. AREA - OLD ROOF ACCESS? CUT IN TWO BY EAST. PARTITION. OLD SCONCE - MISSING GLASS
FAIR		**Floor** STD STRIP FIR OAK - E-W. DIR. OAK TREADS+ RISERS.

Character Defining Features:

STAIR / WOODWORK

Changes or Alterations & Date or Probable Time Period:

EAST PART. ©1941

Other Notes:

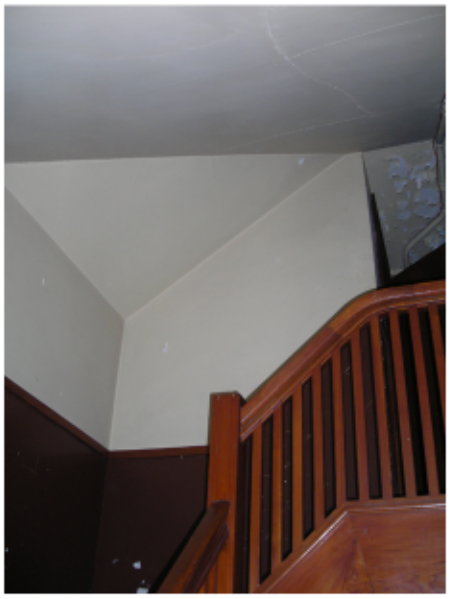
NEWEL POST CAP IS OFF, LAYING ON FLR.

PEELING PT.

3_West Stair



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DSCN7269.JPG



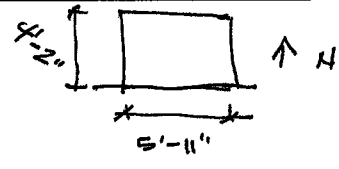
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Room No:	Floor: 3
Room Name: HALL	Date: 8/5/09
	Surveyor:
Overall Dimensions:	**Ceiling Height:** VARIES.

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
FAIR	E	**Wall** 2-TONE PT. ON FLAT PLAS. ~~GRD~~ STD WD BASE, DOOR TRIM & CHAIR RAIL. 6-PANEL DOORS. LT. SCONCE – MISSING GLASS.
FAIR TO POOR	S	**Wall** 2-TONE PT. ON FLAT PLAS. STD WD BASE, DOORS & TRIM. INTR WINDOW TO PLAYROOM. RADIATOR – EXTREME WEST, CHAIR RAIL
FAIR	W	**Wall** 2-TONE PT. ON FLAT PLAS. STD WD BASE, TRIM & CHAIR RAIL, PART @ STAIR IS NEWER – C.1941? – PAINT SCHEME CARRIES, BUT WD TRIM DOESN'T, DOOR IS FLUSH.
FAIR	N	**Wall** 2-TONE PT. ON FLAT PLAS. STD WD BASE, TRIM & CHAIR RAIL & PANEL DOORS TO BEDROOMS.
POOR		**Ceiling** ROOF LEAK – PEELING PT, CRACKED PLASTER PT. ON FLAT PLAS. PLAS PATCH ON N. WALL BTWN CENTER & WEST BEDROOM – SKYLIGHT?
FAIR TO POOR		**Floor** STRIP ~~OAK~~ FIR – E-W DIR. BIG PATCH UNDER THE LEAK – LOOKS LIKE IT LINES UP W/ NUBBIN IN PLAYROOM. BIT OF A HUMP AT N-S LINE BTWN WEST WIN & ARCH.

Character Defining Features: WD TRIM. FLOOR



Changes or Alterations & Date or Probable Time Period:

ADDED WALL AT STAIR TO ENCLOSE C.1941? BIG PATCH IN FLOOR –

Other Notes: BIG ROOF LEAK, PEELING PAINT, SOME PLASTER CRACKS.

FLOOR HAS SOME FALL GOING NORTH FROM A LINE SOUTH OF THE BEDROOM BANK.



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DSCN7116.JPG



DSCN7117.JPG



DSCN7118.JPG



DSCN7155.JPG



DSCN7156.JPG



DSCN7017.JPG



DSCN7110.JPG



DSCN7111.JPG



DSCN7112.JPG



DSCN7113.JPG



DSCN7114.JPG

Room No:		Floor: 3
Room Name: BATHROOM		Date: 8/5/09
		Surveyor: JM
Overall Dimensions:	Ceiling Height: VARIES	

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
FAIR	E	**Wall** 2 TONE PT. ON FLAT PLAS. – BLK ACCENT.
POOR	S	**Wall** 2 TONE PT ON FLAT PLAS - PTD DOOR + TRIM – BLK ACCENT.
POOR	W	**Wall** 2 TONE PT ON FLAT PLAS – PTD BUILT IN MED. CHEST. 2 SCONCES – GLASS MISSING RADIATOR @ NORTH
POOR	N	**Wall** FRAME WALL - PT. ON FLAT PLAS. PTD WD CASEMENT + TRIM.
POOR		**Ceiling** PT. ON FLAT PLASTER – CRACKS, PEELING PT.
GOOD		**Floor** HEX TILE – WHITE, TILE BASE. GOOD – 2 CRACKS.

Character Defining Features: WD WORK – TILE

Changes or Alterations & Date or Probable Time Period:

SINK & COUNTER NEWER. FIXTURES GONE.

Other Notes:

HOLES, CRACKS, PEELING PT. TYP.



DSCN7014.JPG



DSCN7120.JPG



DSCN7121.JPG



DSCN7122.JPG



DSCN7123.JPG



DSCN7124.JPG

3_Bath



DSCN7125.JPG

Room No:	Floor: 3
Room Name: ~~BATHROOM~~ "LINEN" ROOM	Date: 8/5/09
	Surveyor:

Overall Dimensions:	Ceiling Height: VARIES.

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
FAIR	E	**Wall** PT. ON FLAT PLAS. STD WD BASE & WINDOW TRIM INTO WINDOW TO LIBRARY. WD TRIM HI ON WALL N. OF WINDOW
FAIR	S	**Wall** PT ON FLAT PLAS. BUILT-IN MISSING - GHOST ON WALL, WD BASE MISSING. STD WD BASE
FAIR	W	**Wall** PT. ON FLAT PLAS. ATTIC ACCESS DOOR, STD WD W/WD TRIM.
FAIR TO POOR	N	**Wall** PT ON FLAT PLAS. INTR WD WINDOW TO HALL & DOOR - LG PANEL STD WD BASE & WALL TRIM - NUBBY ON THIS WALL. PEELING PT.
POOR		**Ceiling** PT. ON FLAT PLAS. SINGLE LIGHT PENDEANT - GLOBE MISSING. CRACKS, PEELING PT.
FAIR		**Floor** ~~OAK~~ FAIR - STD STRIP - PATCHES TO ACCESS ELEC. BELOW N-S DIR.

Character Defining Features: WD WINDOWS / DOOR, TRIM, LIGHT.

Changes or Alterations & Date or Probable Time Period:

BUILT IN REMOVED.

Other Notes:

MAJOR ROOF LEAK ON OTHER SIDE OF N. WALL.



DSCN7010.JPG



DSCN7011.JPG



DSCN7012.JPG



DSCN7105.JPG



DSCN7106.JPG



DSCN7107.JPG

3_Linen Room



DSCN7108.JPG



DSCN7109.JPG

Room No:		Floor: 3
Room Name: HIRAM'S LIBRARY 3rd FLOOR.		Date: 8/5/09
		Surveyor: JM
Overall Dimensions:	Ceiling Height: VARIES	

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
FAIR	E	**Wall** ~~PAINT~~ PAPER ON FLAT PLASTER – BUILT IN STD WD BOOK CASES – BASE, STD WD @ FACE OF CASES. SHELVES MISSING. ATTIC ACCESS @ SOUTH. BOOK CASES ARE FLR TO CLNG. SCONCE MISSING.
FAIR	S	**Wall** PAPER ON FLAT PLAS. – ROUGHLY CENTERED CASEMENT DORMER EVIDENCE OF SHELVES FLANKING. STD WD BASE, STD WD TRIM @ WINDOW. RADIATOR @ WINDOW
FAIR.	W	**Wall** MOSTLY OBSCURED BY WD FILING(?) DRAWERS. INTR WINDOW TO PAPER ON FLAT PLAS PLAYROOM. STD WD BASE, WINDOW TRIM & PIC/CROWN RAIL. 6 PANEL WD DOOR TO HALL – NORTH END W/ SHELVES (BUILT IN) MISSING SCONCE LT.
FAIR	N	**Wall** PAPER ON FLAT PLAS. – WD BUILT IN FLR TO CLNG BOOKCASES.
POOR		**Ceiling** PAPER ON FLAT – FINISH PLAS CRACKING/DELAM IN AREAS. 5φ. LITE ORIG CHANDELIER. MISSING SHADES. PLAS. PATCH ROUGHLY ALIGNED W/ DORMER ON NORTH SIDE OF LIB.
FAIR		**Floor** ~~OAK~~ FIR? (N-S RUN) PATCHED IN SEVERAL LOC.

Character Defining Features: RADIATOR, SHELVES, PAPER, WOOD TRIM & WORK

Changes or Alterations & Date or Probable Time Period:

DOOR TO ATTIC IS NEWER.

Other Notes:



DSCN7007.JPG



DSCN7008.JPG



DSCN7009.JPG



DSCN7097.JPG



DSCN7098.JPG



DSCN7099.JPG



DSCN7100.JPG



DSCN7101.JPG



DSCN7102.JPG



DSCN7103.JPG



DSCN7104.JPG

Room No:	Floor: 3
Room Name: WEST BEDROOM	Date: 8/5/09
	Surveyor:
Overall Dimensions:	**Ceiling Height:** VARIES.

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element	
POOR TO FAIR	E	**Wall** GRN PT ON FLAT PLAS STD WD BASE & TRIM @ CLOSET DOOR - DOOR MISSING.
POOR	S	**Wall** GRN PT. ON FLAT PLAS STD WD BASE, DOOR & TRIM.
POOR	W	**Wall** GRN PT. ON FLAT PLAS STD WD BASE
POOR	N	**Wall** GRN PT ON FLAT PLAS STD WD BASE, CASEMENT & TRIM. MSNRY UNDER @ WINDOW - PRHT
VERY POOR		**Ceiling** PT. ON FLAT PLAS - Green 2 LT PENDANT - MISSING GLASS
MOSTLY POOR		**Floor** OAK - STD STRIP N.S. DIR. FIR

Character Defining Features:

WD WORK

Changes or Alterations & Date or Probable Time Period:

LOUVERS FITTED OVER CASEMENTS - LARGE EXHAUST FAN @ OPENING HAS BEEN MOVED 1940s? RADIATOR IS IN RM BUT NOT CONNECTED.

Other Notes:

MAJOR ROOF LEAK @ N. DORMER - DAMAGE TO CLNG. FLR & WALLS.

3_West Bed



DSCN7015.JPG



DSCN7016.JPG



DSCN7126.JPG



DSCN7127.JPG



DSCN7129.JPG



DSCN7130.JPG

3_West Bed



DSCN7131.JPG



DSCN7132.JPG

Room No:	Floor: 3
Room Name: CENTER BEDROOM	Date: 8/5/09
	Surveyor: JM

Overall Dimensions:	Ceiling Height: VARIES.

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element			
POOR	E Wall	GOLD PT ON FLAT PLAS	STD WD BASE	
FAIR.	S Wall	"	"	STD WD 6-PANEL DOOR + TRIM
POOR	W Wall	"	"	STD WD TRIM @ CLOSET - DOOR MISSING RADIATOR IN DORMER ALCOVE.
POOR	N Wall	"	"	STD WD CASEMENT + TRIM MSNRY PRHT @ WINDOW.
POOR	Ceiling	"	"	2-LITE PENDANT - MISSING GLASS.
FAIR	Floor	STD FIR? STRIP FLOOR - HUMP RUNS N-S IN MIDDLE OF ROOM.		

Character Defining Features: WD WRK

Changes or Alterations & Date or Probable Time Period:

FAN + LOUVERS @ WINDOW c. 1941? - FAN REMOVED.

~~SOME~~

Other Notes: SOME MAJOR CRACKS. LOTS OF PEELING PT. ROOF LEAK IN ADJ. ROOM SEEMS TO HAVE AFFECTED CLOSET, WALL & CLNG.

3_Center Bed



DSCN7018.JPG



DSCN7133.JPG



DSCN7134.JPG



DSCN7135.JPG



DSCN7136.JPG



DSCN7137.JPG

Room No:		Floor: 3
Room Name: EAST BEDROOM		Date: 8/5/09
		Surveyor: JM
Overall Dimensions:	**Ceiling Height:** VARIES.	

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element				
~~FAIR~~ ~~GOOD~~ ~~GOOD~~	E	**Wall**	PATTERENED PAPER ON FLAT- NOT SAME AS CLNG	STD WD BASE & CROWN/PIC	STD WD 6-PANEL DOOR + TRIM TO CLOSET — ACCESS TO ATTIC IN CLOSET. DOOR + TRIM c. 1940.
FAIR	S	**Wall**	"	"	
~~FAIR~~ ~~GOOD~~ TO POOR	W	**Wall**	"	"	STD WD 6-PANEL DOOR + TRIM.
FAIR TO POOR	N	**Wall**	"	"	STD WD CASEMENT + TRIM MSNRY PRHT UNDER WINDOW.
FAIR		**Ceiling**	PATTERENED PAPER BEDS.		2-LITE PENDANT - DIFF FROM OTHER TWO
FAIR		**Floor**	STD STRIP WD.		

Character Defining Features: WD WORK

Changes or Alterations & Date or Probable Time Period:

ATTIC ACCESS CHANGED.

Other Notes: WATER STAINS @ DORMER & LIGHT FIXTURE.

3_East Bed



DSCN7019.JPG



DSCN7020.JPG



DSCN7021.JPG



DSCN7138.JPG



DSCN7139.JPG



DSCN7140.JPG

3_East Bed



DSCN7141.JPG



DSCN7142.JPG

Room No:	Floor: 3
Room Name: EAST ATTIC	Date:
	Surveyor:

Overall Dimensions: /	Ceiling Height: /

Description of Finishes: Primary and trim material, finish, built-ins, windows, murals, etc…

Condition	Element
	Wall ~~Ceiling~~
	Wall
	Wall
	Wall
	Ceiling
	Floor

Character Defining Features:

Changes or Alterations & Date or Probable Time Period:

Other Notes: CURVED CHIMNEY MASS TO LOOK OVER. 2 FRAMED PARTITIONS W/ PLASTER VISIBLE — SEE BLACK DOTTED ON OVER PLAN — OLD SKYLIGHTS.



DSCN0784.JPG



DSCN0785.JPG



DSCN0786.JPG



DSCN0787.JPG



DSCN7143.JPG



DSCN7144.JPG



DSCN7145.JPG



DSCN7146.JPG



DSCN7147.JPG



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DSCN7149.JPG



DSCN7150.JPG



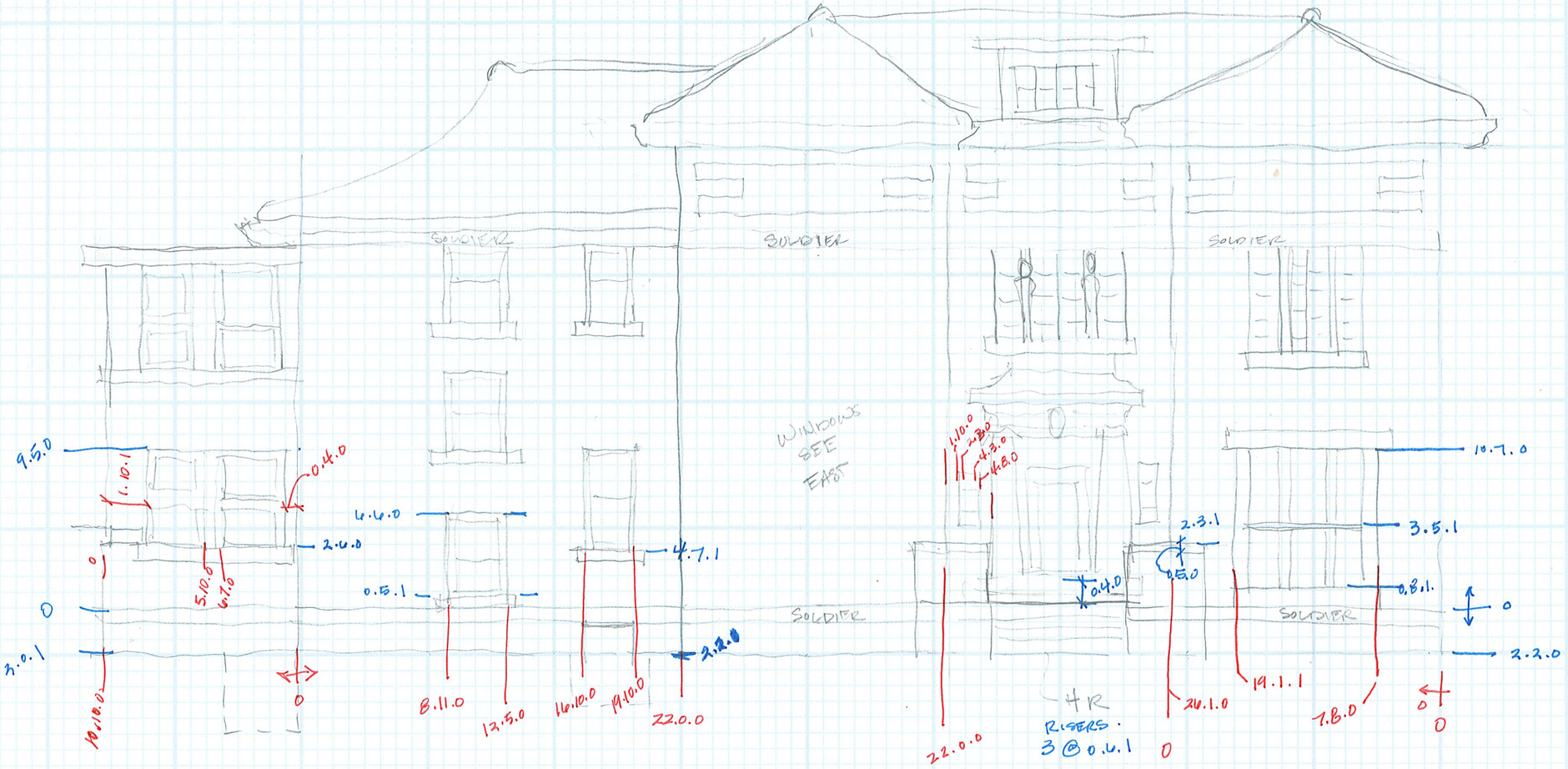
DSCN7151.JPG



DSCN7152.JPG



DSCN7153.JPG



1
6.11.0
2.6.0
9.5.0

BLUE IS VERT

RED IS HORIZ

7-24-2009

South Elevation



DSCN0080.jpg



DSCN0081.jpg



DSCN0082.jpg



DSCN0811.JPG



DSCN0812.JPG



DSCN0813.JPG

South Elevation



DSCN0814.JPG



DSCN0815.JPG



DSCN0816.JPG



DSCN0817.JPG



DSCN0818.JPG



DSCN0819.JPG

South Elevation



DSCN0820.JPG



DSCN6565.JPG



DSCN6566.JPG



DSCN6567.JPG



DSCN6568.JPG



DSCN6569.JPG

South Elevation



DSCN6570.JPG



DSCN6571.JPG



DSCN6572.JPG



DSCN6573.JPG



DSCN6575.JPG



DSCN6576.JPG

South Elevation



DSCN6577.JPG



DSCN6578.JPG



DSCN6579.JPG



DSCN6580.JPG



DSCN6581.JPG



DSCN6582.JPG

South Elevation



DSCN6691.JPG



DSCN6692.JPG



DSCN6693.JPG



DSCN6694.JPG



DSCN6695.JPG



DSCN6696.JPG

South Elevation



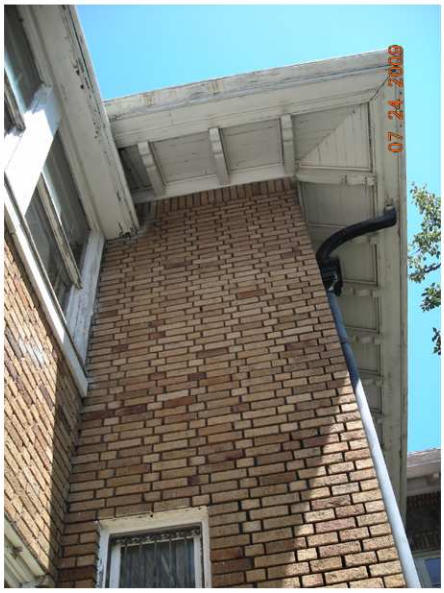
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DSCN6798.JPG



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DSCN6800.JPG



DSCN6801.JPG



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South Elevation



DSCN6803.JPG



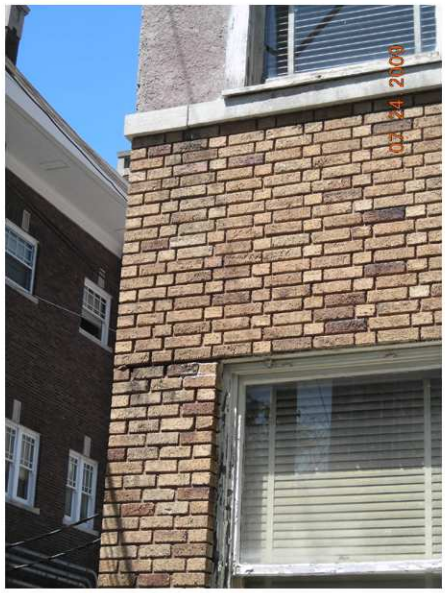
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DSCN6806.JPG



DSCN6807.JPG



DSCN6808.JPG

South Elevation



DSCN6809.JPG



DSCN6810.JPG



DSCN6811.JPG



DSCN6812.JPG



DSCN6813.JPG



DSCN6814.JPG

South Elevation



DSCN6815.JPG



DSCN6816.JPG



DSCN6817.JPG



DSCN6818.JPG



DSCN6819.JPG



DSCN6820.JPG

South Elevation



DSCN6821.JPG



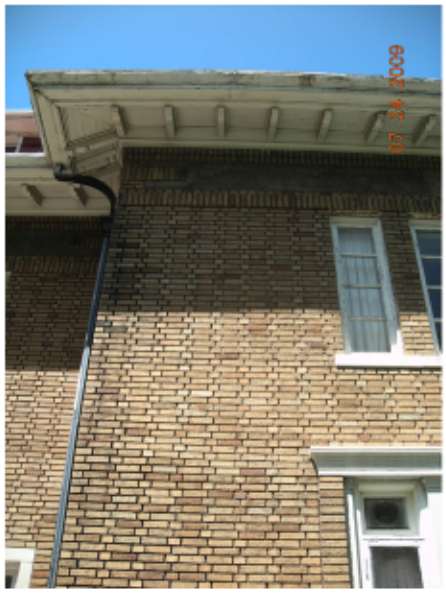
DSCN6822.JPG



DSCN6823.JPG



DSCN6824.JPG



DSCN6825.JPG



DSCN6826.JPG

South Elevation



DSCN6827.JPG



DSCN6828.JPG



DSCN6829.JPG



DSCN6830.JPG



DSCN6831.JPG



DSCN6832.JPG

South Elevation



DSCN6833.JPG



DSCN6834.JPG



DSCN6835.JPG



DSCN6836.JPG



DSCN6837.JPG



DSCN6838.JPG

South Elevation

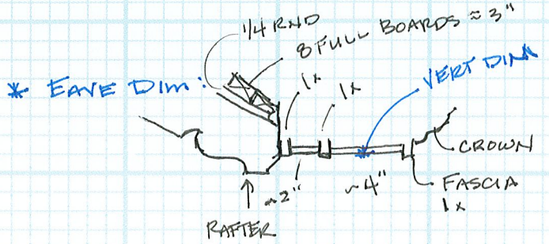


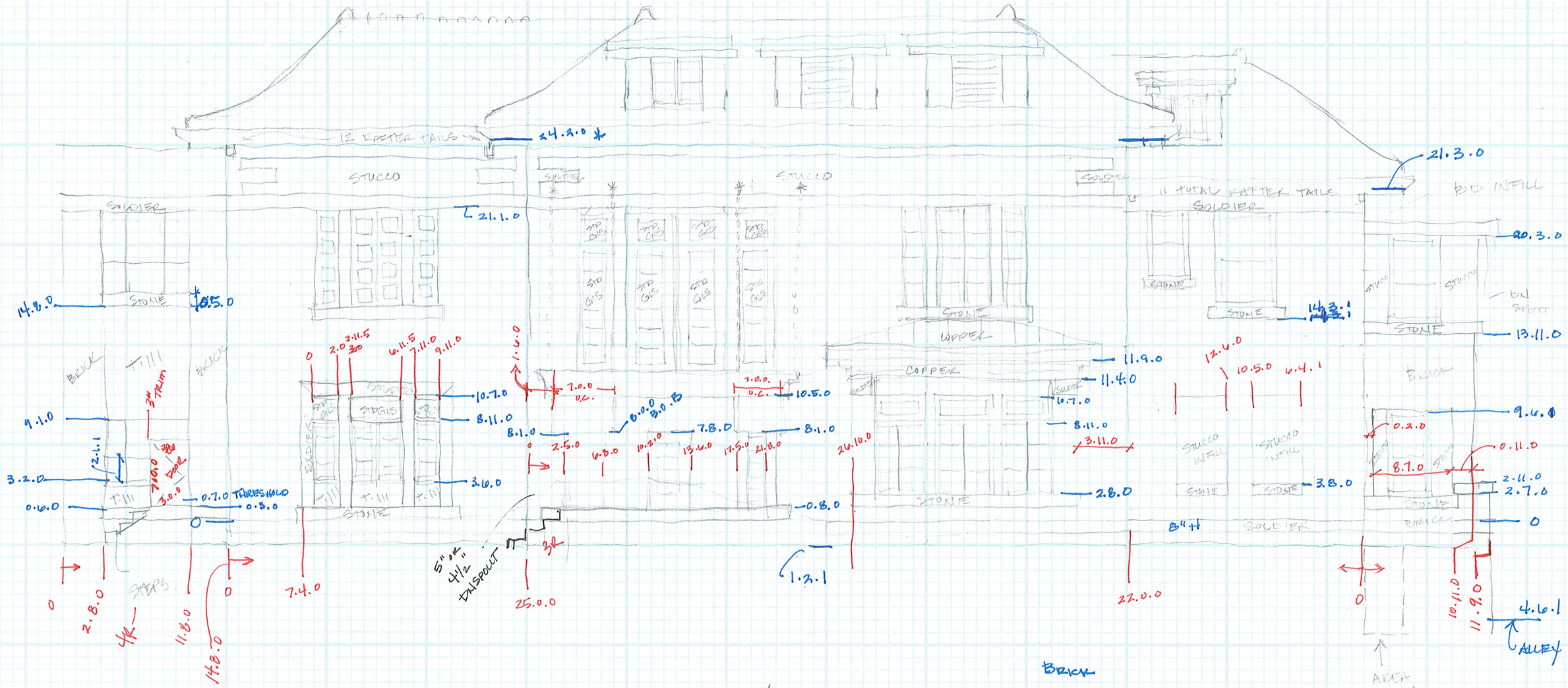
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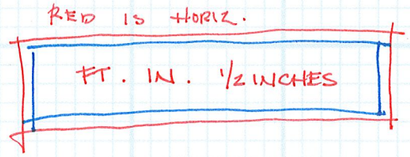
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STL. LINTELS – NEED PAINT
WINDOWS - NEED PAINT
T.111 IS V GROOVE VERT SIDING 6 3/4" WIDE

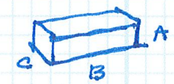




BLUE IS VERTICALS.
RED IS HORIZ.



BRICK



A = 2 1/4"
B = ~~7 7/8~~" 8"
1/2" MORTAR JT TYP.

7-24-2009

North Elevation



DSCN6544.JPG



DSCN6545.JPG



DSCN6546.JPG



DSCN6547.JPG



DSCN6548.JPG



DSCN6549.JPG

North Elevation



DSCN6550.JPG



DSCN6551.JPG



DSCN6552.JPG



DSCN6553.JPG



DSCN6554.JPG



DSCN6555.JPG

North Elevation



DSCN6556.JPG



DSCN6762.JPG



DSCN6763.JPG



DSCN6764.JPG



DSCN6765.JPG



DSCN6766.JPG

North Elevation



DSCN6767.JPG



DSCN6768.JPG



DSCN6769.JPG



DSCN6770.JPG



DSCN6771.JPG



DSCN6772.JPG

North Elevation



DSCN6773.JPG



DSCN6774.JPG



DSCN6775.JPG



DSCN6776.JPG



DSCN6777.JPG



DSCN6778.JPG

North Elevation



DSCN6779.JPG



DSCN6780.JPG



DSCN6781.JPG



DSCN6782.JPG



DSCN6783.JPG



DSCN6784.JPG

North Elevation



DSCN6785.JPG



DSCN6786.JPG



DSCN6787.JPG



DSCN6788.JPG



DSCN6789.JPG



DSCN6790.JPG

North Elevation



DSCN6791.JPG



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DSCN6793.JPG



DSCN6794.JPG



DSCN6795.JPG



DSCN6796.JPG



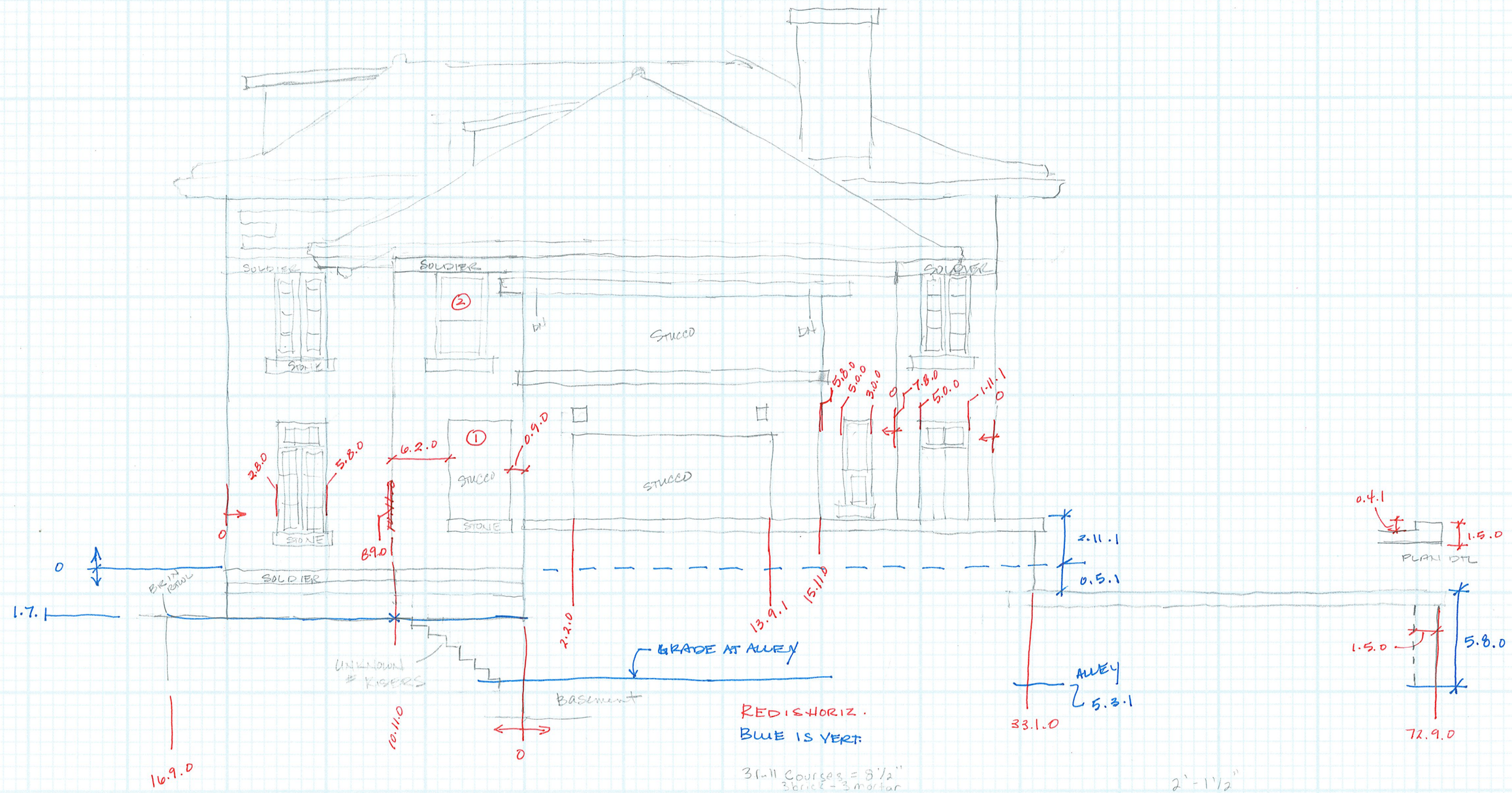
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North Elevation

① HEADS + SILLS LINE UP W/ STUCCO AROUND CORNER ON NORTH

② HEAD + SILL LINE UP W/ BIG WINDOW AROUND CORNER ON NORTH

7-24-2009



West Elevation



DSCN0779.JPG



DSCN0780.JPG



DSCN0781.JPG



DSCN0782.JPG



DSCN0783.JPG



DSCN6558.JPG

West Elevation



DSCN6559.JPG



DSCN6560.JPG



DSCN6561.JPG



DSCN6562.JPG



DSCN6563.JPG



DSCN6564.JPG

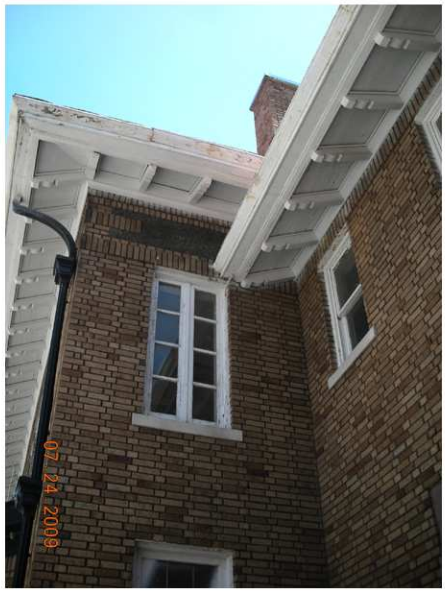
West Elevation



DSCN6794.JPG



DSCN6795.JPG



DSCN6796.JPG



DSCN6797.JPG



DSCN6798.JPG



DSCN6799.JPG

West Elevation



DSCN6800.JPG



DSCN6801.JPG

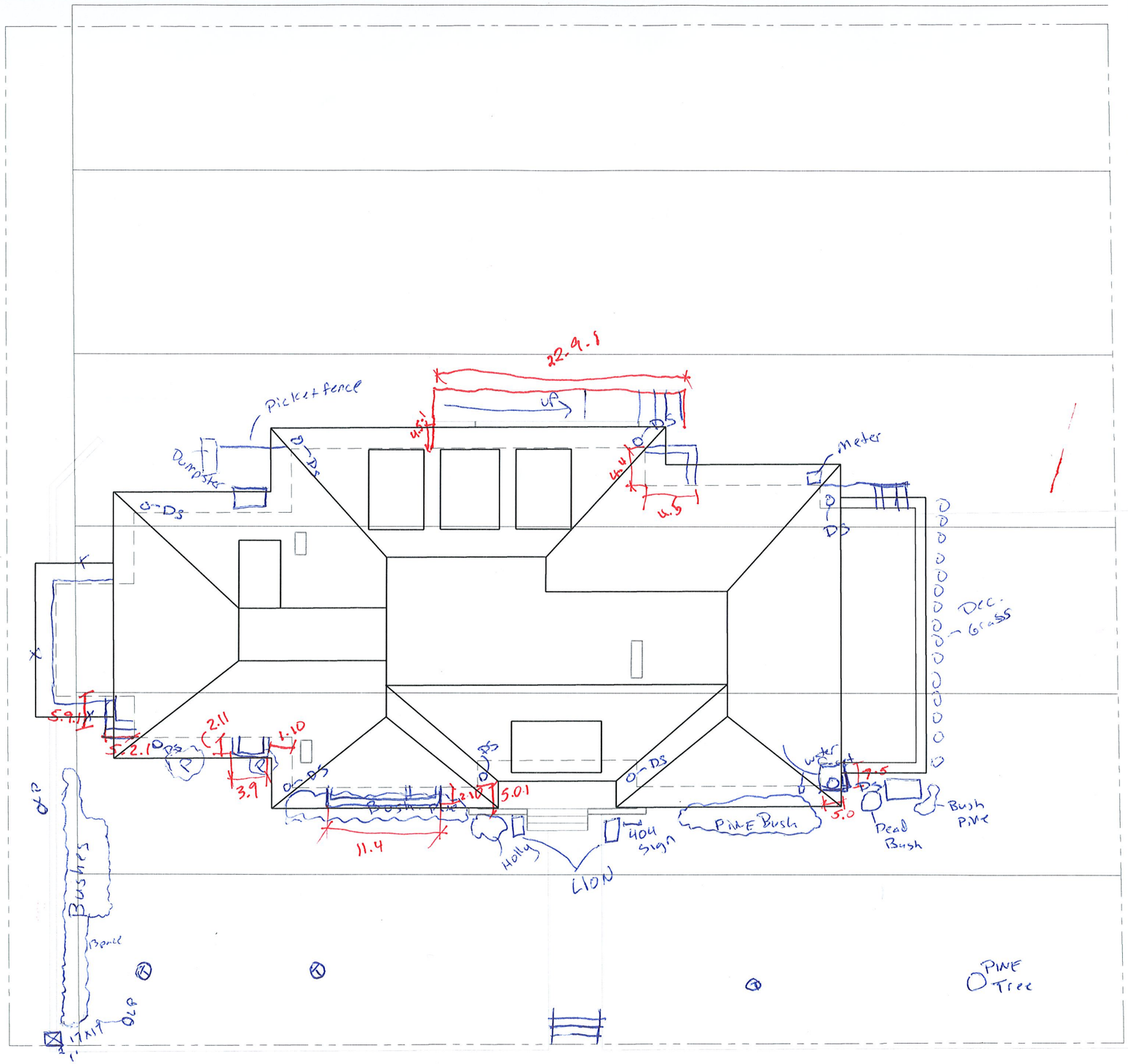


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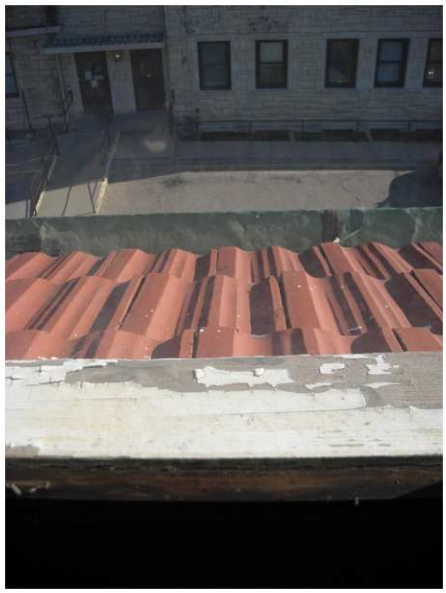


DSCN6803.JPG

7-24-2009



SITE PLAN 1/30" = 1'-0"



DSCN0803.JPG



DSCN0804.JPG



DSCN5423.JPG



DSCN5424.JPG



DSCN5425.JPG



DSCN5426.JPG



DSCN5427.JPG



DSCN5664.JPG



DSCN5665.JPG



DSCN5666.JPG



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DSCN5670.JPG



DSCN5671.JPG



DSCN5672.JPG



DSCN5673.JPG



DSCN5674.JPG



DSCN5675.JPG



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DSCN5678.JPG



DSCN5679.JPG



DSCN5680.JPG



DSCN5681.JPG



DSCN5682.JPG



DSCN5683.JPG



DSCN5684.JPG



DSCN6659.JPG



DSCN6689.JPG



DSCN6690.JPG



DSCN6706.JPG



DSCN6707.JPG



DSCN6708.JPG



DSCN6715.JPG



DSCN6716.JPG



DSCN6717.JPG



DSCN7052.JPG



DSCN7053.JPG



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DSCN7094.JPG



DSCN7119.JPG



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DSCN7192.JPG



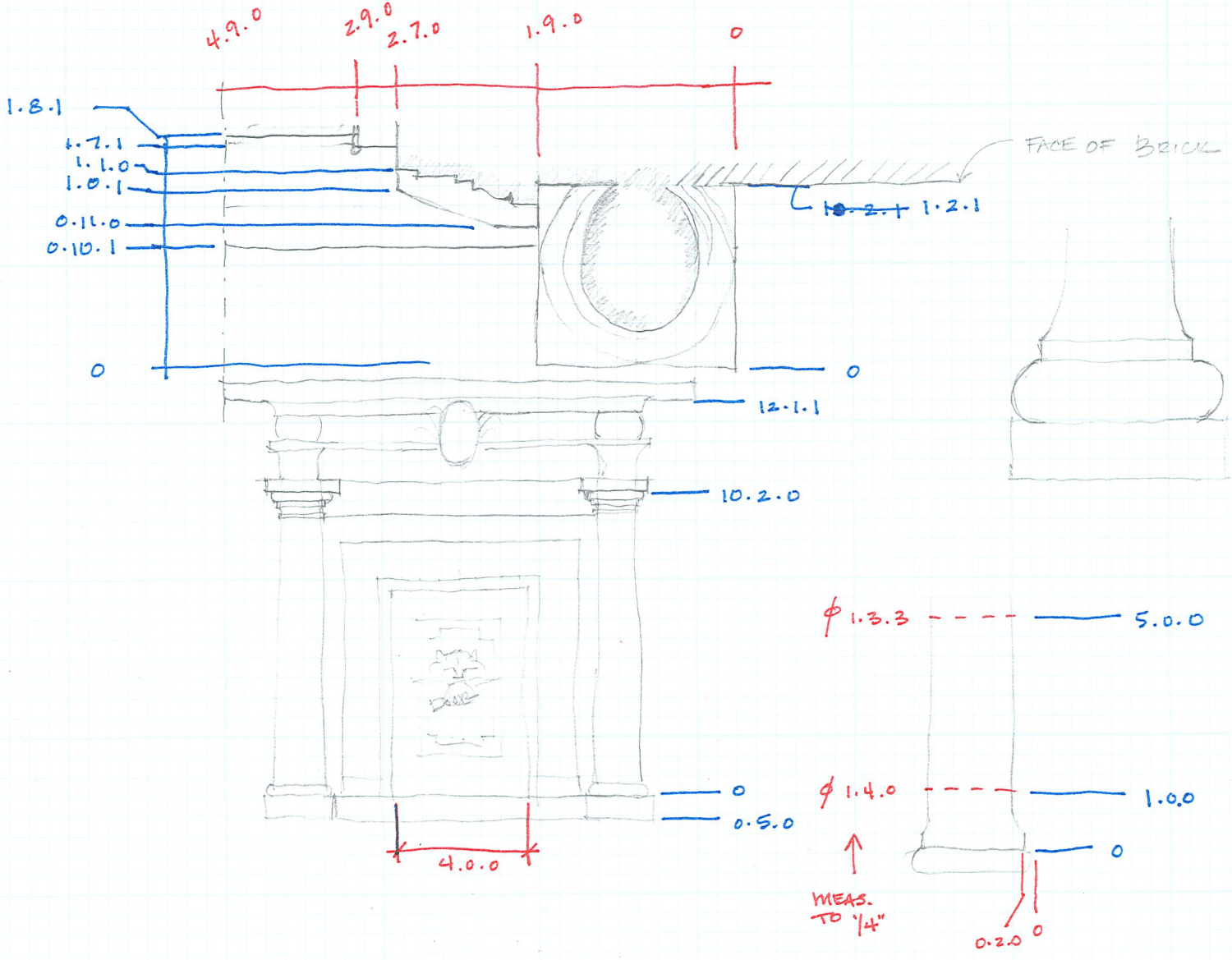
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DSCN7194.JPG

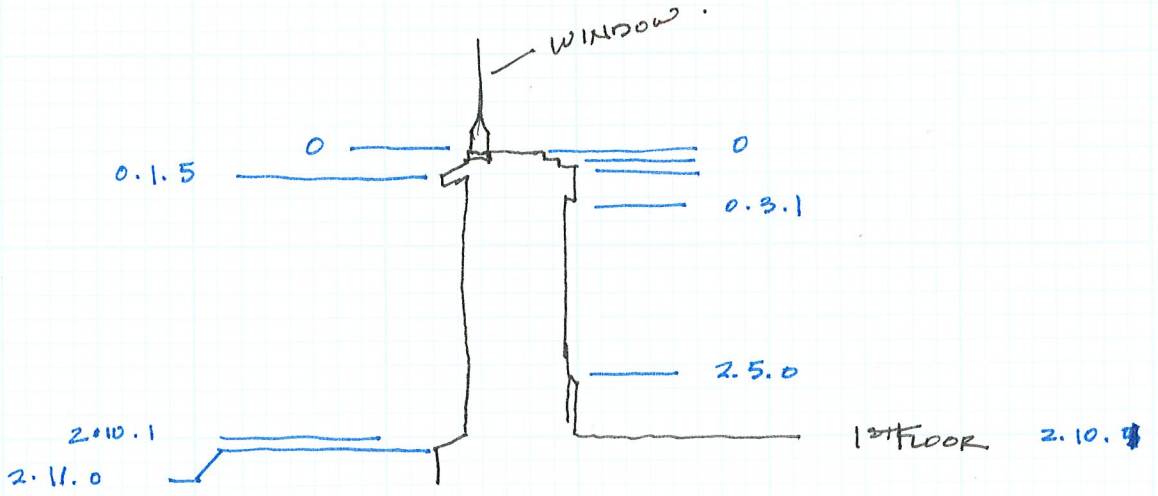
Dillon House Door Detail 7.30.09

RED IS E.W. & HORIZ.
BLUE IS N.S. & VERT.



7.30.09

7.30.09



LIBRARY SOUTH WALL

FIRST
FLOOR PLAN
1/8" = 1'-0"

R11'-1"

R12'-3"

10.10.0
H.B

0.10

0.0

2.5

22.1.0

16.0.1

6.4.0

0.0

1.2.1

4.0

-1" over

8.0

0.0

4"

8"

1.9.1

W/E RED

N/S Blue

7.30.09

CHURCH

END OF SIDEWALK

DH

DH

DH

± 6 SPACES

9 SPACES EAST OF RAMP

6.0.0

25.0.0

0

93.3.1
+ 10.7.1
103.11.2

64.0.0 BACK OF CURB

BACK OF CURB

SIDEWALK

39.3.0

10.7.1

7.8.1

8.11.1

0

19.7.0

3 MARKED SPACES

NO PARKING

6 PARKING SPACES

GRASS

CURB

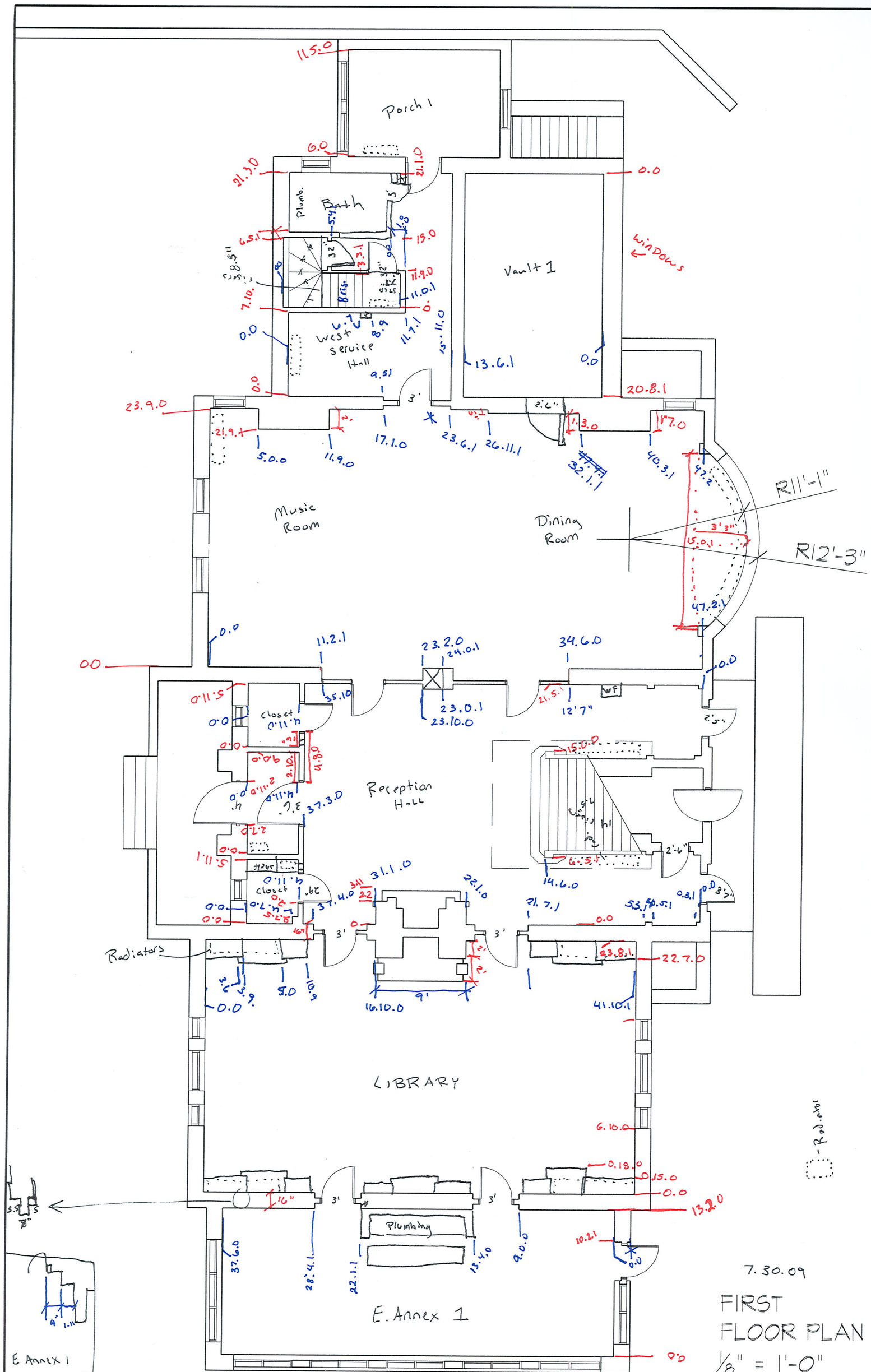
0 BACK OF CURB

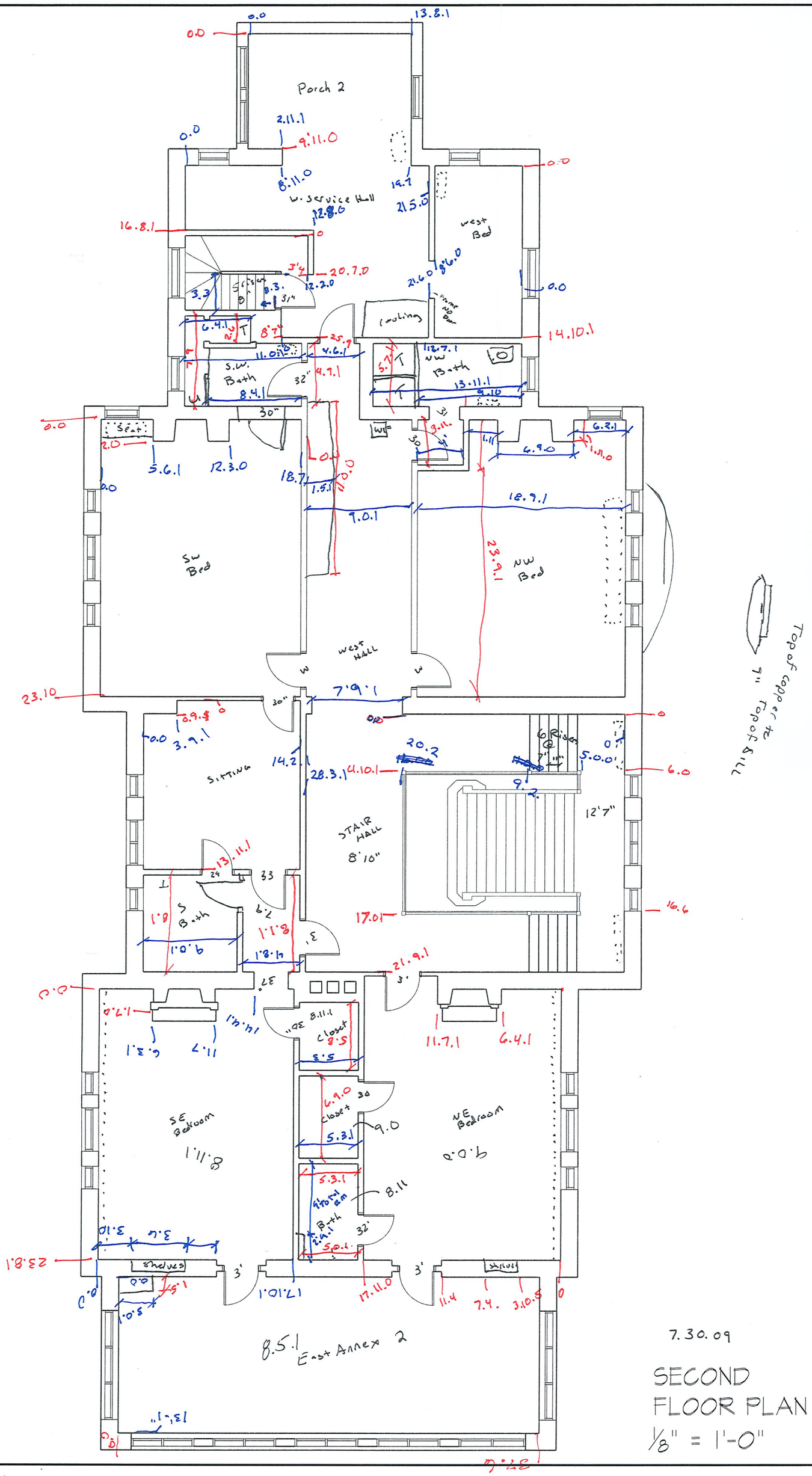
RED IS N.S.

BLUE IS E.W.

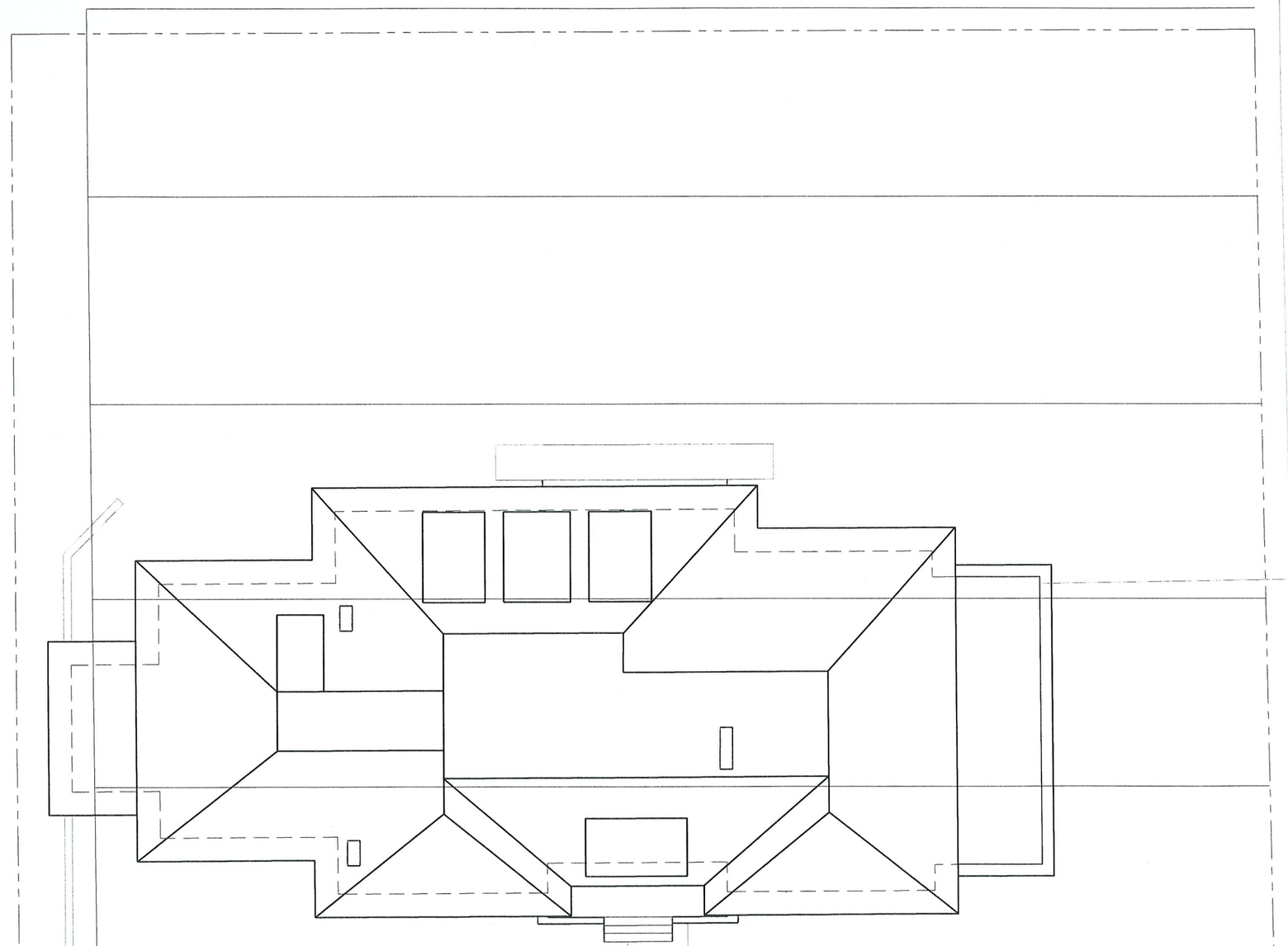
7.30.09

SITE PLAN 1/32" = 1'-0"


Porch 1
Bath
Plumb.
Vault 1
WINDOWS
West service Hall
Music Room
Dining Room
R11'-1"
R12'-3"
Reception Hall
closet
closet
Radiators
LIBRARY
Plumbing
E. Annex 1
E Annex 1
7.30.09
FIRST FLOOR PLAN
1/8" = 1'-0"

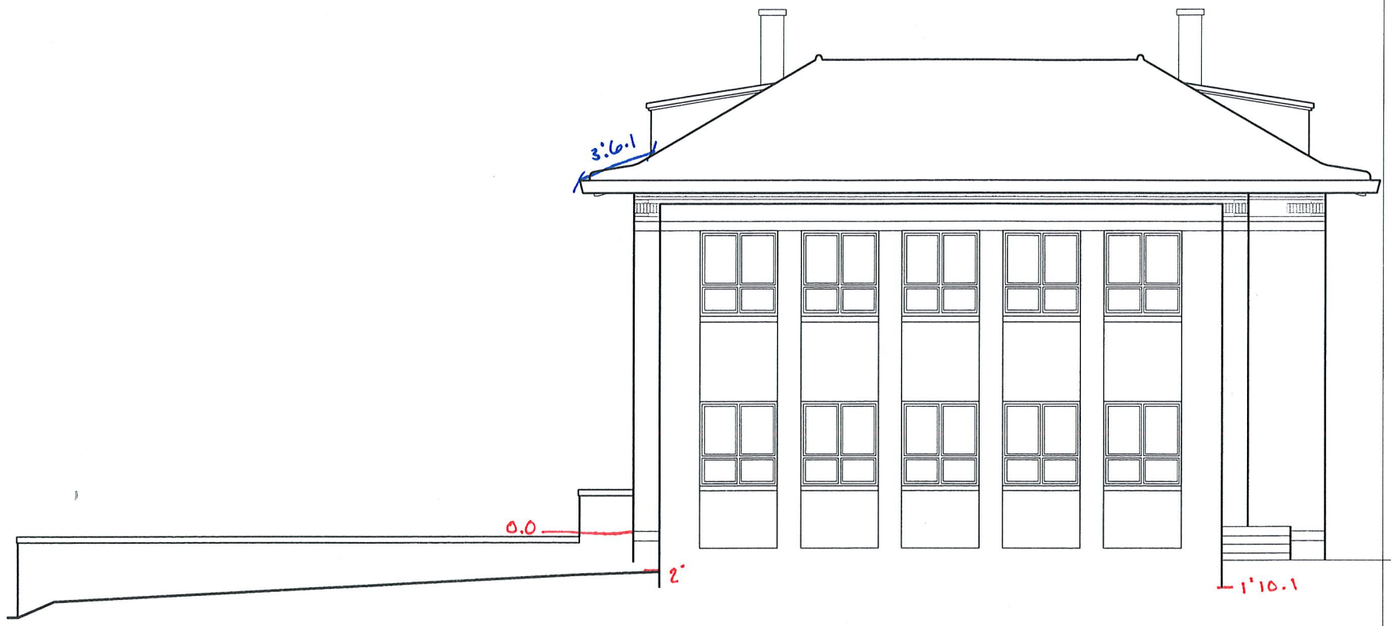

Porch 2
W. Service Hall
West Bed
Cooling
S.W. Bath
NW Bath
SW Bed
NW Bed
West HALL
SITTING
STAIR HALL
8'10"
S Bath
SE Bedroom
Closet
NE Bedroom
Shelves
East Annex 2
Top of copper at Top of tile
7'1"
SECOND FLOOR PLAN
1/8" = 1'-0"
7.30.09

8.5.09

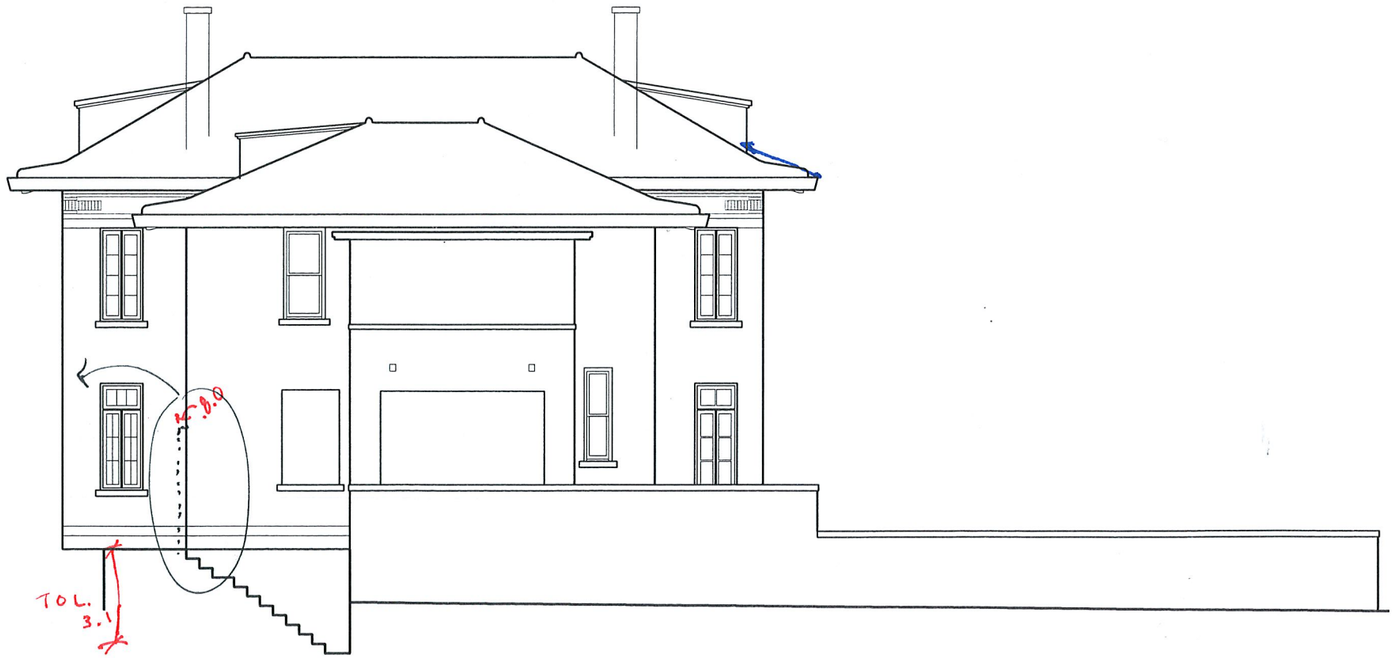


SITE PLAN 1/32" = 1'-0"

8.5.09



EAST ELEVATION
3/32"=1'-0"
C1



WEST ELEVATION
3/32"=1'-0"
A1

B50562

Dillon House

404 W 9th St.
Topeka, Kansas 66603

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1715 SW Topeka Boulevard
Topeka, Kansas 66612-1410
Office: 785.233.1002
Fax: 785.233.5013
www.treanorarchitects.com

APPROVED BY:

Name:	- - -	Date: --.--.--
Name:	- - -	Date: --.--.--
Name:	- - -	Date: --.--.--

REVISIONS

	Comment:	- - -
	Date:	--.--.--
	Comment:	
	Date:	
	Comment:	
	Date:	
	Comment:	
	Date:	

Rel. Date: 04.17.07

A202

E/W ELEVATION

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6.6

8.5.09



NORTH ELEVATION
3/32"=1'-0"
C1



SOUTH ELEVATION
3/32"=1'-0"
A1

B50562

Dillon House
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Topeka, Kansas 66603

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REVISIONS

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Date:	

Rel. Date: 04.17.07

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8/5/09

8.5.09

BASEMENT FLOOR PLAN

1/8" = 1'-0"

44"

Ceiling Poured conc.

Beam

Exhaust Fan

Found.

Ext Stairs

S.S.D.

Granite above

S.M.

Masonry

Brick

Brick

Mtg.

T.O.

B.I.

Clg Height 7.8.0

14.4.1

Gone

3" to First riser

14 risers 8" ea.

Door

0.0

5'-8½"

Clg HT 7'.3.1 B.B 7.6.

Boiler RM

Hot Water Heater

HVAC

Brick

1.1.0

2.11

3.4

4'-0"

WATER

AC cond.

BAD Water Damage

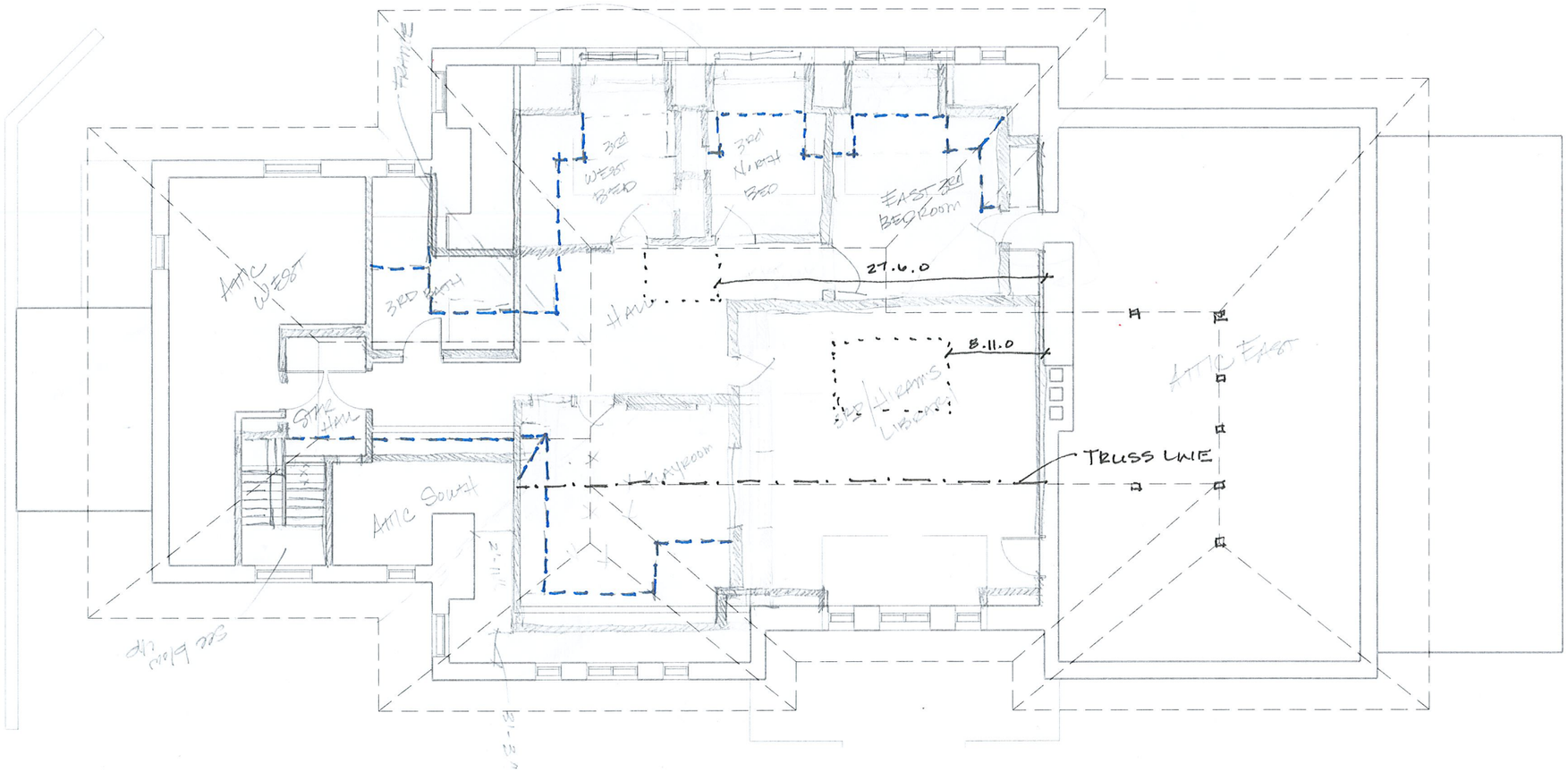
Water Damage

WATER DAMAGE

8" Thick concrete wall

9" wall
6" Step out

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8.5.2009

NORTH

THIRD FLOOR PLAN
3/32"=1'-0"

A1

B50562

Dillon House

404 W 9th St.
Topeka, Kansas 66603

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APPROVED BY:

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Name:	- - -	Date: --.--.--

REVISIONS

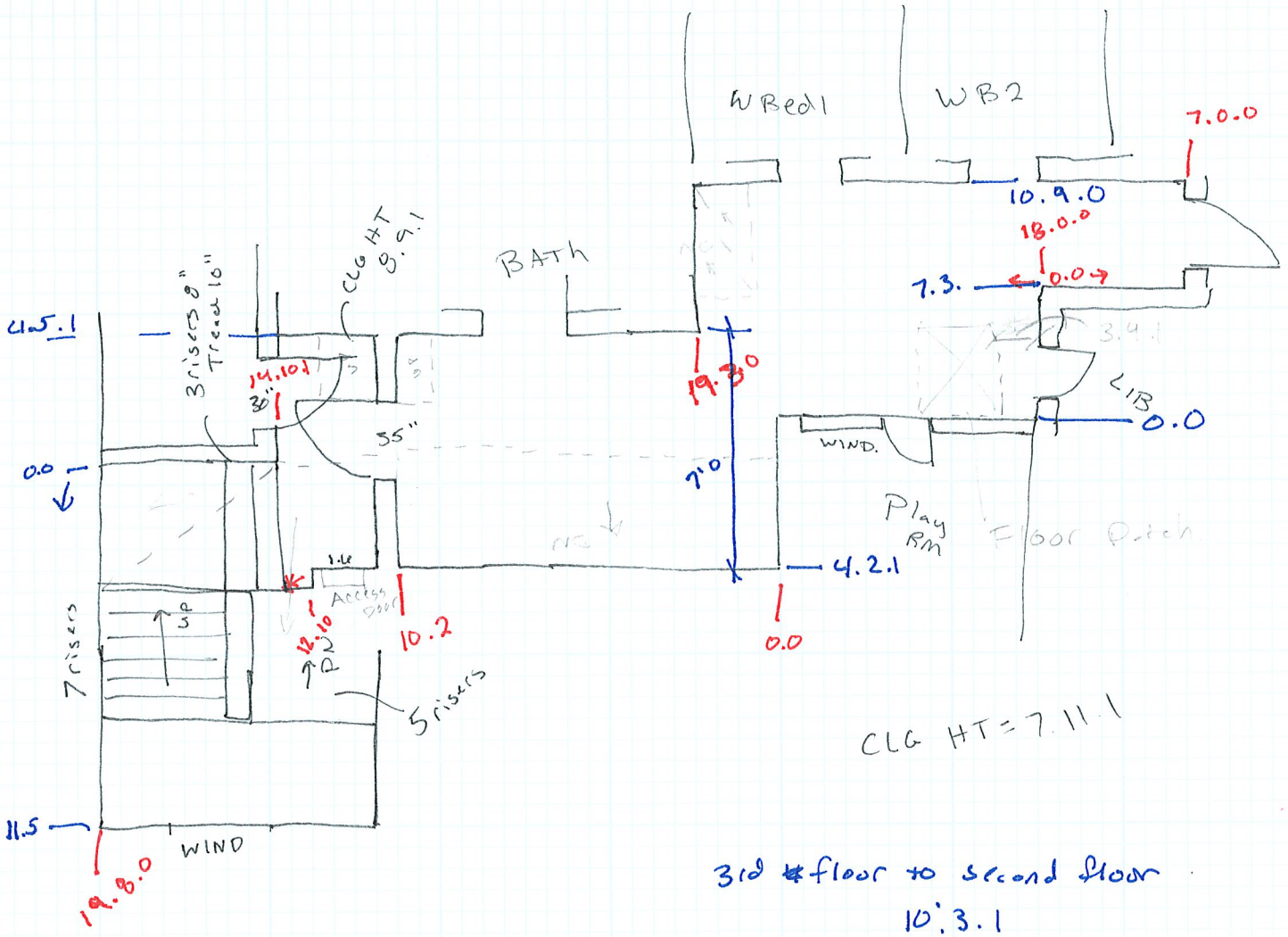
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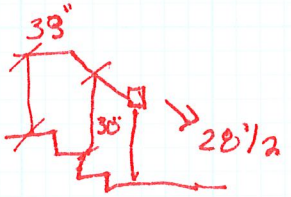
Rel. Date: 08.17.07

A104

THIRD FLOOR PLAN

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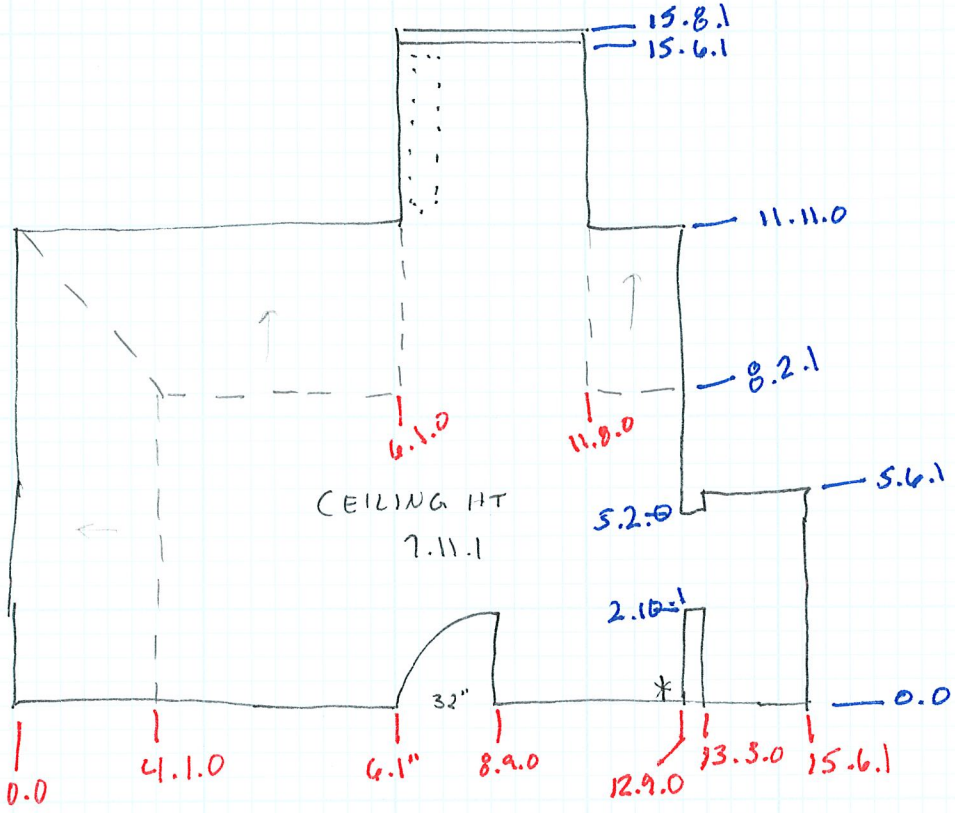
STAIRS
* 5'10.1 sdling railing

CLG HT = 7.11.1

3rd * floor to second floor
10'.3.1

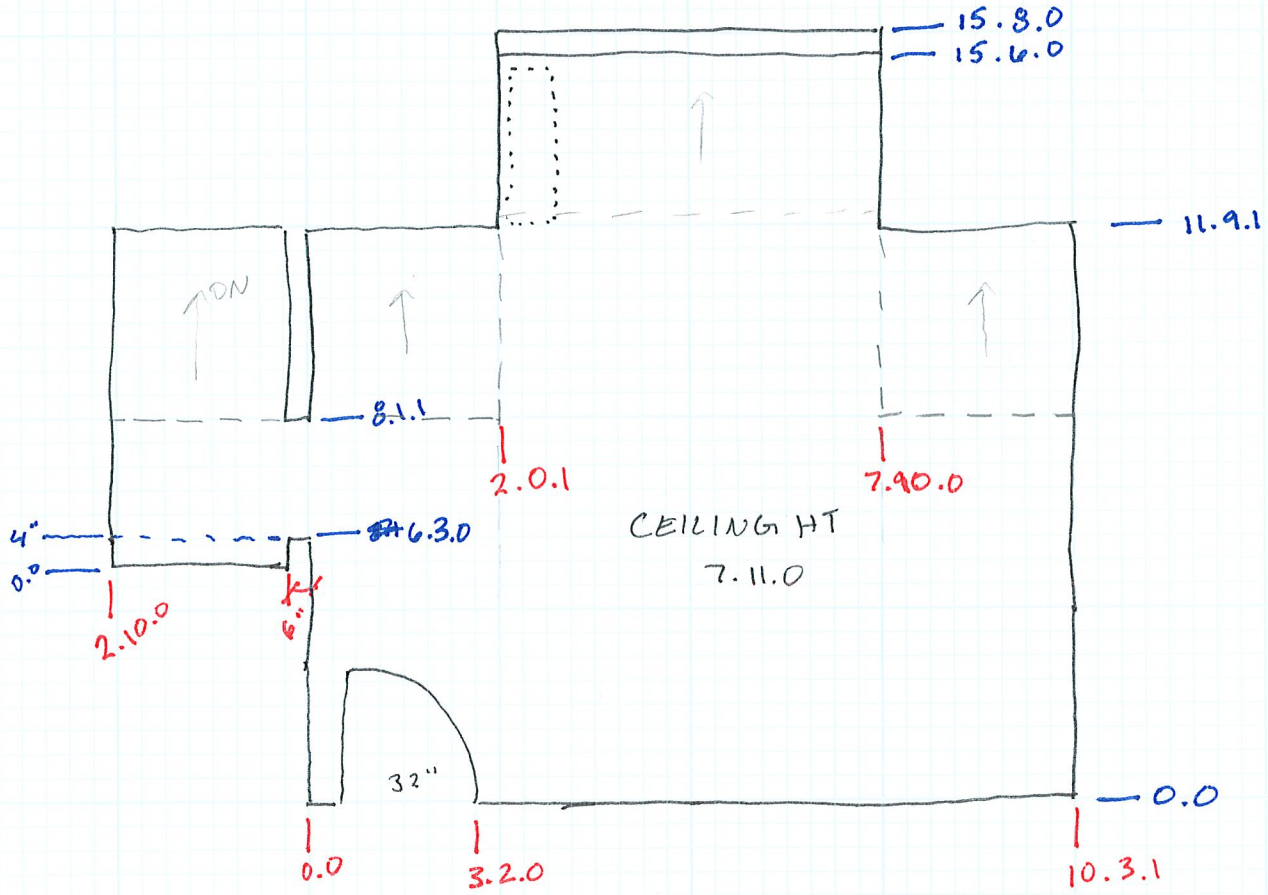
8'.11
27.6

8-5-2009
LM



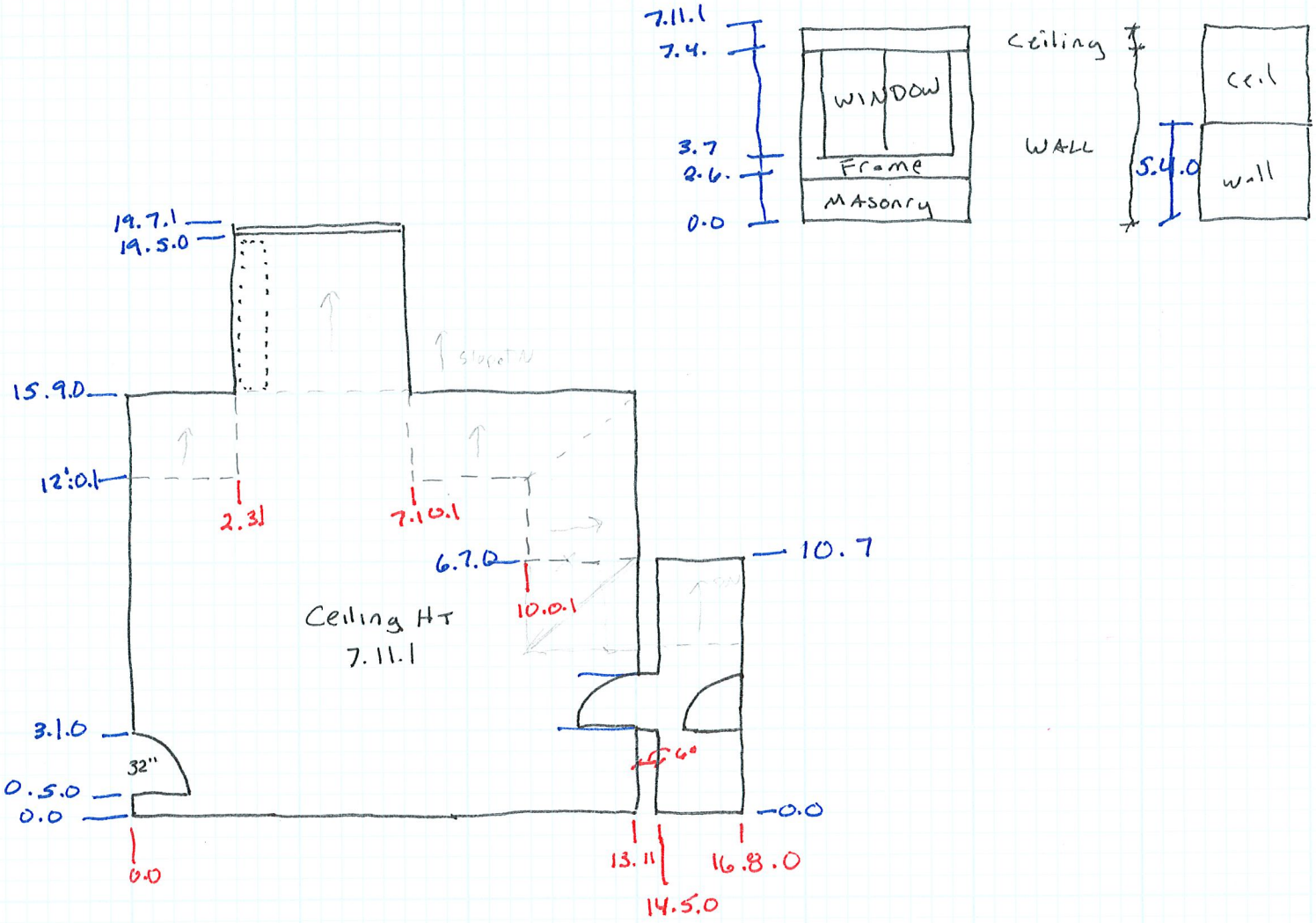
8.5.09
THIRD FLOOR
W. BED 1

N



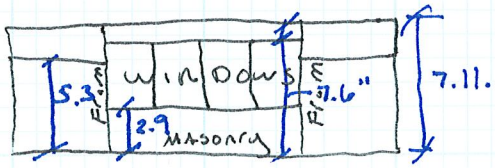
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THIRD FLOOR
W. BED 2

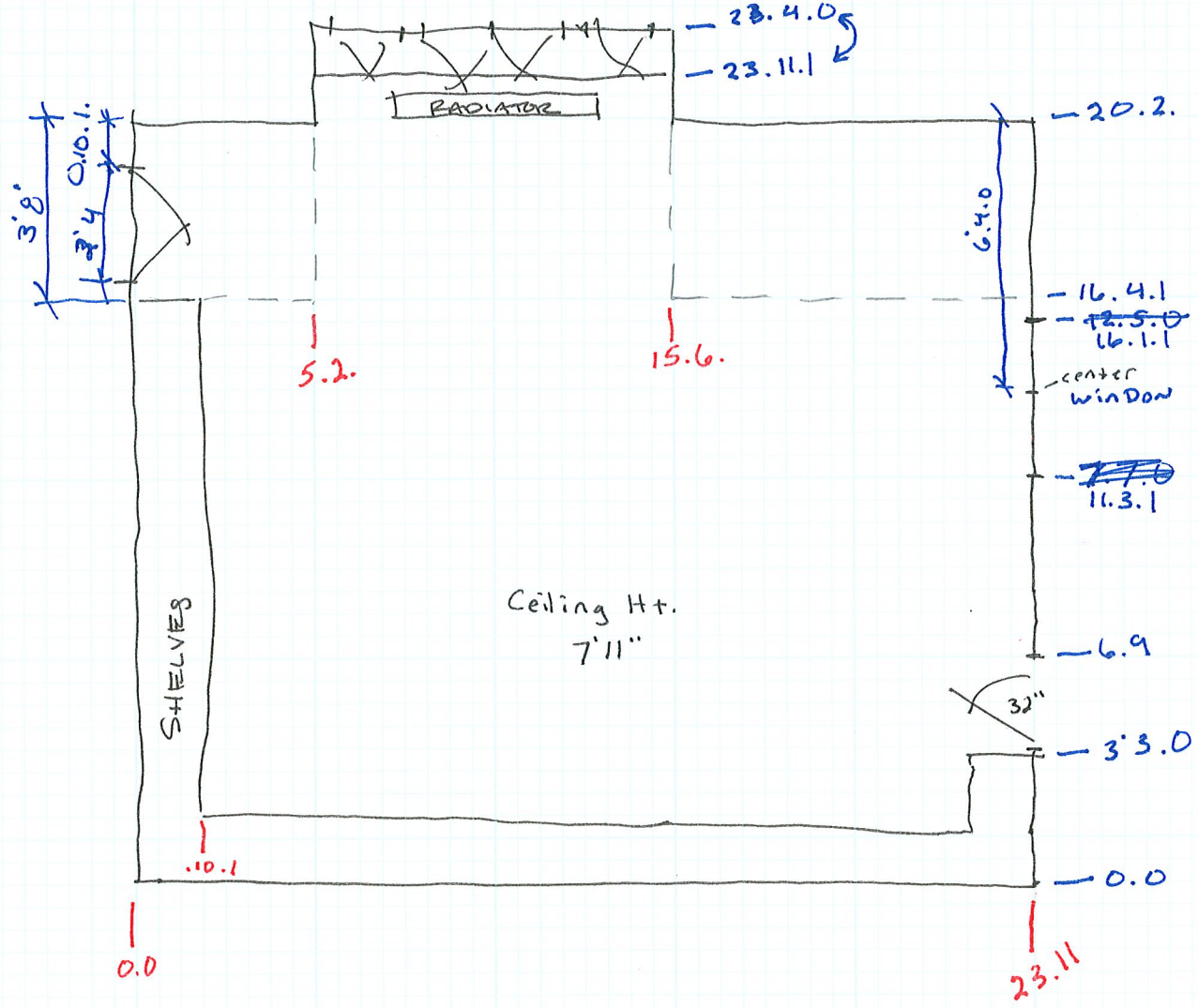
N



8.5.09
THIRD FLOOR
~~S3~~ W. BED 3

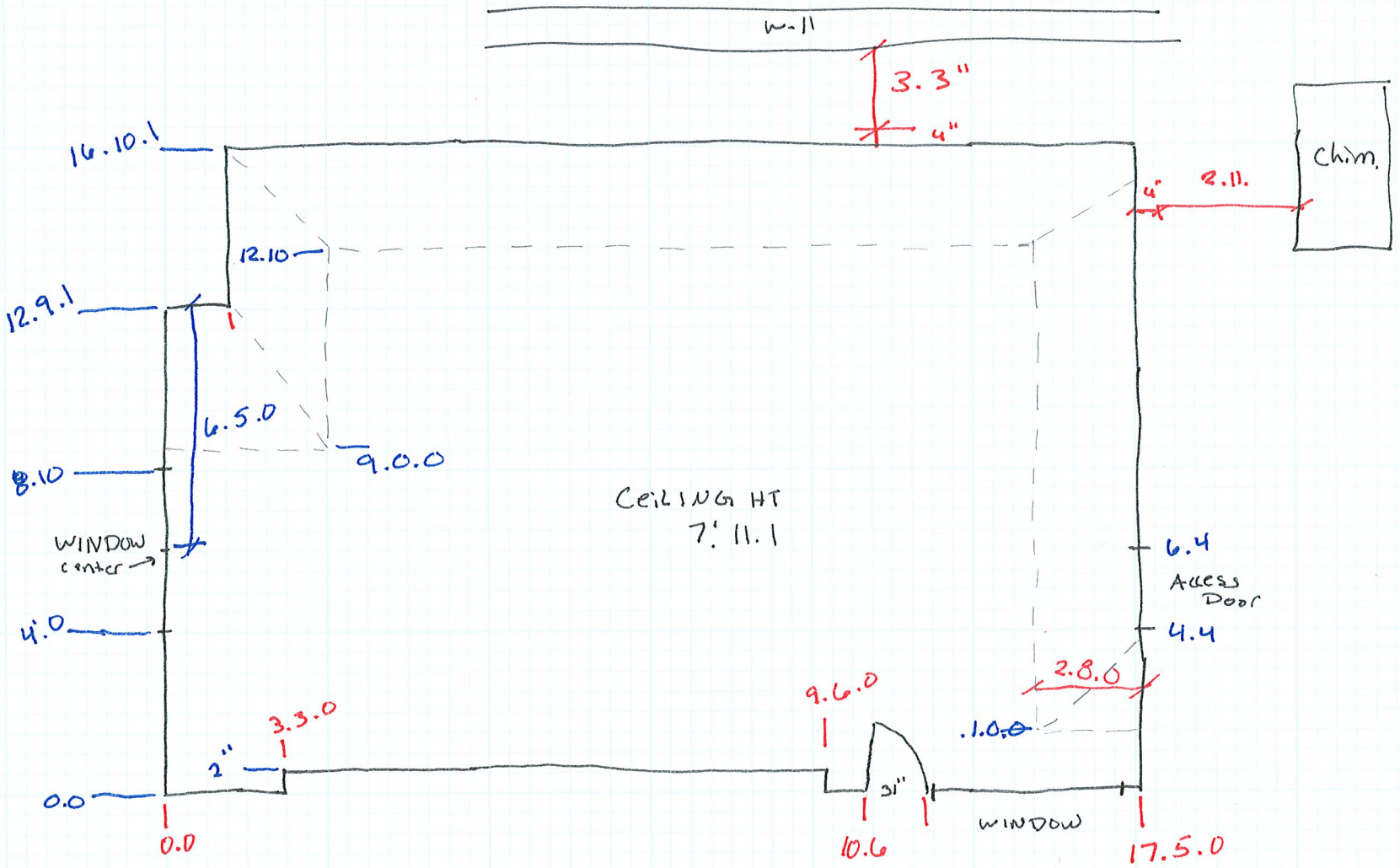
N





8.5.09
THIRD FLOOR
LIB.

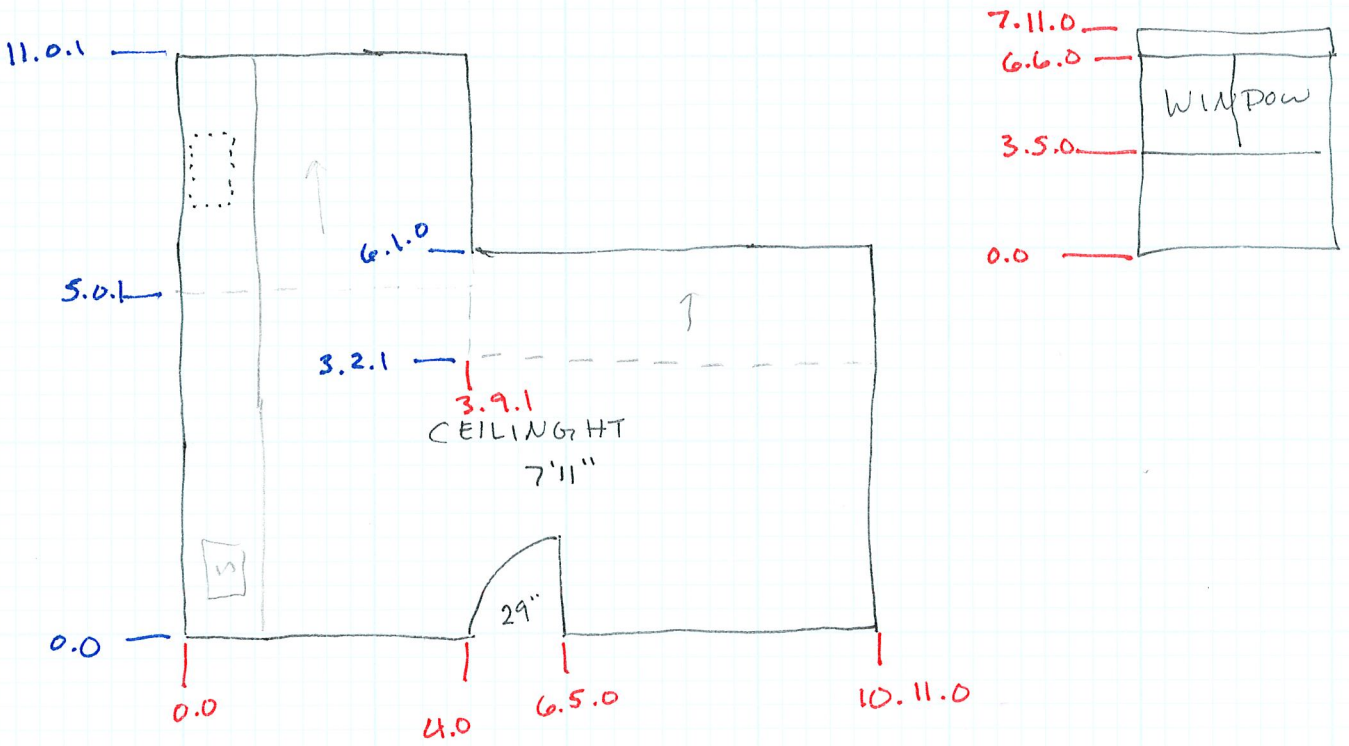
N



"LINEN" ROOM

PLAY RM
8.5.09
THIRD FLOOR

N



8.5.09
THIRD FLOOR
BATHROOM

N



4.6 CODE & ADA ANALYSIS

Description

Code and ADA Analysis of the Dillon House.

Index

August 2009 Model Building Code Analysis - Based on the 2006 IBC – Treanor Architects

January 2005 Dillon House Review of Acceptable Occupant Loads – Division of Facilities Management



4.6 CODE & ADA ANALYSIS

Model Building Code Analysis:

References to specific code sections are in parenthesis following the note. Referenced codes include the following:

2006 International Building Code
2006 International Existing Building Code

Use & Occupancy:

Original Use

R-3: private residential

Current Use

Basement: Mechanical/Storage
First: Meeting space
Second: Storage
Third: Storage

Proposed Potential Use(s)

A-3: public/civic meeting and assembly space, exhibition space
B: offices, adult classroom
I-4: infant and child care
R-1: hotel/motel space
R-3: residential (single family, non-transient)

Non-Separated Mixed Use: any combination of the above

Height and Area:

Current Floor Area

FLOOR LEVEL	GROSS AREA (Including Exterior Wall Width)	GROSS FLOOR AREA (inside exterior walls)	USUABLE FLOOR AREA (excludes stairs, shafts and attics)
Basement	4 190	3 771	3 388
First	4 910	4 476	4 019
Second	4 872	4 452	3 774
Third	4 106	1 891	1 753
TOTAL	18 078	14 590	12 884

Current Stories/Height

3 stories above grade + basement
37'-6" height above average grade plane

Allowable by Use (table 503)



4.6 CODE & ADA ANALYSIS

To allow for the fullest use of the building some form of mixed use is the most realistic scenario. Height and area of non-separated mixed use to be determined by the most restrictive use (508.3.2). Based on the potential proposed uses the most restrictive use would be assembly.

A-3: 2 stories (55') /9,500 sf
B: 4 stories (55') / 19,000 sf
I-4: 2 stories (55') / 13,000 sf
R-1: 4 stories (55') / 16,000 sf
R-3: 4 stories (55') / unlimited

Possible Increases to Allowable Height and Area

The existing building is 3 stories and while the height falls under the prescribed limitations the number of stories does not. If all of the stories are to be used and increase in height will need to be attained. The only permissible increase is with the addition of an automatic fire sprinkler.

- Increase in height of one story (additional 20') if automatic fire sprinkler is installed. (504.2)

The existing building is approximately 18,000 gross square foot, which falls under the area limitations for all of the proposed uses. However area increases are possible because the building has open space on three sides. If an automatic fire sprinkler is installed to gain a height increase, it will also permit an area increase.

- Increase in area for frontage; access to public way or open space on three sides in excess of 20'. (506.2) ***OR:*** Increase in area for frontage and automatic fire sprinkler. (506.1)

Construction Type

Type III-B: exterior walls are noncombustible materials and interior building elements are any material permitted by code (602.3)

Ratings (as required in Table 601, 602):
- Structural Frame: 0
- Bearing Wall
  - Exterior: 2
  - Interior: 0
- Nonbearing walls and partitions
  - Exterior: 1 hr (west alley), 0 elsewhere
  - Interior: 0
- Floor Construction: 0
- Roof Construction: 0

Means of Egress

Emergency lighting is not present on all floors.
There are four exterior doors on the first floor. All swing in the path of egress.



4.6 CODE & ADA ANALYSIS

The hall that leads to the restroom on the first floor is slightly longer than 20' and lacks an exit.

The first floor contains two meeting rooms.

- The Music/Dinning room is open to the Reception Hall which has three means of egress (two doors on the north and one on the south) with all doors swinging in the path of travel.
- The Library has four means of egress, however all doors swing against the path of travel.

The second floor has two stairs for egress. The Main Stair is un-enclosed and the West Stair is partly enclosed (door at 1st floor, but not second). The West Stair is a non-conforming stair: there is a single riser at the door on the 1st floor level, the stair does not provide adequate railings on both sides, and is not wide enough to provide 36" clear between two handrails, if they existed. A variance or limited occupant load for the upper floors will be required to maintain this stair in its current configuration. The Main Stair and the West Stair are slightly less than half the diagonal apart.

The third floor has one means of egress. The West Stair is enclosed at the 2nd and 3rd floor levels. As with the portion of this stair that runs between the first and second floor the width and railings are non-conforming. The top landing is under a sloping ceiling and head room is limited at one side of this stair to 5'-11-1/2", at the other side the height is 7'-11-1/2".

The basement has three possible means of egress. The West Exit was blocked at the time field work was conducted so it was not evaluated. The West Stair extends to this level, but the width and railings are non-conforming. And the stair contains winders. The North Stair exits to the exterior of the building and has required egress components.

ADA Analysis Summary:

Accessible entry is from the north to the first floor, via a ramp, which is too steep to comply with current guidelines. The door at the top of the ramp also lacks proper clear floor space for maneuvering.

One unisex restroom is accessible on the first floor.

The building currently lacks an elevator so the basement, second and third floors are not accessible.

Door widths in the house vary from 30 to 48 inches; with 36 and 32 inch door leaf dimensions are the most common.

Floor surfaces are generally level on each floor of the house from room to room. The threshold at the front door and at the vestibule doors are notable exceptions. Also doors into the vault on the basement and first floor have thresholds, typical of such installations.

The rooms in the Dillon House are generally large enough to provide adequate turning and clear floor spaces.

DILLON HOUSE

REVIEW OF
ACCEPTABLE OCCUPANT LOADS

January 25, 2005 (Revised)

Objective: The Division of Facilities Management receives from various users, requests to use the Dillon House for meetings and events. Because the facility has not had a comprehensive remodeling, many of the requests may pose risks to the requesting users. Therefore, the Division of Facilities Management conducted an evaluation of life safety issues, including exiting capacity, fire detection and alarm systems and occupancy capacity. Below is the summary of that evaluation and the conclusions.

Evaluation: 2-Story building with basement
Construction type appears to be Type V-B
Original Occupancy was residential. Recent occupancy has been Assembly/Business.

Automatic Fire alarm (with manual pulls, smoke/heat detectors basement, first, second floors)
Sprinkler system in basement
Emergency lighting in basement only

First floor has two 36" wide (minimum) doors from the Reception Hall that swing in direction of exit. The Music/Dinning has two exit doors. The Library does not have doors that swing in the direction of exit travel.

Second floor does not have an adequate second exit.

Basement has two 36" wide exits. One exit is up the main stair. The other exit is not verifiable because the door cannot be opened.

Capacity load based on room size, room use, and structural capacity:

First Floor	Music/Dining	73 persons
	Reception Hall	57
	Library	64
	Total	194 persons
Second Floor	4 Meeting Rooms	28 persons each
	Total	112 persons

Capacity load based on code considerations of existing facility:

Basement	Total	0 persons
First Floor	Music/Dining	73
	Reception Hall	57
	Library	49
	Total	179 persons
Second Floor	4 Meeting Rooms	10 persons total

Conclusions: Basement Occupant Load: 0

Only one verified exit. If the second exit is made available, the occupant load could be increased to 360 occupants. The area can be occupied at all times if the emergency lighting provides a minimum of 1 foot-candle illumination.

First Floor Occupant Load: 179 or fewer persons Daylight use only.

Doors that do not swing in the direction of exit travel limit the capacity. If the door swing in the Library were reversed, the occupant load in the Library could be increased to 64 occupants. The lack of emergency illumination prevents use except during periods of daylight.

Second Floor Occupant Load: 10 or fewer persons.



4.7 STRUCTURAL ANALYSIS

Description

Requested Structural Analysis of the Dillon House through the years.

Index

2009 Structural Analysis – DGM Consultants

1982 Structural Analysis – Finney & Turnipseed for First Presbyterian Church – Used As Source Material in 2009 Analysis

2004 Structural Limited Inspection – Cook, Flatt & Strobel

DGM Consultants, P.A.
Structural Engineering and Masonry Consulting

August 31, 2009

Julia Mathias Manglitz AIA LEED AP
Treanor Architects, P.A.
1715 SW Topeka Blvd
Topeka, Ks 66612

Re: Hiram Price Dillon House
Floor Structural Condition Assessment Report
DGM PN 2009010

Dear Julia;

Please find attached our floor structural condition assessment report on the Hiram Price Dillon House.

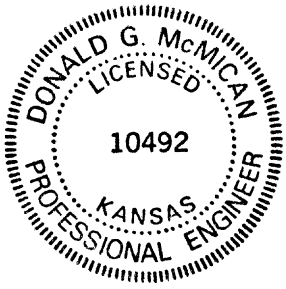
Thanks for all the good input that you and Josh offered during our review of this historic property. I look forward to working with you further on this project.

We appreciate the opportunity to be a part of defining the necessary repairs to this historic structure.

Respectfully submitted,
DGM Consultants, P.A.



Donald G. McMican, PE, F.ACI, CCS
President



10251 Goddard St. ◆ Overland Park, Kansas 66214-2619 ◆ (913) 894-2048 ◆ FAX (193) 894-2225 ◆ E-Mail dgmcmican@worldnet.att.net

Floor Structural Condition Assessment
Hiram Price Dillon House, Topeka, KS

A) BACKGROUND

1) DGM Consultants, P.A. Inc. was retained by Treanor Architects, P.A. to perform an initial structural condition assessment of the floor structures of the Hiram Price Dillon House. The field survey was conducted between August 14 and August 21, 2009 by Josh Davis, EIT with the assistance of Ms. Julia Manglitz. DGM Consultants assisted Treanor Architects in reviewing the findings from the site survey. Additional site visits were conducted by Donald McMican and Josh Davis to obtain further measurements and data to complete the survey. No original drawings were available to assist in the assessment.

2) Site investigation involved recording the existing materials contributing to floor load and documenting the existing floor structure where that structure was either easily accessible or could be viewed with minimal disturbance. A laser level was utilized to measure existing floor sag at the second floor of the east wing. Access to the structural members was attained according to the following:
   i) Suspended ceiling tiles above the dining/music room were removed to view the ceiling structure above. Significant sections of the historic plaster had previously been pulled down so portions of the floor framing there were visible.
   ii) In the southeast corner of the music room, existing deterioration in historic plaster was further opened to investigate joist bearing in the masonry walls and the extents of water damage to the structure at that corner.
   iii) There is a beam dividing the space between the reception hall and west wing. Plaster was removed from the wall, above the suspended ceiling, at two locations along that beam to investigate beam type, bearing, and connections.
   iv) Removal of suspended ceiling tile in the first floor west service hall revealed a small drywall patch over a hole in the historic ceiling. This drywall was removed and reinstalled.
   v) An existing hole in the second floor, northeast bedroom closet was cut bigger for viewing of floor structure below.
   vi) A wood patch was discovered below failing tile in the floor of the west bedroom, 2nd floor. The wood used to patch the floor was removed to view structure below.
   vii) Framing was visible through an existing hole in the ceiling of the west hall, 2nd floor.
   viii) There was an existing hole in the basement ceiling of the west wing through which framing was visible.

B) PURPOSE

1) The purpose of this investigation was to assist in the determination of future uses of the Dillon House through examination of the current existing floor structure condition and capacity. Recommendations were sought as to the maximum floor loadings that would be acceptable for the floor in its current state. In addition, this investigation touches on preliminary conceptual upgrades and areas of further concern should the capacity need to be increased.

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i) The industry standard amount of deflection that a plaster and lathe ceiling is the length of the support members divided by 360 (L/360). The future use of the building is limited by the live load floor loading associated with the proposed use as required in the building code. The purpose of this investigation was to assess the floor structure under varying live loads in order to qualify it for future potential uses.
ii) At the same time, all load carrying floor members need to remain within acceptable stress limits when loaded with the aforementioned live loads and all applicable material dead loads.

C) SCOPE OF INVESTIGATION

1) The Dillon House has four levels, including the basement. The scope of investigation by level is as follows:
   i) Basement: No investigation was done on the basement floor capacity.
   ii) 1st Floor: Minimal investigation was done on the first floor for the following reasons:
      (1) The floor feels stable with no visible signs of deflection.
      (2) Past repairs have included the placement of beams in the basement at mid span of the joists above, greatly increasing the floor capacity.
      (3) Should further future analysis find that these beams need to be strengthened or more beams/columns added, there are very few space restraints or historic materials in the basement that would hinder an economical repair.
   iii) 2nd Floor: The great majority of this analysis focused on the 2nd floor structure due to the following:
      (1) Beyond the basement and first floors, the second floor is the most accessible and has the most square footage that could be utilized during future occupancy.
      (2) The open floor plan of the 1st floor below does not allow for simple structural upgrades.
      (3) Further drawing attention to the 2nd floor is the sagging of the floor that is easily perceptible to an observer reviewing this aspect of the floors.
   iv) 3rd Floor: Minimal investigation occurred at the 3rd floor.
      (1) It has a relatively small amount of usable square footage.
      (2) The 3rd floor has only the narrow west stair for access, thus further limiting potential use.
      (3) The attic space was given a brief visual survey in an attempt to note any obvious deficiencies, but a full analysis of this space was not done.

2) Areas of omitted in the investigation include, but are not limited to the following:
   i) recent east annex addition
   ii) west porch
   iii) roof structure

D) FINDINGS

1) Original Floor Construction [reference attached Drawing 1]:
   i) The building appears to have been framed primarily out of southern yellow pine. This is a dense, strong wood that while limited access prevents certainty, appears to be mostly clear and free of large knots and splits.
   ii) All exposed floor framing confirms that the floor layout is 2x12‘s spaced at 16” on center with 3 rows of diagonal bracing. Floor joists typically run east-west (E-W) throughout the building. This was confirmed in multiple locations on the second floor and at least one location at the first and third floors as noted in the site investigation summary.

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(1) East wing joists typically span approximately 23'-9".
(2) West wing joists typically span approximately 23'-6"
(3) Central wing joists typically span approximately 21'-9".
(4) West annex joists typically span approximately 20'-9".

iii) The most common actual joist cross-section measured was 1 ½" x 11 ⅛". This was a surprising discovery in that a typical 2x12 joist from the building's time of construction would have been closer to the nominal size, expected dimensions being about 1 ⅞" x 11⅞".

iv) The subfloor is ¾" plank run diagonally.

v) Joists typically bear within adjacent masonry bearing walls. The masonry is built all around each joist, making joist bearing indiscernible. However, the void in the masonry was measured as being at least 4" deep and there are no signs of distress at this junction. Joist bearing is not believed to be an issue.

vi) Where masonry walls are discontinuous the load is transferred across the opening to adjacent masonry walls by steel beams. Only the largest span of this type was investigated.
(1) The opening between the 1st floor central reception hall and west wing is spanned approximately 23.5 ft by a steel beam. There appears to be a support column located one foot off the center of the opening. Finish woodwork was not disturbed to verify the column existence or dimensions.
(2) While access to this beam was limited, it is believed to be a 9" American Standard Beam, 21 lb. per foot based on when it was installed, the depth, flange width, and flange tip dimension.
(3) Joists have been cut down to 9" in height where they intersect this beam. They bear fully upon the beam's 4 ¼" width and extend beyond. Joist bearing is sufficient.

vii) There are multiple fireplaces in the building. The detailing around these is as follows:
(1) Just in front of and running parallel to the hearths, there is a doubled 2 x 12 acting as a header supported by two double 2 x 12 joists to either side of the chimney that span the rooms E-W.
(2) The N-S header is hung on intersecting joists by 3/16" thick steel joist hangers. The hangers and associated bearing do not appear to be of structural concern.
(3) This header supports half of the weight of the hearth and half of the weight of the remaining E-W joists that run inside of the area defined by the width of the chimney.
(4) In the floor above the 1st floor dining room, the structure of the hearth is a brick barrel-vaulted arch.

viii) There is a double joist in the floor structure below E-W running wood framed walls. This was observed under 3 walls in the second floor framing and this framing detail is assumed to have been applied at all similar situations.

ix) The framing under bathrooms has been cut down significantly to allow for the placement of a mortar bed below the finished tile floor.
(1) It appears the joists below the 2nd floor east bathroom have been cut down at least 3".
(2) The hole in the second floor ceiling falls below the 3rd floor bathroom. A portion of the joists there have been cut down to only 6" tall.
(3) While these are the only locations that this detail could be confirmed, it is believed to have occurred below all bathrooms and potentially below the front entrance vestibule as well.

2) Structural modifications occurring since construction [reference attached Drawing 1]:
i) The 2nd floor double joists in the west wing have been reinforced. A W12 x 26 Steel I-beam running E-W has been placed directly below each double joist. Alterations

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likely designed by Finney and Turnipseed [reference attached report], but construction documents have not been located. (c. 1982)

(1) The beams have been completely surrounded by hard mortar where they meet masonry bearing walls thus making bearing conditions indiscernible. These beams are hung on the N-S historic beam adjacent to the central wing.
   (a) A steel angle 5" wide, ⅜" thick connects the historic beam web to the top flange of the newer beams via a welded connection at both beams.
   (b) Two more angles are welded to the bottom flange of the N-S beam on either side of the new beam and bolted with four ¾" bolts through the web of that beam.

ii) Historic Elevator Opening: The historic elevator opening in the central area of the 2nd story floor of the west wing has been in-filled with secondary framing. Repairs of a similar nature are assumed to have occurred in the 1st and 3rd floor locations, but were not verified. (date unknown)
   (1) There is one historic double joist acting as a header located at the west side of that opening, spanning N-S, hung by joist hanger (sim. above) on the aforementioned double joists above the W12 x 26 beams.
   (2) The similar east header does not span the full distance between beams and does not incorporate joist hangers.
   (3) The void has been infilled with E-W running 2x12 framing toe-nailed to the respective headers.

iii) The first floor has been supported by beams and columns located approximately midspan in the basement. (date unknown)

iv) A concrete reinforced vault has been constructed in the west annex. No structural investigation has been done on this vault. (c. 1941)

3) Material dead weight loadings on the 2nd floor joists:

i) Initial calculations were done with a conservative approach with dead load estimates as they currently exist. This loading included newer finish materials added since the time of construction that may be scraped upon refurbishing. Materials used in the load calculations are as follows: (based on ASCE 7)
   (1) West wing floor:
      (a) floor framing material/subfloor (7 pounds per square foot [psf])
      (b) hard wood flooring (4 psf)
      (c) 1940's era tile (1 psf)
      (d) carpet/pad (2 psf)
      (e) suspended ceiling (2 psf)
      (f) mechanical/electrical (5 psf)
      (g) historic plaster and lathe ceiling (8 psf)
      (h) hearth support structure where applicable (140 pounds per cubic foot)
   (2) Central wing floor:
      (a) floor loadings sim. to west wing with hearth material omitted
      (b) ceiling loads sim. to west wing with the omission of the suspended ceiling system
   (3) East wing floor:
      (a) floor loadings sim. to west wing
      (b) ceiling loads sim. to west wing with the omission of the suspended ceiling system and inclusion of the applied plaster relief detail above the 1st floor library (8 psf)
   (4) Wall loadings:
      (a) Walls are 2x4 framing with plaster and wood lathe on both sides (20 psf).

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E) STRUCTURAL DEFICIENCIES

1) The primary deficiency in the 2nd floor of the Dillon House is the joist span vs. joist size over the east, central, and west wings. The joists in these wings exceed the maximum stress and live load deflection requirements even under a space defined as residential at 40 psf live load (although it is reasonable to believe that the home was originally designed to support 40 psf using span tables of the day, see item iv below).
   i) As currently constructed (without including joist defects), the calculated maximum loadings for a typical joist in the 2nd floor, per wing, are as follows:
      (1) East wing: 26 psf
      (2) West wing: 27 psf
      (3) Central wing: 34 psf
         (a) Note that the central wing has the greatest calculated capacity due to it having the smallest span of the three.
   ii) The estimated stresses in these joists exceed acceptable limits in all wings when loaded with 40 psf live loading.
   iii) The calculated limitations of these joists are evident in physical observations at several locations.
      (1) The texture within the coffered areas of the library ceiling does not appear to be of a historical style and likely has been repaired in the past.
      (2) The plaster ceiling above the reception hall has numerous stress cracks.
      (3) The 2nd floor of the east wing has obvious sag in the floor. Measurements of the deflection in this area were taken using a laser level. Existing deflection is as follows:
         (a) The floor in the north east bedroom sags by approximately 1 ½" when measured three feet from the north wall (joist running parallel to the wall).
         (b) The floor in the south east bedroom sags by approximately 2 ½" when measured three feet from the south wall (joist running parallel to the wall). When compared with the calculations, this actual deflection is even greater than expected, perhaps due to defects inherent in the joists or errors in construction as discussed below.
   iv) As a whole, the Dillon House appears to have been well constructed. As an exercise in understanding the deficiencies discussed here, the framing of the floor was looked at from a historical perspective.
      (1) Both during the time of construction and today, joist sizes are usually selected according to industry standard span tables. As noted above, the cross sectional dimensions of these joists are significantly smaller than that which would typically be found in structures of its era. The span tables used by the architect/builder may have been based on the more typical 1 ⅞" x 11⅞" joist size.
         (a) The west wing span was analyzed using this cross-sectional joist size.
         (b) Dead loadings were reduced to only those present at time of original construction with a residential live load of 40 psf.
         (c) Using these parameters, the joist deflection and maximum stress were calculated with results as follows:
            (i) The live load deflection is exactly equal to the L/360 limitation.
            (ii) The stress in the joist is just less than the maximum acceptable stress for this type of wood framing.

2) Double joists in the 2nd floor framing that fall under E-W running walls are insufficient to carry the load upon them. Physical evidence precludes the need to do an extensive analysis and a structural upgrade will be necessary due to the following:

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i) The floor below the south wall of the 2nd floor north east bedroom has sagged to the extent that the wall has visibly separated from the ceiling above. Door headers in this wall have been twisted visibly out of level.
ii) The later addition of the west wing beams support these double joists, presumably preventing the same visual evidence in the second floor of that wing.
iii) These joists are expected to carry a load more that twice that of a typical single floor joist which has already been confirmed as insufficient.

3) No analysis was done on joists running under the second floor bathrooms. Structural repair is assumed to be required for the following reasons:
   i) Because these joists have been notched as described above, one can no longer assume the original visually graded wood joist classification applies. In addition, notching a joist is often such that the capacity of the wood member is further reduced.
   ii) Typical joists at these spans have already shown themselves to be insufficient. Bathroom joists are not only reduced in height from typical but also have a greater loading upon them due to the approximately 3 ½" thick mortar bed below the tile.

4) The joists in the west annex were observed to be of similar dimension and layout to elsewhere in the building. The decreased span in this area is beneficial and would have resulted in greater capacity here. However, as discussed above, the presence of the bathrooms and their construction methods used make these joists upgradeable with a significantly decreased height. No analysis was done here and it is assumed that structural repair will be required. This same logic can be applied under the 3rd floor bathroom as well.

5) Where structural members are accessible, defects in framing due to flawed construction methods, natural defects in the wood, or water damage were noted in several locations. [Reference Drawing 1 and Figure 1]
   i) Although the framing material is mostly clear of natural defects, at least one joist was noted as having 2 large knots within its tension side, greatly decreasing its capacity. (Figure 1, photo 1)
   ii) Large parts of a joist were observed to have been chipped away reducing the depth to only 9". (Figure 1, photo 2)
   iii) The tops and/or bottoms of some several joists have been drilled in the 2nd floor of the west wing, greatly decreasing the capacity of those joists to carry load. (Figure 1, photos 3 and 8)
   iv) Joists adjacent to the historic elevator shaft have notches along their side. Width of joist at these locations is reduced by half. A scabbed in sister joist was installed on the opposite side. (Figure 1, photo 4)
   v) Water damage from below the 2nd floor women's bathroom is seen in the framing. The joists appear to still be sound. (Figure 1, photo 5)
   vi) The bottoms of several joists have been notched during later work. (Figure 1, photo 6)
   vii) Water intrusion has led to damage at the south east corner of the west wing. The joists still feel sound but there is a small cross piece that catches the subfloor which is very soft. (Figure 1, photo 7)
   viii) There is water damage at one of the dormers at the north side of the attic space. (no photo)
   ix) At the third story, there is water damage in the roof and ceiling above and floor below the location of the historic elevator. (no photo)

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F) CONCLUSIONS AND RECOMMENDATIONS

1) Based on physical observations and initial structural calculations, the 2nd floor structure is not adequate to support the existing dead loads or minimum anticipated live loads. It is recommended that the entire second floor be upgraded structurally. In doing so, careful consideration should be given to the historic materials within the building. The west and central wing 1st floor ceiling plaster is already in a deteriorated condition. Structural improvements can occur from below the floor structure. However, having been previously repaired or not, the library ceiling is in good condition and the dropped plaster relief detailing adds greatly to the historic character and will not be easily replaceable. Consideration should be given here to removing the finish material from the floor and restructuring from above. It is recommended that the process be thoroughly thought out as to the feasibility to do so without severely damaging the coffered ceiling in the process, especially if there is effort made to straighten the sag in the ceiling. Preliminary conceptual repair detailing is as follows:
   i) As discussed, bearing where the joists meet support members does not appear to be of issue. Therefore, the installation of new framing members will be made easier if those members do not need to be full height or do not need to extend fully onto support members. A more intrusive investigation into the wall-joist intersection should be completed to verify the bearing prior to final detailing.
   ii) Preliminary calculations have been done on what types of framing members would be needed to satisfy structural requirements. This analysis has been under the assumption that the loading associated with newer non-historic floor coverings will be removed. The greatest cost in this process will result from the labor involved in the demolition and reinstallation of finish materials, consequently, should repairs be carried out it is recommended that the floor be stiffened according to the anticipated building use with the highest loading in order to provide for future flexibility.
      (1) Sistering each existing joist with one new 2x12 joist will be sufficient to allow the space to function at a 40 psf live load.
      (2) Sistering each existing joist with two new 2x12 joists, one per side, will allow for the second floor space to function at a 70 psf live load.
      (3) Engineered lumber exists at varying heights and widths. Barring bearing and support issues outside of the scope of this investigation, capacity can be increased as much as economically feasible depending on the choice of engineered lumber type and dimension. If one were to sister each existing joist with one 1 ¾" x 11 ¼" engineered lumber member, the floor would allow the space to function at a 50 psf live load.
   iii) No mechanical connection from the floor framing to the masonry wall was found during our survey. This mechanical connection is required to resist pull-out of the joists at their bearing points in the masonry walls and to provide positive support of the wall as assumed in any typical design. Current code requires that such positive connection occur at least every 4 feet.

2) The structure of the central hall staircase was not accessible. The accompanying framing layout in this area is assumed. Balcony framing is per the aforementioned Finney and Turnipseed report. Within that report, it is noted that E-W running double joists supporting the north side of the 2nd story are cantilevered from adjacent wings. That detail was not confirmed in this survey and the accompanying drawing does not include it. Stair framing is typically notched lumber to follow the profile of the steps. This notching weakens the lumber and makes it nonrated lumber. Based on prior experience in construction of this type and era, it is believed that the stairs will need to be structurally upgraded both at the risers and at the 2nd floor balcony landing.

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3) As noted, this has been a limited investigation. Should the building undergo renovation, further analysis is recommended on but not limited to the following:
   i) Access to the historic N-S beam spanning the opening between the 1st floor reception hall and the west wing was limited. There has not been a thorough analysis of load path in higher floors to determine the exact loading on this beam. A more detailed investigation into this beam is recommended should the 2nd floor be upgraded structurally.
   ii) Potential lateral-torsional buckling of the newer steel I-beams in the west wing should the floor capacity be upgraded.
   iii) The 3rd level floor structure has at least three observed areas of concern:
      (1) As discussed, the bathroom floor framing is assumed to be inadequate.
      (2) The wall to the north of the large hall has perceptible local sag in a limited area of the floor below. There may be no joist support directly below that wall and further investigation should take place.
      (3) There is a wall-long bookshelf at the north side of the library. If fully loaded, this would create a large load and the associated structure below should be investigated if this space is to function in that capacity.
   iv) There is a truss in the attic supporting the 3rd floor library ceiling joists. These joists have been consistently hung on the north side of the truss, causing it to torque out of plane to that side. The bearing of the truss at the east side rests precariously on a slender 2x member resting on the chimney and appears unstable. The west side rests on two 2x4 members extending through the ceiling framing. The load path from that point has not been determined. It is recommended that further attention go into all aspects of that truss.
   v) Several braces extend from the roof structure to the 3rd floor ceiling/wall structure. It should be determined what load, if any, the roof is adding to the interior structure through these members. These braces may have been included to ease construction and may be unnecessarily adding pressure to the rest of the building.
   vi) The encasements of the former skylights are still in the attic. At least a basic investigation of the extent that these are relied upon structurally by the roof and their associated loads should be done. Similar to above, these may be unnecessarily loading the interior of the building.
   vii) At the building's exterior, several masonry concerns were noted in passing, but were beyond the scope of this condition assessment.

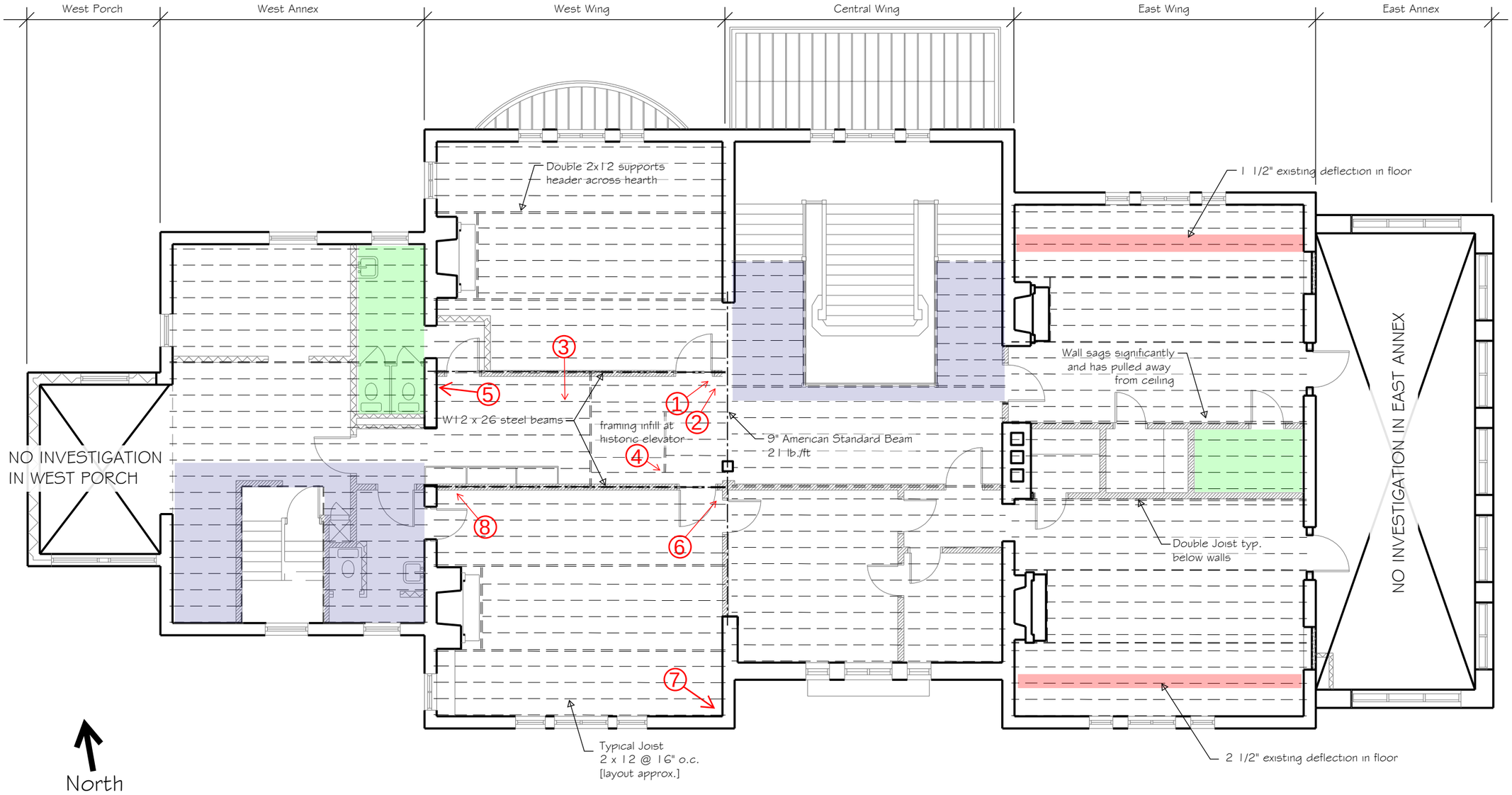
G) DISCLAIMERS AND QUALIFICATIONS

1) This report does not express or imply any warranty of the wood floor structure, but only addresses the condition of those portions which were readily accessible and observable at the time of the survey. It should be noted that the above report is based on visual observations and that there is no claim, either stated or implied, that all conditions were observed.

2) The referenced building was visited for the purpose of observing the physical condition and state of repair of the major wood structural components to the extent reasonable ascertainable without disturbing the floor, wall or ceiling finishes.

3) No physical testing was performed and no calculations (other than those discussed) have been made to determine the adequacy of the primary structural system or its overall compliance with building code requirements.

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= Location of joist defect photos. Reference Table 1.

= Bathroom areas, floor joists notched below

= Structure not accessible, framing assumed in these areas

= Existing deflection measurements taken

Drawing 1 - no scale
H. P. Dillon House, Topeka, KS
2nd Story Floor Framing
DGM Consultants, P. A. - August 31, 2009



① Two knots in S joist of doubled joist. One large and located purely in tension side of joist. (supported by steel beam)



② Large chunks missing out of tension side of joist



③ ~1" dia. holes drilled through tension side of joist. (~16" from header)



④ Notching at SE corner of former elevator shaft. Short sister joist provided on other side. Pictured condition similar to SE corner.



⑤ Water marks - wood feels solid



⑥ Notch in tension side of double joist above south beam



⑦ Mold and water damage at corner - subfloor nailer soft, joist feels solid



⑧ ~1" hole drilled through tension side of joist to accept very thin wire (~3' from west wall)

FINNEY & TURNIPSEED
CONSULTING ENGINEERS
603 TOPEKA AVENUE PHONE 235-2393, AREA CODE 913
TOPEKA, KANSAS 66603

BUILDING DIVISION
R. A. FINNEY (1969)
DONALD G. GENTRY
RICHARD H. FINNEY
LEO R. HINES
RICHARD H. HODGES
GEORGE F. HOFERER
RAHN SMILEY

January 25, 1982

Board of Trustees
First Presbyterian Church
817 Harrison
Topeka, Kansas 66603

Re: Community Building
First Presbyterian Church
835 Harrison
Topeka, Kansas
Structural Investigation

Members of the Board:

Following your authorization through Charles Marshall, Architect, we have made visual inspections of the referenced structure. Our inspections were made January 6, 1982, January 13, 1982 and January 14, 1982. Those present for our inspections were Mr. Charles Marshall, Architect, Mr. Mike Stormer, Architect, Mr. Charles Boggs, Maintenance Supervisor for the First Presbyterian Church, and Mr. Richard Finney and Mr. Ted Nolde from Finney & Turnipseed, Structural Engineers.

At the direction of the Architect and Structural Engineer and to facilitate a more accurate determination of the existing construction, several openings were made through ceiling or finishing materials to expose the structural framing. Other areas had the framing exposed without finish materials and did not require additional stripping. The locations of the openings and the observed conditions were as follows:

1. Bottom of center stairway to the basement: The basement stair is framed with four 2-by stringers notched to support the wood treads and risers. These stringers are supported by a stud wall at the top step and the basement slab at the bottom. The wood appears to be in good condition - the coloration is light, there are few knots or checks, there is no water or insect deterioration and it is free of any signs of distress.

2. Utility closet in basement at the east side of the vault: The framing for the first floor in this area (west meeting room) consists of 2x10 (1½"x9") wood joists at 16" centers spanning east-west about 12'-6" maximum between bearing walls. Where the intermediate bearing walls are discontinuous, there is evidence of a support beam which continued the line of support. These joists have diagonal cross bridging between them, but the number of lines could not be determined. The condition of the wood is good - the joists are relatively clear of imperfections and do not show any signs of distress or deterioration.

3. Second floor framing at west wall of main entry: The framing in this area consists of 2x12 (1½"x11¼") wood joists at 16 centers spanning east-west about 22'-0" between bearing walls and/or steel beams where the bearing walls are discontinuous. The condition of the wood looks very good - the wood is darker in coloration but exceptionally clear of knots, checks or imperfections and there is no indication of excessive deflection due to "wood creep". The joists are notched to a depth of 9 inches where they bear on the steel beams but displayed no evidence of local crushing or distress at these ends. There are three lines of diagonal bridging between these joists across their span.

At the south edge of the stair opening there is a double 2x12 (1½"x11¼") beam that spanned 22'-0"± between the steel beams. This member also supports the north-south header beams that frame the east and west edges of the stair opening. The header beams are also double 2x12 (1½"x11¼") wood members and are attached to the east-west beam with metal joist hangers.

The second floor sub-floor is 3/4" planks laid diagonally and the ceiling material hanging from the bottom of the second floor joists is 1/2" plaster on wood lath.

4. West upper run of main stairs at the seond floor: The framing for the second floor in this area is 2x12 (1½"x11¼") wood joists at 16" centers spanning 5'-3"± from the bearing wall on the west to the double 2x12 header beam on the east (edge of the stair opening). These joists are simple spanning and did not cantilever from the adjacent room to the west. However, at the junction of the stair with the second floor there is a double 2x12 wood beam spanning east-west that appears to be catilevered out from the adjacent span to the west. This beams supports the top ends of the stair stringers and (although it was not determined) probably the north-south header beam at the edge of the stair opening.

The stair stringers are 2-by wood joists that are notched to support the wood treads and risers. There is a total of five stringers supporting the upper run of the stair.

The condition of the wood in this area is good. There are few knots or checks and no sign of any structural distress.

5. Second floor framing above closet at southwest corner of the main entry: The framing in this location consists of 2x12 (1½"x11¼") wood joists at 16" centers spanning east-west about 22'-0"± between bearing walls. There are three lines of diagonal bridging between the joists. The quality of the wood appears good with few imperfections and there is no sign of any structural distress.

The second floor sub-floor in this area is 3/4" planking laid diagonally and the ceiling was 1/4" plaster on metal lath.

6. Second floor framing at steel pipe column centered in the west meeting room: The framing to the north of the pipe column consists of 2x12 (1½"x11¼") wood

joists at 16" centers spanning east-west about 24'-6"± between bearing walls. We observed that some of the joists are doubled, but we could not determine how many or for what purpose. There are lines of diagonal bridging between these joists and the quality of the wood looks good although the coloration was dark. There is no sign of any structural distress or excessive deflection due to "creep".

Above the steel post and spanning east-west is a double 2x12 (1½"x11¼") wood beam continuous over the post and spanning to the east and west bearing walls. Into the south side of this beam immediately above the post there frames a wood beam built-up from two 2x12 wood members. This beam spans south about 10'-0"± to another double 2x12 beam that spans east-west 24'-6"± between the west bearing wall and the steel beam to the east. The north-south beam supports the intersecting 2x12 floor joists which are either toe-nailed into the beam or are notched to sit on occasional ledgers on the sides of the beam. Both ends of the north-south beam are attached to the east-west beams with metal strap hangers.

The condition of the wood framing in this area is fair to good - the quality of wood is clean but the coloration varies and the depths of members vary somewhat. The integrity of the toe-nailed connections is questionable and in some cases indeterminable.

The second floor sub-floor is 3/4" diagonal planking and the ceiling is accoustical tile on wood furring. In some places there are areas of 1/2" plaster on wood lath concealed above the ceiling tiles.

Based upon our visual inspections, field measurements, calculations, and experience with similar structures, the results of our investigation and our recommendations are as follows:

1. The existing second floor framing is capable of suporting a uniform or concentrated load meeting the U.B.C. criteria for only classroom occupancy or residential occupancy with the exception of the area discussed in Item 3 below.

2. The main stairway to the second floor in the area that we were able to observe appeared adequate to support the proposed occupancy load. We feel that this stair framing is typical of the framing in the other runs of the stair and that the entire stairway would be acceptable to serve the proposed occupancy.

3. The steel pipe column between the first and second floors in the west meeting room appears to have been added to the original framing at a later time. It is part of the present proposal to eliminate this post if possible. It is our recommendation that the steel post be removed with the following precautions:

   a. Prior to removal of the post, the east-west beam over the post, the north-south beam at the post and the east-west beam at the south end of the north-south beam should be adequately shored and braced.

b. After the post is removed new W12x26 steel beams should be located beneath and continuously bearing against the bottoms of the three wood beams in question. The two east-west steel beams shall span the full 25'-0"± and bear on the west bearing wall at the west ends and frame into the existing steel beam on the east ends. The north-south steel beam shall then frame into the two east-west steel beams.

c. The wood floor joists that frame into the north-south wood beam should be provided with metal joist hangers anchored securely into the existing wood beam.

In conclusion we feel that the double 2-by beams supporting the second floor over the central area of the west meeting room is seriously inadequate to support the U.B.C. load criteria for the proposed occupancy. Our recommended steel beam framing would reinforce the existing wood framing and together would provide the necessary structural integrity. We feel that in the past, the satisfactory performance of the wood framing in this particular area has been due primarily to the following:

1. Immediately above the two east-west beams are stud and plaster walls between the second and third floors. Although these walls add a certain amount of weight to the wood beams below, they also tend to act somewhat as a Vierendeel truss or a deep beam and actually support part of the floor load through their own stiffness. This helps reduce the amount of load the floor beams below would actually have to support.

2. Based on the minimal contents of the room and the apparent utilization of the space, it's quite possible that the floor area has not been that heavily loaded in the recent past.

3. Wood has very good ability to absorb high levels of stress if they occur over short periods of time without apparent adverse affects. It would seem reasonable to suspect that most of the load that this floor area has supported has been of a "liveload" or temporary nature and has only been applied intermittantly.

These three preceding items should not be relied upon for structural integrity and therefore we are recommending the precautions and steel beam reinforcement previously outlined.

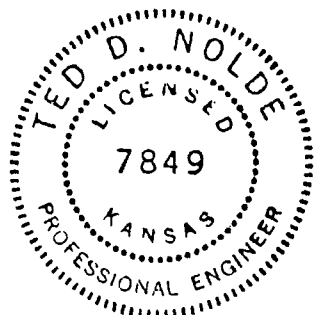
We understand this report completes our original proposal concerning this phase of the project. Please let us know if you need any additional information.

Sincerely,

FINNEY & TURNIPSEED

Ted D. Nolde

Ted D. Nolde



CFS Cook, Flatt & Strobel
ENGINEERS, P.A.

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Topeka, Kansas 66614
(785) 272-4706
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Other Offices:
Kansas City, Missouri
Wichita, Kansas

December 10, 2004

Division of Facilities Management
Landon State Office Building
900 SW Jackson Street, Room 600
Topeka, KS 66612-2210

Attn: Ron Wright, P.E.

Re: Structural Inspection
Dillion House at 404 SW 9th Street
CF&S No. 04-008A

Dear Ron:

At your request and in your presence a visual structural inspection was performed on the stone facade around the south entrance of the "Dillion House". There are stone pillars on either side of the door with a stone facade lintel across the top. (See enclosed photo from DFM).

OBSERVATIONS

There are straight vertical cracks on either end of the stone lintel next to the stone pillars. The doorframe appears to be level.

CONCLUSIONS/RECOMMENDATIONS

These vertical cracks appear to be cold joints that have been there since the original construction. Small amounts of temperature movement over time along with multiple freeze/thaw cycles have popped out some of the original concrete grout that was placed in these cold joints. We suggest removing the existing concrete grout in the cold joint to a depth of 5/8"±. Then fill the joint with a flexible caulk that matches the color of the stone. This will help prevent future water intrusion and further damage. Continue to monitor these joints for future signs of movement.

If we can be of further service, please give us a call.

Sincerely,

Kenny Blair, P.E.

KENNETH BLAIR LICENSED 10469 KANSAS PROFESSIONAL ENGINEER

Enclosure

John G. Bayless, P.E.
Chairman

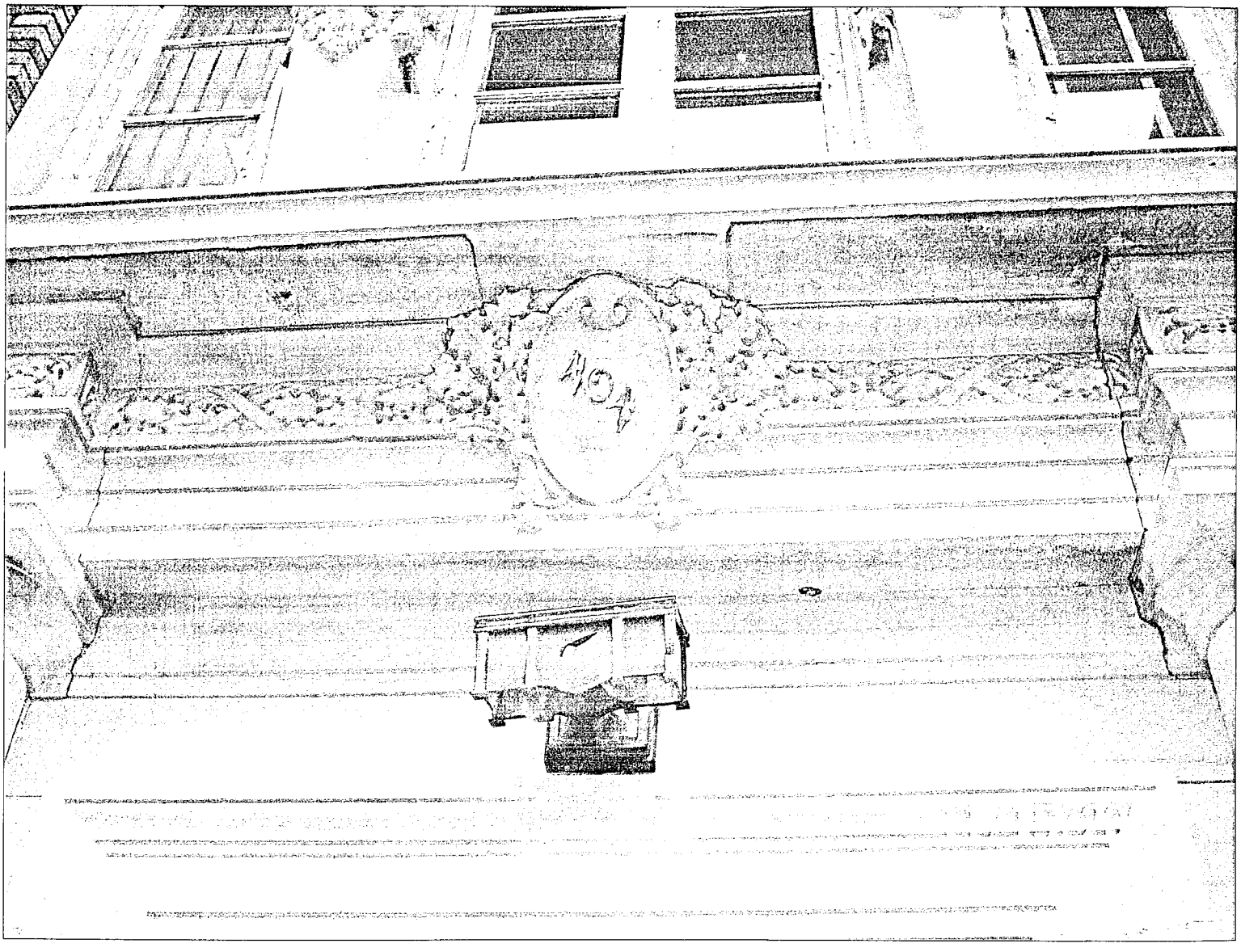
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Melvin D. Chapman, P.E.
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Wayne Westerman, P.E.
Vice President-Secretary

Robert S. Chambers, P.E.
Vice President-Treasurer

Douglas W. Flatt, P.E.
Consultant


404

Wright, Ron [FM]

To: Riveland, Randy [FM]
Cc: Brooke, Jim [FM]
Subject: Dillon House Inspection

Randy;

As you know, on 11-15-04, you and I made a quick visual inspection of Dillon House. We were informed that the lights in the house were in good working order, so we didn't take a flashlight. We found that the lights were not working in the upstairs rooms.

Where I could see the structural members, I was surprised to see that the wood floor & roof joists appeared to be in very good structural condition, with a few exceptions of some water discoloration on some of the roof joists. From this limited inspection these joists were still in good condition.

The items that were obvious to me were the areas in the basement where water had come thru the walls and destroyed the finish on the inside of the exterior wall. It is impossible to tell from this inspection what damage, if any, was done to the structural integrity of the foundation wall by the water. It is also unknown when these damaged areas occurred. A visual inspection around the exterior perimeter of the foundation wall suggests that perhaps corrective measures have been taken to direct water away from the basement walls.

The other areas that were obvious were upstairs at the dormers in the roof. The finish on some of the walls adjacent to the dormers had been destroyed by water penetration. It is also unknown when these damages occurred.

At the main entrance on the south side, the lintel above the door appears to have vertical cracks in the masonry at the face of the lintel supports, which should merit further investigation by an investigative firm that is equipped to handle this type of inspection. This same firm should also investigate the foundation and roof areas for possible water damage to foundation vall and roof structural members.

Sometime after we returned from Dillon House, I was handed a Structural Investigation report prepared by Finney & Turnipseed dated January 25, 1982 that was completed when this structure was owned by First Presbyterian Church. I have attached this report to this email. Obviously modifications have been made to the structure since this report was written in 1982, but from what I could observe, I agree with this report about the good structural condition of the floor framing. However, if we decide to use this facility for something other than light open office space or similar loading, the floors will probably need to be reinforced.

If you need anything else, let me know.

Thanks,
Ron
DFM/FO



F&T1-25-82.pdf

Call F&T for proposal on lintel

floor loading on first floor



4.8 Environmental Analysis

Description

In the following appendices there are assessments, summaries and reports on the asbestos, lead-based paint and mold found in the Dillon House. Also included are the licenses and certifications by the companies that investigated the Dillon House. Limited testing was done on exterior materials due to access restraints, particularly the roof.

Index

Please See Report

ASBESTOS AND LEAD-BASED PAINT SURVEY
AND LIMITED MOLD ASSESSMENT

DILLON HOUSE
TOPEKA, SHAWNEE COUNTY, KANSAS

Terracon Project No. 14097028
August 27, 2009

Prepared For:
TREANOR ARCHITECTS, PA
Topeka, Kansas

Prepared By:

TERRACON CONSULTANTS, INC.
3113 SW VanBuren
Topeka, Kansas 66611

August 27, 2009

Mr. Vance Kelley
Treanor Architects, P.A.
1715 SW Topeka Blvd.
Topeka, Kansas 66612

Re: Asbestos and Lead-Based Paint Survey and
Limited Mold Assessment
Dillon House
Topeka, Shawnee County, Kansas
Terracon Project No. 14097028

Dear Mr. Kelley:

The purpose of this report is to present the results of an asbestos and lead-based paint survey and limited mold assessment performed at the Dillon House, 404 West 9th Street, Topeka, Shawnee County, Kansas. This survey was conducted in general accordance with our proposal, dated July 13, 2009. We understand that this survey was requested due to the planned renovation of the site building.

This report contains the results of this assessment, and indicates the locations of the samples collected. Please refer to the attached report for details.

Terracon Consultants, Inc. (Terracon) appreciates the opportunity to provide this service to American Tower Corporation. Should you have any questions regarding this report, please contact Jim VanBlaricon at (785)529-9099 or email him at jivanblaricon@terracon.com.

Sincerely,

Bridget M. Aeschliman, L.G.
Environmental Department Manager

James I. VanBlaricon
Senior Environmental Project Manager
AHERA-Accredited Project Designer

TABLE OF CONTENTS

Page No.

1.0 INTRODUCTION 4

1.1 Project Objective 4

2.0 BUILDING DESCRIPTION 5

3.0 FIELD ACTIVITIES 5

3.1 Asbestos Survey 5
3.1.1 Visual Assessment 6
3.1.2 Physical Assessment 6
3.1.3 Sample Collection 6
3.1.4 Sample Analysis 6
3.2 Lead-Based Paint Surevy 7
3.2.1 Visual Assessment 7
3.2.2 Sample Collection 7
3.3 Limited Mold Assessment 7
3.3.1 Visual Assessment 8
3.3.2 Spore Trap Sampling 8
3.3.3 Sample Analysis 8

4.0 REGULATORY OVERVIEW 8

4.1 Asbestos 8
4.2 Lead-Containing Paint 9
4.3 Mold 10

5.0 FINDINGS AND RECOMMENDATIONS 11

5.1 Asbestos Results 11
5.2 Lead-Based Paint Results 14
5.3 Limited Mold Assessment Results 15

6.0 GENERAL COMMENTS 16

LIST OF APPENDICES

Appendix A Asbestos Survey Sample Summary

Appendix B Confirmed Asbestos-Containing Materials Summary

Appendix C Asbestos Laboratory Analytical Report

Appendix D XRF Field Data Worksheets

Appendix E Lead-Based Paint XRF Results Summary

Appendix F Mold Results Analytical Report

Appendix G Licenses and Certifications

ASBESTOS AND LEAD-BASED PAINT SURVEY AND
LIMITED MOLD ASSESSMENT
DILLON HOUSE
TOPEKA, SHAWNEE COUNTY, KANSAS

Terracon Project No. 14097028
August 27, 2009

1.0 INTRODUCTION

Terracon Consultants, Inc. (Terracon) conducted an Asbestos and Lead-Based Paint Survey and Limited Mold Assessment at the Dillon House located at 404 West 9th Street in Topeka, Shawnee County, Kansas. The sampling was conducted on August 18 through 20, 2009, in general accordance with our proposal dated July 13, 2009.

1.1 Project Objective

Terracon understands this asbestos survey was requested due to planned renovation of the site building. The objective of this project was to assess for the presence of asbestos-containing materials and lead-based paint that may be impacted during the renovation project, and assess the potential for air-borne mold in areas of concern identified by the client.

EPA regulation 40 CFR 61.140, National Emission Standards for Hazardous Air Pollutants (NESHAP), prohibits the release of asbestos fibers to the atmosphere during renovation or demolition activities. The asbestos NESHAP requires that potentially regulated asbestos-containing building materials be identified, classified and quantified prior to planned disturbances or demolition activities.

All occupational exposure to lead occurring in the course of construction work, including maintenance activities, painting, alteration and repairs is subject to the Occupational Safety and Health Administration (OSHA) Lead Exposure in Construction standard (29 CFR 1926.62). Construction work covered by 29 CFR 1926.62 includes any repair or renovation activities or other activities that disturb in-place lead-containing materials, but does not include routine cleaning and repainting where there is insignificant damage, wear, or corrosion of existing lead-containing coatings or substrates. Employers must assure that no employee will be exposed to lead at concentrations greater than 50 micrograms per cubic meter averaged over an eight hour period without adequate protection.

At present, no mandatory regulations or standards have been established for the maximum allowable concentration of bio-aerosols such as mold spores. Although bio-aerosols have not been conclusively associated with adverse health effects commonly noted in building-related complaints (e.g., mucous membrane irritation, headache, and fatigue) some studies and case histories have shown correlations between these symptoms and microbial contamination of

humidification and cooling systems. Although there is currently inadequate evidence to support the conclusion that exposure to these mold-produced toxins (mycotoxins) in the indoor environment are causally related to symptoms or illnesses, remediation of surfaces contaminated with molds is warranted to reduce the likelihood of health effects potentially related to fungal exposure. As a general rule, indoor mold spore concentrations in a "typical," HVAC-supplied building are usually less than, but qualitatively similar to, spore concentrations found in the outside environment.

2.0 BUILDING DESCRIPTION

The Dillon House building is a two story structure with finished floor space in the basement and attic. Total approximate finished floor space for the building is estimated at 12,362 square feet. The facility was reportedly constructed in 1913 and historically been utilized as a residential structure, insurance office, and as office/classroom.

The building is wood frame construction with brick veneer. Interior walls and ceilings are plaster. Drywall interior construction of varying later dates was encountered in the basement, first floor, and second floor. A suspended ceiling system with 2' x 4' lay-in ceiling panels and 2' x 2' lay-in ceiling panels is located in the western portion of the first floor. Flooring consisted of 9" x 9" vinyl floor tiles and wood flooring throughout the building. Floor tiles overlay wood flooring in some areas. Carpeting was installed over vinyl floor tiles in the basement, first floor, and second floor. Ceramic tiling was observed in multiple restrooms.

The roof and upper exterior of the building was not accessible during the site reconnaissance and was not assessed during this survey. All materials are suspect asbestos-containing and suspect lead-containing until sampled and submitted to a laboratory to determine asbestos and lead content, respectively.

3.0 FIELD ACTIVITIES

A summary of the field activities is described below.

3.1 Asbestos Survey

The asbestos survey was conducted on August 18-20, 2009 by Mr. Dane Bailey, an AHERA[1]-accredited asbestos inspector. A copy of Mr. Baileys Certification is included in Appendix G. The survey was conducted in general accordance with the sample collection protocols established in Environmental Protection Agency (EPA) regulations under 40 CFR 763-Asbestos.

[1] Asbestos Hazard Emergency Response Act

3.1.1 Visual Assessment

Our survey activities began with a visual observation of the interior and exterior areas of the building to identify suspect asbestos-containing materials (ACM). Building materials that were not identified as concrete, glass, wood, masonry, metal or rubber were considered suspect ACM. The visual assessment was limited to readily accessible building materials, provided these areas are not determined to be permit-required confined spaces, or to pose a health or safety risk to Terracon personnel.

3.1.2 Physical Assessment

A physical assessment of each homogeneous area of suspect ACM was conducted to assess the condition of the material. The suspect ACMs were assessed as either friable or non-friable. The EPA defines a friable ACM as one which, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. Friability was assessed by physically touching suspect materials.

3.1.3 Sample Collection

Interior and exterior building components and surfaces were inspected and homogeneous areas of suspect ACM were sampled. A homogeneous area consists of building materials and surfaces which appear similar throughout in terms of color, texture and date of application. Based on results of the visual observation, bulk samples of suspect ACM were collected in general accordance with AHERA sampling protocols. Random samples of suspect materials were collected in each homogeneous area. Bulk samples were collected using wet methods as applicable to reduce the potential for fiber release. Samples were placed in sealable containers and labeled with unique sample numbers using an indelible marker.

One hundred seventy-three (173) bulk samples were collected from fifty-two (52) homogeneous areas of suspect ACM. A summary of suspect ACM samples collected during the survey is included as Appendix A.

3.1.4 Sample Analysis

Bulk samples were submitted under chain of custody to Steve Moody Micro Services, Inc. for analysis by polarized light microscopy with dispersion staining techniques per EPA methodology (40 CFR 763, Subpart F). The percentage of asbestos, where applicable, was determined by microscopical visual estimation. Steve Moody Micro Services, Inc. is accredited under the National Voluntary Laboratory Accreditation Program (NVLAP Accreditation No. 102056-0).

The laboratory was instructed to analyze samples from homogeneous areas of floor tile until the first sample containing asbestos was identified.

3.2 Lead-Based Paint Survey

The lead-based paint (LBP) survey was conducted by Mr. Chris Cast, a State of Kansas recognized LBP inspector. A copy of Mr. Cast certification is included in Appendix G. The LBP survey was conducted to meet informational needs to comply with OSHA requirements for lead-in-air content during disturbance of painted materials. The survey was not designed to meet the requirements of the U.S. Department of Housing and Urban Development (HUD).

3.2.1 Visual Assessment

Our survey activities began with visual observation of the interior and exterior of the building to identify various painted surfaces and substrates. All painted surfaces were suspected of containing lead. Interior and exterior assessments were conducted throughout visually accessible areas of the building, provided these areas are not determined to be permit-required confined spaces, or to pose a health or safety risk to Terracon personnel.

3.2.2 Sample Collection

Terracon conducted a LBP survey of the building utilizing a Radiation Monitoring Devices, Inc. (RMD), LPA-1, X-ray fluorescence (XRF) instrument. This XRF instrument was used to test surface coatings for the presence of lead. The RMD Instruments is a hand held, field portable, energy dispersive spectrometer that is self contained and battery powered. X-ray measurements are made directly on the painted surface of component (unpainted components may also be tested for lead content). XRF readings are measured in milligrams per square centimeter (mg/cm2).

A total of three-hundred seventy (370) XRF readings were taken from coated surfaces associated with the various building components. Calibration checks were performed at the beginning and end of the LBP Survey, using protocols provided by the instrument manufacturer. The XRF field data worksheets are located in Appendix D.

3.3 Limited Mold Assessment

The limited mold assessment was conducted on August 18, 2009 by Mr. Bailey. The assessment was conducted in general accordance with mold assessment guidelines established by the American Industrial Hygiene Association (AIHA) in *Recognition, Evaluation, and Control of Indoor Mold, 2008; Assessment, Remediation, and Post-Remediation Verification of Mold in Buildings* (AIHA Guideline 3-2004); and the US Environmental Protection Agency (EPA), *Fungal Contamination in Public Buildings: A Guide to Recognition and Management*, 2001.

3.3.1 Visual Assessment

Based on information provided by the client, suspect odor was noted in the basement of the on-site building (complaint area). Based on information provided by the client, Terracon visually assessed complaint and non-complaint areas of the building for visible evidence of moisture intrusion and/or mold growth.

3.3.2 Spore Trap Sampling

To interpret the results of airborne mold and fungi sampling, a comparative sampling strategy was employed. Based on information provide by the client and results of the visual observation, Terracon established the following eight mold spore sample locations.

- M1, Center of Southeast Basement (complaint)
- M2, South Center of West Basement 2 (complaint)
- M3, Vault B, Basement (complaint)
- M4, Southeast Corner 1st Floor Music Room (non-complaint)
- M5, East Center 2nd Floor Annex 2 (non-complaint)
- M6, West Bedroom 3rd Floor (non-complaint)
- M7, Southwest Bedroom 2nd Floor (non-complaint)
- M8, East Side Front Porch (outside)

3.3.3 Sample Analysis

Sample cassettes were shipped to Wisconsin Occupational Health Laboratory (WOHL) in Madison, Wisconsin, an AIHA accredited laboratory, for analysis by staining and visual identification via light microscopy.

4.0 REGULATORY OVERVIEW

4.1 Asbestos

The asbestos NESHAP (40 CFR Part 61, Subpart M) regulates asbestos fiber emissions and asbestos waste disposal practices. It also requires the identification and classification of existing building materials prior to demolition or renovation activity. Under NESHAP, asbestos-containing building materials are classified as either friable, Category I non-friable, or Category II non-friable ACM. Friable materials are those that, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. Category I non-friable ACM includes packings, gaskets, resilient floor coverings, and asphalt roofing products containing more than 1% asbestos. Category II non-friable ACM are any materials other than Category I materials that contain more than 1% asbestos.

Friable ACM and Category I and Category II non-friable ACMs that are in poor condition and has become friable; will be subjected to drilling, sanding, grinding, cutting, or abrading; or could be crushed or pulverized during anticipated renovation or demolition activities are considered regulated ACM (RACM). In the State of Kansas, asbestos activities are regulated by the Kansas Department of Health and Environment (KDHE). KDHE requires that any asbestos-related activity conducted in a public building be performed by personnel who have taken an EPA accredited training course.

RACM must be removed prior to repair, renovation or demolition activities that will disturb the materials. If RACM is over 260 linear feet or 160 square feet, the owner must notify KDHE. Combined amounts of RACM are cumulative for a calendar year. Once the minimum RACM quantities are met the owner or operator must provide KDHE with written notification of planned removal activities at least 10 working days prior to the commencement of asbestos abatement activities. Removal or RACM must be conducted by a State of Kansas-licensed asbestos abatement contractor.

The OSHA Asbestos standard for construction (29 CFR 1926.1101) regulates workplace exposure to asbestos. The OSHA standard requires that employee exposure to airborne asbestos fibers be maintained below 0.1 asbestos fibers per cubic centimeter of air (0.1 f/cc). The OSHA standard classifies construction and maintenance activities which could disturb ACM, and specifies work practices and precautions which employers must follow when engaging in each class of regulated work.

4.2 Lead-Containing Paint

Lead is regulated by the EPA and OSHA. The EPA regulates lead use, removal, and disposal, and OSHA regulates lead exposure to workers. The EPA defines LBP as paint, varnish, stain, or other applied coating that contains lead equal to or greater than 1.0 mg/cm^2, 5,000 milligrams per kilogram (mg/kg), or 0.5% by dry weight as determined by laboratory analysis. For the purpose of the OSHA lead standard, lead includes metallic lead, all inorganic lead compounds, and organic lead soaps. A synopsis of the OSHA regulations (29 CFR 1926.62) and the applicability are as follows:

The OSHA Lead Standard for Construction (29 CFR 1926.62) applies to all construction work where an employee may be occupationally exposed to lead. All work related to construction, alteration, or repair (including painting and decorating) is included. The lead-in-construction standard applies to any detectable concentration of lead in paint, as even small concentrations of lead can result in unacceptable employee exposures depending upon on the method of removal and other workplace conditions. Under this standard, construction includes, but is not limited to, the following:

- Demolition or salvage of structures where lead or materials containing lead are present

- Removal or encapsulation of materials containing lead
- New construction, alteration, repair, or renovation of structures, substrates, or portions containing lead, or materials containing lead
- Installation of products containing lead
- Lead contamination/emergency clean-up
- Transportation, disposal, storage, or containment of lead or materials containing lead on the site or location at which construction activities are performed
- Maintenance operations associated with construction activities described above

29 CFR 1926.62 established an "Action Level" for lead concentrations in air of 30 micrograms per cubic meter of air (µg/m^3) and a PEL for lead concentrations in air of 50 µg/m^3. At this time, OSHA has not established limits for lead content in bulk paint (non-airborne). Their interpretation on this issue is that any amount of lead may cause airborne concentrations above the established limits.

The EPA issued a new Lead Renovation, Repair, and Painting Rule (RRP) in April 2009. The rule requires firms and individuals involved in interior and exterior renovation repair and painting to be certified by April 2010 and follow specific lead-safe work practices to minimize exposure to LBP dust. Under the rule, beginning in April 2010, contractors performing renovation, repair, and painting projects that disturb LBP in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination.

4.3 Mold

Microorganisms are ubiquitous in the environment, and have specific requirements for survival and growth. In the indoor environment, microorganisms often exist as bioaerosols. Bioaerosols are airborne particles that are living or were released from a living organism. At present, no mandatory regulations or standards have been established for the maximum allowable concentration of bioaerosols such as mold spores. Although bioaerosols have not been conclusively associated with adverse health effects commonly noted in building-related complaints (e.g., mucous membrane irritation, headache, and fatigue) some studies and case histories have shown correlations between these symptoms and microbial contamination of humidification and cooling systems.

When moisture intrusion becomes chronic or involves sewage contamination, potentially toxigenic (toxin producing) molds such as Stachybotrys may become pervasive. Stachybotrys has received significant media attention in recent years due to its ability to produce toxins. Although there is currently inadequate evidence to support the conclusion that exposure to these mold-produced toxins (mycotoxins) in the indoor environment is causally related to symptoms or illnesses, remediation of surfaces contaminated with Stachybotrys and other molds is warranted to reduce the likelihood of health effects potentially related to fungal exposure.

The spore trap sampling method used for airborne mold sampling is capable of determining total fungal spore concentrations per cubic meter of air. High variability in mold spore concentrations will exist in different geographic locations, during different seasons and weather patterns, and over the course of a given day. As a general rule, indoor mold spore concentrations in a "typical," HVAC-supplied building are usually less than, but qualitatively similar to, spore concentrations found in the outside environment. To better interpret the results of airborne mold sampling, a comparative sampling strategy is employed.

Over the past several years, industrial hygienists and researchers from a number of governmental and non-governmental agencies have collectively gathered a significant body of data from air, dust, and surface samples during both investigative studies and mold abatement projects. The recommended criteria for evaluating airborne mold concentrations which have emerged from peer-reviewed publications include the following:

1. The mold concentration in indoor air should be quantitatively lower than, but qualitatively similar to, that of outdoor air.

2. The presence of one or more fungal species at significant levels indoors but not outdoors is evidence of indoor amplification (i.e., biological growth occurring in the indoor environment).

3. Pathogenic (disease-causing) and toxigenic (toxin-producing) molds should not be present in quantities indicative of indoor amplification.

5.0 FINDINGS AND RECOMMENDATIONS

5.1 Asbestos Results

Based on the results of laboratory analysis, the following materials were confirmed to contain asbestos:

- Acoustical tile glue dots (brown) – W Service Hall
- Cove Base (black) – NW and SE walls
- Cove Base mastic – NW and SE walls
- 9 x 9 Vinyl Floor Tile (Brown with Red Fleck) – SW Corner, Center Base, Kitchen Base
- 9 x 9 Vinyl Floor Tile (Brown with Red Fleck) –NE and SW
- Joint Compound – Basement, Boiler Room N and S wall
- 9 x 9 Vinyl Floor Tile (Grey with Tan Fleck) - West Base 1, West Base 1 (S),
- 9 x 9 Vinyl Floor Tile (Tan with Black Fleck) - Base Bath 1, Base Bath 2 E, Base Bath 2 Middle
- 9 x 9 Vinyl Floor Tile (Green-Brown with Tan Fleck), Base W Service Hall – E, middle, and SE corner

- Thermal System Insulation (Thick Run) Light Grey Insulation - Vault B
- Thermal System Insulation (Thick Joint) - Vault B, Center Base SE and NE
- Thermal System Insulation (Thin Elbow) - Boiler Room, Center Base SE
- Thermal System Insulation (Thin Corrugated) - Center Base SE, NW, and Boiler Room
- Thermal System Insulation (Thin Run) Light Gray Insulation - Boiler Room
- 4" Cove Base (Brown) Joint Compound - Center Basement, Outside Bedroom and E Doors
- 6" Cove Base (Brown) Joint Compound and Mastic – Base boiler room SE
- 6" Cove Base (Brown) Mastic – Base boiler room W and N
- 9 x 9 Vinyl Floor Tile (Maroon with Black and Yellow Fleck) – W Service Hall, Main Landing, NW Bed
- 9 x 9 Vinyl Floor Tile (Brown with Yellow Fleck) – West Service Hall, Main Landing, NW Bed
- 10 x 24 Vinyl Floor Tile (Brown, Border) - West Service, Main Landing, SW Bed (NE Corner)
- Vinyl Sheet Flooring (Gold) Fiber Backing - Men's Bath (2nd), SE, SW, NW
- Vinyl Floor Tile Inlay (Gold, Accent Band) - SE Bed
- 9 x 9 Vinyl Floor Tile (Blue) - NE Base (West Wall), W Base 1 (East Doorway), W Bed (2nd Floor)
- Thermal System Insulation (Grey) Light Gray Insulation - NE Corner of NW Base, NE Corner of NE Base
- 9 x 9 Vinyl Floor Tile (Black with Yellow Fleck),- E Bath (2nd Floor)
- 6" Cove Base (Black) and mastic - E Bath (2nd Floor)
- Sealant - Front Porch Ground Level
- Vinyl Sheet Flooring (Yellow) Fiber Backing- Women's Bath (2nd Floor)
- Exterior Window Caulking - Rear of House, Middle, E

Note: N – North, S – South, E – East, W – West

The identified ACMs observed vary in condition from good to severely damaged. A table summarizing the confirmed ACM is included in Appendix B and the laboratory analytical report is included in Appendix C.

The thermal system insulation and fiber backing on the sheet vinyl are considered friable ACM and are therefore RACM. RACM must be removed prior to renovation or demolition activities which will disturb the materials. The owner or operator must provide the Kansas Department of health and Environment with written notification of planned removal activities at least 10 working days prior to the commencement of asbestos abatement activities. Removal of RACM must be conducted by a State of Kansas-licensed asbestos abatement contractor.

Asbestos-containing non-friable vinyl asbestos tile and associated mastic (and/or non-friable sheet vinyl) were identified at the subject property which is proposed for demolition. According to EPA NESHAP regulations, resilient floor tile and associated flooring adhesives (and/or non-friable sheet vinyl) which contain asbestos, are considered Category I non-friable materials unless they are damaged to the extent that they could be crumbled, pulverized or reduced to powder by hand pressure when dry. Such Category I non-friable ACM need not be removed prior to demolition unless demolition will involve intentional burning, grinding, mechanically chipping, drilling, sand or bead blasting, explosive demolition or other methods which could

mechanically powder the material or otherwise render it friable. In addition, building debris need not be disposed of as asbestos-containing waste material as long as the Category I ACM remains non-friable. However, Terracon recommends that the landfill operator be notified that the construction debris will contain non-friable asbestos-containing materials.

If the scope of the demolition includes breaking and crushing the concrete floor slab for off-site recycling or use as structural fill material on-site, it is recommended that vinyl asbestos tile and mastic (and/or non-friable sheet vinyl) adhering to the slab be removed prior to the demolition in accordance with applicable federal and state regulations. In addition, if the scope of the demolition includes preparing the existing concrete slab for new construction and this action requires work procedures that could render the Category I non-friable ACM friable, such surface preparation work would have to be performed in accordance with applicable federal and state regulations.

In the EPA interpretation of layered drywall systems (joint compound, tape, wall board substrates), the EPA has ruled that unless the entire wall system contains greater than 1% friable or potentially friable ACM, then the total wall system may be considered non-ACM and exempt from NESHAP regulations. However, OSHA 29 CFR 1926.1101 requires that workers performing construction activities be protected from asbestos fibers in excess of the permissible exposure limit of 0.1 fibers/cc air. Because the joint compound containing potentially friable ACM is present in the wall system on which renovation activities are planned, OSHA regulations would apply during its disturbance. Renovations which may render asbestos fibers in the joint compound airborne would be considered Class II work by OSHA, therefore trained personnel and work practice controls would be required.

Asbestos-cement products (such as transite and caulking/glazing) are commonly used for duct insulation, pipes, siding and window glazing. Being a Category II non-friable ACM, asbestos-cement products need to be removed prior to demolition if they have a high probability of becoming crumbled, pulverized, or reduced to powder during demolition activities. EPA believes that most demolition activities will subject such Category II non-friable ACM to the regulation.

Whether asbestos-cement products are subject to NESHAP should be determined on a case-by-case basis based on the demolition techniques to be used. In general, if contractors carefully remove asbestos-cement materials using tools that do not cause significant damage, the materials are not considered RACM and can be disposed of with other construction debris.

The OSHA Asbestos standard for construction (29 CFR 1926.1101) regulates workplace exposure to asbestos. The OSHA standard requires that employee exposure to airborne asbestos fibers be maintained below 0.1 asbestos fibers per cubic centimeter of air (0.1 f/cc). The OSHA standard classifies construction and maintenance activities which could disturb ACM, and specifies work practices and precautions which employers must follow when

engaging in each class of regulated work. States which administer their own federally-approved state OSHA programs may require additional precautions.

5.2 Lead-Based Paint Results

Of the total readings collected, eighteen (18) were calibration check readings and seventy-five (75) readings were recorded as positive for lead content with readings at or above 1.0 mg/cm^2. The readings recorded as positive for lead content are as follows:

- Library – S Window
- Library – Ceiling
- Entry – W Wall and S Door
- Reception Hall – N Door and Ceiling
- Music Room – S Windows
- Bathroom – W Window
- Main Landing – N Window and Ceiling
- Stair Hall – Ceiling and W Border
- NE Bedroom – N Window
- SE Bedroom – S Window
- S Bath – S Window
- Sitting Room – S Window
- SW Bedroom – W Fireplace, N Baseboard, S Window
- Men's Bathroom – S Window
- NW Bedroom – W Baseboard, W Fireplace, W Windows
- Women's Bathroom – W Baseboard, N Window
- West Bedroom – S Baseboard, W & N Windows
- Bathroom – N, S, and E Wall, N Windows, S Door
- 3rd/Hirams Library – S Wall, Ceiling
- W Service Hall – W and N Doors
- Bath – E Wall, N Door
- W Basement 2 – S Windows
- W Basement 1 – S Windows
- W Storage – W Door
- NW Basement – W Door
- Exterior – S Door, N and S Windows

Note: N – North, S – South, E – East, W – West

Based on the results of the XRF survey, LBP was identified on exterior and interior surfaces at the site. Refer to XRF Field Data Worksheets in Appendix D, for a complete list of surfaces tested with the XRF and the reading results. A LBP Analytical Results Summary, which identifies the sample location and analytical results, can be found in Appendix E.

Terracon recommends that the building owner notify the renovation/demolition contractor, as part of the Hazardous Communications under OSHA, that LBP has been identified at the site.

5.3 Limited Mold Assessment Results

Evidence of water intrusion was observed in several places in the basement of the facility. To interpret the results of airborne mold and fungi sampling, a comparative sampling strategy was employed. A total of three air samples (M-1 through M-3) were collected in the Basement (complaint), four air samples (M4 through M7) were collected from 1st and 2nd Floor areas (non-complaint) and one air sample (M-8) was collected outside the facility. A copy of the spore trap sampling analytical results is included in Appendix F.

Sampling results from the three locations in the Basement (complaint area) were compared to the samples collected from 1st and 2nd Floor areas (non-complaint areas) and outside the building. A comparison of the sampling results yielded the following general findings:

1. Total outdoor fungal spore concentrations in exterior air sample M-8 were 45,000 spore counts per cubic meter of air (counts/m^3). The types of outdoor mold spores identified are considered typical for the outdoor environment. Variation in exterior concentrations may be due to changes in wind direction, wind speed, or other weather-related variables including seasonal changes.

2. Total indoor airborne fungal spore concentrations in air samples obtained from the Basement (samples M-1 through M-3) ranged from 68,000 to 83,000 counts/m^3. However, the air sample from M7 was overloaded with debris and counts and fungal types reported from this sample could be higher.

3. Total indoor airborne fungal spore concentrations in air samples obtained from the 1st, 2nd, and 3rd Floor areas (samples M-4 through M-7) ranged from 13,000 to 35,000 counts/m^3.

In general, total airborne fungal spore concentrations collected on the 1st, 2nd and 3rd floors were lower than the outdoor air sample and were significantly lower than air samples collected in the basement. The spore concentrations in the basement were higher than the outdoor sample and are indicative of potential mold growth in the basement.

The species composition of the air samples from the building interior and the outdoor air sample were similar. However, low concentrations of *stachybotrys, Eppicoccum, Chaetomium, Memnoniella, Periconia, and Torula,* were detected in the building interior, and this species were not detected in the air samples from outside. The predominant species in the basement samples were *Basidiospores* and *Aspergillus/Penicillium* and the predominant species in the upper floors were *Basidiospores, Cladosporium, Myxomycetes/Rusts/Smuts, and Aspergillus/Penicillium* species.

Terracon recommends that the building owner notify the renovation/demolition contractor that elevated air-borne mold spore concentrations have been identified at the site.

6.0 GENERAL COMMENTS

This asbestos and lead-containing paint survey and limited mold assessment was conducted in a manner consistent with our proposal, dated July 13, 2009. It should be noted that this survey was limited and no attempts were made to demolish wall or ceiling systems to find hidden materials in the site building.

The results, findings, and recommendations expressed in this report are based on conditions observed during our survey of the building. The information contained in this report is relevant to the date on which the site observations were made, and should not be relied upon to represent conditions at a later date. Many factors such as weather conditions, building occupancy, ventilation patterns and seasonal variations in mold levels can affect the conditions observed. This report has been prepared on behalf of and exclusively for use by Treanor Architects, P.A. for specific application to their potential projects, as discussed. **This report is not a bidding document. Any contractor or consultant reviewing this report must draw their own conclusions regarding further investigation or remediation deemed necessary.** Terracon does not warrant the work of regulatory agencies, laboratories or other third parties supplying information, which may have been used in the preparation of this report. No warranty, express or implied is made.

APPENDIX A

ASBESTOS SURVEY SAMPLE SUMMARY

ASBESTOS SURVEY SAMPLE SUMMARY

Homogeneous Area	Sample No.	Description	Sample Location
A	1	12x12 Acoustical Tile	Southeast Basement, South Wall
A	2	12x12 Acoustical Tile	Southeast Basement, Ceiling
A	3	12x12 Acoustical Tile	West Service Hall (2nd)
B	4	Acoustical Tile Glue Dots (Brown)	West Service Ceiling, Middle
B	5	Acoustical Tile Glue Dots (Brown)	Southeast Base, Southeast Wall
B	6	Acoustical Tile Glue Dots (Brown)	West Service Hall (2nd)
C	7	Wall Plaster	Southeast Corner, Music Room
C	8	Wall Plaster	Southeast Basement Ceiling
C	9	Wall Plaster	East Annex 2
C	10	Wall Plaster	East Bath (2)
C	11	Wall Plaster	West Hall (2
C	148	Plaster	3rd Floor, Laundry Chute
C	164	Plaster	3rd Floor Hall (Ceiling Hole)
D	12	Cove Base (Black) and Mastic	Northeast Base, West Wall
D	13	Cove Base (Black) and Mastic	Center Base, Northwest Wall
D	14	Cove Base (Black) and Mastic	Center Base, Southeast Wall
E	15	9x9 Vinyl Floor Tile (Brown with Red Fleck)	Southwest Corner, Center Base
E	16	9x9 Vinyl Floor Tile (Brown with Red Fleck)	Northeast, Center Base
E	17	9x9 Vinyl Floor Tile (Brown with Red Fleck)	Base Kitchen
F	18	Drywall and Joint Compound (White)	Basement, Boiler Room, North Wall
F	19	Drywall and Joint Compound (White)	Basement, Boiler Room, South Wall
F	20	Drywall and Joint Compound (White)	Basement, Janitors Closet (Base)
G	21	9x9 Vinyl Floor Tile (Grey with Tan Fleck)	West Base 1
G	22	9x9 Vinyl Floor Tile (Grey with Tan Fleck)	West Base 1 (S)
G	23	9x9 Vinyl Floor Tile (Grey with Tan Fleck)	Base Bath 1
H	24	9X9 Vinyl Floor Tile (Tan with Black Fleck)	Base Bath 2, East
H	25	9X9 Vinyl Floor Tile (Tan with Black Fleck)	Base Bath 2, Middle
H	26	9X9 Vinyl Floor Tile (Tan with Black Fleck)	Base Bath 2, West
I	27	9x9 Vinyl Floor Tile (Green-Brown with Tan Fleck)	Base West Service Hall, East
I	28	9x9 Vinyl Floor Tile (Green-	Base West Service Hall, Middle

Homogeneous Area	Sample No.	Description	Sample Location
		Brown with Tan Fleck)	
I	29	9x9 Vinyl Floor Tile (Green-Brown with Tan Fleck)	West Base 2, Southeast Corner
K	33	Thermal System Insulation (Thick Run)	Vault B
K	34	Thermal System Insulation (Thick Run)	Vault B
K	35	Thermal System Insulation (Thick Run)	Center Base
L	36	Thermal System Insulation (Thick Joint)	Vault B
L	37	Thermal System Insulation (Thick Joint)	Center Base Southeast
L	38	Thermal System Insulation (Thick Joint)	Center Base Northeast
M	39	Thermal System Insulation (Thin Elbow)	Boiler Room
M	40	Thermal System Insulation (Thin Elbow)	Boiler Room
M	41	Thermal System Insulation (Thin Elbow)	Center Base Southeast
N	42	Thermal System Insulation (Thin Corrugated)	Center Base Southeast
N	43	Thermal System Insulation (Thin Corrugated)	Center Base Northwest
N	44	Thermal System Insulation (Thin Corrugated)	Boiler Room
O	45	Thermal System Insulation (Thin Run)	Boiler Room
O	46	Thermal System Insulation (Thin Run)	Boiler Room
O	47	Thermal System Insulation (Thin Run)	Boiler Room
P	48	4” Cove Base (Brown) and Mastic	East Annex 1
P	49	4” Cove Base (Brown) and Mastic	Center Basement, Outside BR Door
P	50	4” Cove Base (Brown) and Mastic	Center Basement, Outside East Door
Q	51	6” Cove Base (Brown) and Mastic	Base Boiler Room, Southeast
Q	52	6” Cove Base (Brown) and Mastic	Base Boiler Room, West
Q	53	6” Cove Base (Brown) and Mastic	Base Boiler Room, North
R	54	9x9 Vinyl Floor Tile (Pink with White Fleck)	East Annex 1, South
R	55	9x9 Vinyl Floor Tile (Pink with White Fleck)	East Annex 1, Middle

Homogeneous Area	Sample No.	Description	Sample Location
R	56	9x9 Vinyl Floor Tile (Pink with White Fleck)	East Annex 1, North
S	57	12x12 Vinyl Floor Tile (Tan/White)	East Annex 1, South
S	58	12x12 Vinyl Floor Tile (Tan/White)	East Annex 1, Middle
S	59	12x12 Vinyl Floor Tile (Tan/White)	East Annex 1, North
T	60	121x12 Acoustical Tile	East Annex 1, Southwest Corner
T	61	12x12 Acoustical Tile	East Annex 1, Middle West Wall
T	62	12x12 Acoustical Tile	East Annex 1, Northwest Corner
U	63	Drywall	East Annex, Above Counter
U	64	Drywall	East Annex, Above Counter
U	65	Drywall	East Annex, Above Counter
V	66	Skim Coat	1st Floor, Library, Southeast Corner
V	67	Skim Coat	1st Floor, Library, Southeast Corner
V	68	Skim Coat	1st Floor, Library, Southeast Corner
W	69	9x9 Vinyl Floor Tile (Maroon with Black and Yellow Fleck)	West Service Hall
W	70	9x9 Vinyl Floor Tile (Maroon with Black and Yellow Fleck)	Main Landing
W	71	9x9 Vinyl Floor Tile (Maroon with Black and Yellow Fleck)	Northwest Bed
X	72	2X2 Acoustical Tile	Southeast Corner, Music Room
X	73	2X2 Acoustical Tile	East Wall, Dining Room
X	74	2X2 Acoustical Tile	Northwest Corner, Dining Room
Y	75	9x9 Vinyl Floor Tile (Brown with Yellow Fleck)	West Service Hall
Y	76	9x9 Vinyl Floor Tile (Brown with Yellow Fleck)	Main Landing
Y	77	9x9 Vinyl Floor Tile (Brown with Yellow Fleck)	Northwest Bed
Z	78	10x24 Vinyl Floor Tile (Brown, Border)	West Service Hall
Z	79	10x24 Vinyl Floor Tile (Brown, Border)	Main Landing
Z	80	10x24 Vinyl Floor Tile (Brown, Border)	Southeast Bed, Northeast Bed
AA	81	2x4 Acoustical Tile (Fissure & Hole)	1st Floor, Spare, West Service Hall
AA	82	2x4 Acoustical Tile (Fissure & Hole)	1st Floor, West Service Hall Middle
AA	83	2x4 Acoustical Tile (Fissure & Hole)	1st Floor, West Service Hall East
BB	84	Vinyl Stair Coverings	1st to landing
BB	85	Vinyl Stair Coverings	Spare, Landing
BB	86	Vinyl Stair Coverings	Landing to 2nd
CC	87	Subfloor Felt (Under Tile)	Southeast Bed
CC	88	Subfloor Felt (Under Tile)	West Service Hall (2nd)

Homogeneous Area	Sample No.	Description	Sample Location
CC	89	Subfloor Felt (Under Tile)	West Bed (2nd)
DD	90	9x9 Vinyl Floor Tile (Brown with Thin Tan Fleck)	West Service Hall (2nd)
DD	91	9x9 Vinyl Floor Tile (Brown with Thin Tan Fleck)	West Service Hall (2nd)
DD	92	9x9 Vinyl Floor Tile (Brown with Thin Tan Fleck)	Porch 2
EE	93	9x9 Vinyl Floor Tile (Brown with Thin Tan Fleck)	West Service Hall (2nd)
EE	94	9x9 Vinyl Floor Tile (Brown with Thin Tan Fleck)	West Service Hall (2nd)
EE	95	9x9 Vinyl Floor Tile (Brown with Thin Tan Fleck)	Porch 2
FF	96	Vinyl Sheet Flooring (Gold)	Men's Bath (2nd) Southeast
FF	97	Vinyl Sheet Flooring (Gold)	Men's Bath (2nd) Southwest
FF	98	Vinyl Sheet Flooring (Gold)	Men's Bath (2nd) Northwest
GG	99	Ceiling Coat Plaster with Paper	Southeast Corner, Music Corner
GG	100	Ceiling Coat Plaster with Paper	East Wall Ceiling, Dining Room
GG	101	Ceiling Coat Plaster with Paper	Northwest Corner, Dining Room
GG	108	Ceiling Coat Plaster with Paper	West Service Hall
GG	109	Ceiling Coat Plaster with Paper	East Annex 2
GG	146	Plaster Coat	East Bath
GG	147	Plaster Coat	Hall (3rd)
HH	102	Ceiling Fiberboard	Southeast Corner, Music Room
HH	103	Ceiling Fiberboard	East Wall Ceiling, Dining Room
HH	104	Ceiling Fiberboard	Northwest Corner, Dining Room
II	105	Patch Plaster	Southeast Wall Ceiling, Dining Room #2
II	106	Patch Plaster	Southwest Wall Ceiling, Dining Room North
II	107	Patch Plaster	Southeast Wall Ceiling, Dining Room South
JJ	110	Vinyl Floor Tile Inlay (Gold, Accent Band)	Southeast Bed
JJ	111	Vinyl Floor Tile Inlay (Gold, Accent Band)	Southeast Bed
JJ	112	Vinyl Floor Tile Inlay (Gold, Accent Band)	Southeast Bed
KK	113	Felt under Wood Floor	Northeast Bed
KK	114	Felt under Wood Floor	Northeast Bed
KK	115	Felt under Wood Floor	Northeast Bed
LL	116	9x9 Vinyl Floor Tile (Blue)	Northeast Base, West Wall
LL	117	9x9 Vinyl Floor Tile (Blue)	West Base 1, East Doorway
LL	118	9x9 Vinyl Floor Tile (Blue)	West Bed, 2nd Floor
MM	119	Drywall (Pink) and Joint Compound	Base Bath 2
MM	120	Drywall (Pink) and Joint Compound	Northeast Center Base, Top

Homogeneous Area	Sample No.	Description	Sample Location
MM	121	Drywall (Pink) and Joint Compound	Northeast Center Base, Bottom
NN	122	Thermal System Insulation (Grey)	Northeast Corner of Northeast Base
NN	123	Thermal System Insulation (Grey)	Northeast Corner of Northeast Base
NN	124	Thermal System Insulation (Grey)	Northeast Corner of Northeast Base
OO	125	Glue Dots (Light Brown)	West Service Hall (2)
OO	126	Glue Dots (Light Brown)	Porch 2
OO	127	Glue Dots (Light Brown)	Porch 2
PP	128	9x9 Vinyl Floor Tile (Black with Yellow Fleck)	East Bath (2nd Floor)
PP	129	9x9 Vinyl Floor Tile (Black with Yellow Fleck)	East Bath (2nd Floor)
PP	130	9x9 Vinyl Floor Tile (Black with Yellow Fleck)	East Bath (2nd Floor)
RR	134	6" Cove Base (Black)	East Bath (2nd Floor)
RR	135	6" Cove Base (Black)	East Bath (2nd Floor)
RR	136	6" Cove Base (Black)	East Bath (2nd Floor)
SS	137	Sealant	Front Porch, Ground Level
SS	138	Sealant	Front Porch, Ground Level
SS	139	Sealant	Front Porch, Ground Level
TT	140	Drywall, Joint Compound, Texturing	Outside First Floor Bath
TT	141	Drywall, Joint Compound, Texturing	Outside First Floor Bath
TT	142	Drywall, Joint Compound, Texturing	Outside First Floor Bath
UU	143	Wall Texturing	First Floor Bath
UU	144	Wall Texturing	First Floor Bath
UU	145	Wall Texturing	First Floor Bath
VV	149	Drywall	2nd Floor, Stairs, West Service Hall
VV	150	Drywall	2nd Floor, South Wall, East Bed
VV	151	Drywall	2nd Floor, Southwest Wall, Northeast Bed
XX	155	Vinyl Sheet Flooring (Yellow)	Women's Bath, 2nd
XX	156	Vinyl Sheet Flooring (Yellow)	Women's Bath, 2nd
XX	157	Vinyl Sheet Flooring (Yellow)	Women's Bath, 2nd
YY	158	Skylight Patch	3rd Floor, Hiram's Library
YY	159	Skylight Patch	3rd Floor, Hall
YY	160	Skylight Patch	3rd Floor, Hiram's Library (Northeast)
ZZ	161	Joint Compound/Paint	Linen Room (3)
ZZ	162	Joint Compound/Paint	Linen Room (3)
ZZ	163	Joint Compound/Paint	Linen Room (3)
AAA	165	Ceiling Board	3rd Floor Hall (Ceiling hole)
AAA	166	Ceiling Board	3rd Floor Hall (Ceiling hole)

Homogeneous Area	Sample No.	Description	Sample Location
AAA	167	Ceiling Board	3rd Floor Hall (Ceiling hole)
BBB	168	Exterior Window Caulking	Rear of House, Middle, East
BBB	169	Exterior Window Caulking	Rear of House, East
BBB	170	Exterior Window Caulking	Front of House, Middle, East
CCC	171	Stair Cover Mastic	Main Staircase
CCC	172	Stair Cover Mastic	Main Staircase
CCC	173	Stair Cover Mastic	Main Staircase

APPENDIX B

CONFIRMED ASBESTOS CONTAINING MATERIALS SUMMARY

CONFIRMED ASBESTOS-CONTAINING MATERIALS
Dillon House
Topeka, KS

Sample No.	Description	Material Location	Percent/Type Asbestos	NESHAP Classification	Condition	Estimated Quantity
B-6	Acoustical Tile Glue Dots (Brown)	West Service Hall (2nd)	2% Chrysotile – Mastic		Good-Damaged	500sf
D-13	Cove Base (Black) and Mastic	Center Base, Northwest Wall	10% Chrysotile – Cove Base 2% Chrysotile – Brown Mastic		Good-Damaged	250lf
D-14	Cove Base (Black) and Mastic	Center Base, Southeast Wall	10% Chrysotile – Cove Base 2% Chrysotile – Brown Mastic		Good-Damaged	250lf
E-15	9x9 Vinyl Floor Tile (Brown with Red Fleck)	Southwest Corner, Center Base	15% Chrysotile – Red Floor Tile		Damaged	1000sf
E-16	9x9 Vinyl Floor Tile (Brown with Red Fleck)	Northeast, Center Base	15% Chrysotile – Brown Floor Tile		Damaged	1000sf
F-18	Drywall and Joint Compound (White)	Basement, Boiler Room, North Wall	2% Chrysotile – Joint Compound		Good	750sf
F-19	Drywall and Joint Compound (White)	Basement, Boiler Room, South Wall	2% Chrysotile – Joint Compound		Good	750sf
G-21	9x9 Vinyl Floor Tile (Grey with Tan Fleck)	West Base 1	15% Chrysotile – Floor Tile		Damaged	250sf
G-22	9x9 Vinyl Floor Tile (Grey with Tan Fleck)	West Base 1(S)	Positive Stop – Floor Tile		Damaged	250sf
G-23	9x9 Vinyl Floor Tile (Grey with Tan Fleck)	Base Bath 1	Positive Stop – Floor Tile		Damaged	250sf
H-24	9X9 Vinyl Floor tile (Tan	Base Bath 2, East	10% Chrysotile – Floor		Good-	50sf

Sample No.	Description	Material Location	Percent/Type Asbestos	NESHAP Classification	Condition	Estimated Quantity
	with Black Fleck)		Tile		Damaged	
H-25	9X9 Vinyl Floor tile (Tan with Black Fleck)	Base Bath 2, Middle	Positive Stop – Floor Tile		Good-Damaged	50sf
H-26	9X9 Vinyl Floor tile (Tan with Black Fleck)	Base Bath 2, West	Positive Stop – Floor Tile		Good-Damaged	50sf
I-27	9x9 Vinyl Floor Tile (Green-Brown with Tan Fleck)	Base West Service Hall, East	15% Chrysotile – Floor Tile		Good – Damaged	250sf
I-28	9x9 Vinyl Floor Tile (Green-Brown with Tan Fleck)	Base West Service Hall, Middle	Positive Stop – Floor Tile		Good – Damaged	250sf
I-29	9x9 Vinyl Floor Tile (Green-Brown with Tan Fleck)	Base West Service Hall, Southeast Corner	Positive Stop – Floor Tile		Good – Damaged	250sf
K-33	Thermal System Insulation (Thick Run)	Vault B	90% Chrysotile – Light Grey Insulation		Good – Severely Damaged	100-1000sf?
K-34	Thermal System Insulation (Thick Run)	Vault B	90% Chrysotile – Light Grey Insulation		Good – Severely Damaged	100-1000sf?
L-36	Thermal System Insulation (Thick Run)	Vault B	15% Chrysotile – Thermal Installation		Good – Severely Damaged	10+ observed
L-37	Thermal System Insulation (Thick Run)	Center Base – Southeast	15% Chrysotile – Thermal Installation		Good – Severely Damaged	10+ observed
L-38	Thermal System Insulation (Thick Run)	Center Base – Northeast	15% Chrysotile – Thermal Installation		Good – Severely Damaged	10+ observed
M-39	Thermal System Insulation (Thin Elbow)	Boiler Room	25% Chrysotile – Thermal Insulation		Good – Severely Damaged	12+ elbows

Sample No.	Description	Material Location	Percent/Type Asbestos	NESHAP Classification	Condition	Estimated Quantity
M-40	Thermal System Insulation (Thin Elbow)	Boiler Room	25% Chrysotile – Thermal Insulation		Good – Severely Damaged	12+ elbows
M-41	Thermal System Insulation (Thin Elbow)	Center Base (Southeast)	25% Chrysotile – Thermal Insulation		Good – Severely Damaged	12+ elbows
N-42	Thermal System Insulation (Thin Corrugated)	Center Base Southeast	50% Chrysotile – Thermal Insulation		Good – Severely Damaged	100-1000?
N-43	Thermal System Insulation (Thin Corrugated)	Center Base Northwest	50% Chrysotile – Thermal Insulation		Good – Severely Damaged	100-1000?
N-44	Thermal System Insulation (Thin Corrugated)	Center Base Boiler Room	50% Chrysotile – Thermal Insulation		Good – Severely Damaged	100-1000?
O-45	Thermal System Insulation (Thin Run)	Boiler Room	15% Chrysotile – Light Grey Insulation		Good – Damaged	100-1000lf?
O-46	Thermal System Insulation (Thin Run)	Boiler Room	15% Chrysotile – Light Grey Insulation		Good – Damaged	100-1000lf?
O-47	Thermal System Insulation (Thin Run)	Boiler Room	25% Chrysotile – Light Grey Insulation		Good – Damaged	100-1000lf?
P-49	4” Cove Base (Brown) and Mastic	Center Basement, Outside East Door	2% Chrysotile – Joint Compound		Good – Damaged	401f
P-49	4” Cove Base (Brown) and Mastic	Center Basement, Outside BR Door	2% Chrysotile – Joint Compound		Good – Damaged	401f
P-50	4” Cove Base (Brown) and Mastic	Center Basement, Outside East Door	2% Chrysotile – Joint Compound		Good – Damaged	401f
Q-51	6” Cove Base (Brown) and Mastic	Base Boiler Room, Southeast	2% Chrysotile – Brown Mastic		Good	251f

Sample No.	Description	Material Location	Percent/Type Asbestos	NESHAP Classification	Condition	Estimated Quantity
			2% Chrysotile – Joint Compound			
Q-52	6" Cove Base (Brown) and Mastic	Base Boiler Room, West	2% Chrysotile – Brown Mastic		Good	251f
Q-53	6" Cove Base (Brown) and Mastic	Base Boiler Room, North	2% Chrysotile – Brown Mastic		Good	251f
W-69	9x9 Vinyl Floor Tile (Maroon with Black & Yellow Fleck)	West Service Hall	15% Chrysotile – Floor Tile		Good – Damaged	250+
W-70	9x9 Vinyl Floor Tile (Maroon with Black & Yellow Fleck)	Main Landing	Positive Stop – Floor Tile		Good – Damaged	250+
W-71	9x9 Vinyl Floor Tile (Maroon with Black & Yellow Fleck)	Northwest Bed	Positive Stop – Floor Tile		Good – Damaged	250+
Y-75	9x9 Vinyl Floor Tile (Brown with Yellow Fleck)	West Service Hall	15% Chrysotile – Floor Tile		Good – Damaged	50+
Y-76	9x9 Vinyl Floor Tile (Brown with Yellow Fleck)	Main Landing	Positive Stop – Floor Tile		Good – Damaged	50+
Y-77	9x9 Vinyl Floor Tile (Brown with Yellow Fleck)	Northwest Bed	Positive Stop – Floor Tile		Good – Damaged	50+
Z-78	10x24 Vinyl Floor Tile (Brown, Border)	West Service Hall	15% Chrysotile – Floor Tile		Good – Damaged	75+
Z-79	10x24 Vinyl Floor Tile (Brown, Border)	Main Landing	Positive Stop – Floor Tile		Good – Damaged	75+
Z-80	10x24 Vinyl Floor Tile (Brown, Border)	Southeast Bed, Northeast Corner	Positive Stop – Floor Tile		Good – Damaged	75+
FF-96	Vinyl Sheet Flooring (Gold), Men's Bath (2nd)	Men's Bath (2nd), Southeast	45% Chrysotile – Fiber Backing		Good	50sf
FF-97	Vinyl Sheet Flooring (Gold)	Men's Bath (2nd) Southwest	45% Chrysotile – Fiber Backing		Good	50sf
FF-98	Vinyl Sheet Flooring (Gold)	Men's Bath (2nd)	45% Chrysotile – Fiber		Good	50sf

Sample No.	Description	Material Location	Percent/Type Asbestos	NESHAP Classification	Condition	Estimated Quantity
		Northwest	Backing			
JJ-110	Vinyl Floor Tile Inlay (Gold, Accent Band)	Southwest Bed	15% Chrysotile – Floor Tile		Good	15sf
JJ-111	Vinyl Floor Tile Inlay (Gold, Accent Band)	Southwest Bed	Positive Stop – Floor Tile		Good	15sf
JJ-112	Vinyl Floor Tile Inlay (Gold, Accent Band)	Southwest Bed	Positive Stop – Floor Tile		Good	15sf
LL-116	9x9 Vinyl Floor Tile (Blue)	Northeast Base, West Wall	15% Chrysotile – Floor Tile		Good – Damaged	750sf
LL-117	9x9 Vinyl Floor Tile (Blue)	West Base 1, East Doorway	Positive Stop – Floor Tile		Good – Damaged	750sf
LL-118	9x9 Vinyl Floor Tile (Blue)	West Bed, 2nd Floor	Positive Stop – Floor Tile		Good – Damaged	750sf
NN-122	Thermal System Insulation (Grey)	Northeast Corner of Northeast Base	15% Chrysotile – Light Grey Insulation		Good – Damaged	10lf
NN-124	Thermal System Insulation (Grey)	Northeast Corner of Northeast Base	15% Chrysotile – Light Grey Insulation		Good – Damaged	10lf
PP-128	9x9 Vinyl Floor Tile (Black with Yellow Fleck)	East Bath (2nd Floor)	2% Chrysotile – Floor Tile 5% Chrysotile – Brown Mastic		Good – Damaged	75sf
PP-129	9x9 Vinyl Floor Tile (Black with Yellow Fleck)	East Bath (2nd Floor)	Positive Stop		Good – Damaged	75sf
PP-130	9x9 Vinyl Floor Tile (Black with Yellow Fleck)	East Bath (2nd Floor)	Positive Stop		Good – Damaged	75sf
RR-134	6” Cove Base (Black)	East Bath (2nd Floor)	10% Cove Base 5% Chrysotile – Black Mastic		Good	50lf
RR-135	6” Cove Base (Black)	East Bath (2nd Floor)	10% Cove Base		Good	50lf

Sample No.	Description	Material Location	Percent/Type Asbestos	NESHAP Classification	Condition	Estimated Quantity
			5% Chrysotile – Black Mastic			
RR-136	6" Cove Base (Black)	East Bath (2nd Floor)	10% Cove Base 5% Chrysotile – Black Mastic		Good	50lf
SS-137	Sealant	Front Porch, Ground Level	20% Chrysotile – Sealant		Good	20lf
SS-138	Sealant	Front Porch, Ground Level	20% Chrysotile – Sealant		Good	20lf
SS-139	Sealant	Front Porch, Ground Level	20% Chrysotile – Sealant		Good	20lf
XX-155	Vinyl Sheet Flooring (Yellow)	Women's Bath, 2nd	45% Chrysotile – Fiber Backing		Good – Damaged	100sf
XX-156	Vinyl Sheet Flooring (Yellow)	Women's Bath, 2nd	45% Chrysotile – Fiber Backing		Good – Damaged	100sf
XX-157	Vinyl Sheet Flooring (Yellow)	Women's Bath, 2nd	45% Chrysotile – Fiber Backing		Good – Damaged	100sf
BBB-168	Exterior Window Caulking	Rear of House, Middle, East	2% Chrysotile – Caulking		Severly Damaged	150lf

sf = square feet
" = inch
% = percent
VFT = vinyl floor tile
Category I: Includes asbestos-containing packing, gaskets, asphalt roofing products, resilient flooring, pliable sealants and pliable mastics
Category II: Any material excluding Category I, containing more than 1% asbestos
* Square footage is based on entire drywall system observed

APPENDIX C

ASBESTOS LABORATORY ANALYTICAL REPORT

PLM Summary Report

Steve Moody Micro Services, LLC
2051 Valley View Lane
Farmers Branch, TX 75234 (Phone 972-241-8460)

NVLAP Lab No. 102056
TDSHS License No. 30-0084

Client : Terracon - Topeka, KS
Project : Dillon House
Project # : 14097028 Sample Date : 08/18-19/2009
Identification : Asbestos, Bulk Sample Analysis
Test Method : Polarized Light Microscopy / Dispersion Staining (PLM/DS)
EPA Method 600 / R-93 / 116

Lab Job No. : 09B-10320
Report Date : 08/21/2009

On 8/20/2009, one hundred sixteen (116) bulk material samples were submitted by Dane Bailey of Terracon - Topeka, KS for asbestos analysis by PLM/DS. The PLM Detail Report is attached; additional information may be found therein. The results are summarized below:

Sample Number	Client Sample Description / Location	Asbestos Content
1	12 x 12 Acoustical Tile, Southeast Basement, South Wall	None Detected - Acoustic Tile
2	12 x 12 Acoustical Tile, Southeast Basement, Ceiling	None Detected - Acoustic Tile
3	12 x 12 Acoustical Tile, West Service Hall (2nd)	None Detected - Mastic None Detected - Acoustic Tile
4	Acoustical Tile Glue Dots (Brown), West Service Ceiling, Middle	None Detected - Mastic
5	Acoustical Tile Glue Dots (Brown), Southeast Base, Southwest Wall	None Detected - Mastic
6	Acoustical Tile Glue Dots (Brown), West Service Hall (2nd)	2% Chrysotile - Mastic
7	Wall Plaster (Original), Southeast Corner, Music Room	None Detected - Plaster
8	Wall Plaster (Original), Southeast Basement Ceiling	None Detected - Plaster
9	Wall Plaster (Original), East Annex 2	None Detected - Plaster
12	Cove Base (Black) and Mastic, Northeast Base, West Wall	None Detected - Cove Base None Detected - Yellow Mastic
13	Cove Base (Black) and Mastic, Center Base, Northwest Wall	10% Chrysotile - Cove Base 2% Chrysotile - Brown Mastic
14	Cove Base (Black) and Mastic, Center Base, Southeast Wall	10% Chrysotile - Cove Base 2% Chrysotile - Brown Mastic
15	9 x 9 Vinyl Floor Tile (Brown with Red Fleck), Southwest Corner, Center Base	15% Chrysotile - Red Floor Tile None Detected - Black Mastic None Detected - Yellow Mastic
16	9 x 9 Vinyl Floor Tile (Brown with Red Fleck), Northeast, Center Base	15% Chrysotile - Brown Floor Tile None Detected - Black Mastic
17	9 x 9 Vinyl Floor Tile (Brown with Red Fleck), Base Kitchen	Floor Tile Not Analyzed - Positive Stop None Detected - Black Mastic

PLM Summary Report

Steve Moody Micro Services, LLC
2051 Valley View Lane
Farmers Branch, TX 75234 (Phone 972-241-8460)

NVLAP Lab No. 102056
TDSHS License No. 30-0084

Client : Terracon - Topeka, KS
Project : Dillon House
Project # : 14097028 Sample Date : 08/18-19/2009
Identification : Asbestos, Bulk Sample Analysis
Test Method : Polarized Light Microscopy / Dispersion Staining (PLM/DS)
EPA Method 600 / R-93 / 116

Lab Job No. : 09B-10320
Report Date : 08/21/2009

On 8/20/2009, one hundred sixteen (116) bulk material samples were submitted by Dane Bailey of Terracon - Topeka, KS for asbestos analysis by PLM/DS. The PLM Detail Report is attached; additional information may be found therein. The results are summarized below:

Sample Number	Client Sample Description / Location	Asbestos Content
18	Drywall and Joint Compound (White), Basement, Boiler Room, North Wall	None Detected - Drywall Material 2% Chrysotile - Joint Compound
19	Drywall and Joint Compound (White), Basement, Boiler Room, South Wall	None Detected - Drywall Material 2% Chrysotile - Joint Compound
20	Drywall and Joint Compound (White), Basement, Janitors Closet (Base)	None Detected - Drywall Material No Joint Compound
21	9 x 9 Vinyl Floor Tile (Grey with Tan Fleck), West Base 1	15% Chrysotile - Floor Tile None Detected - Black Mastic
22	9 x 9 Vinyl Floor Tile (Grey with Tan Fleck), West Base 1 (S)	Floor Tile Not Analyzed - Positive Stop None Detected - Black Mastic
23	9 x 9 Vinyl Floor Tile (Grey with Tan Fleck), Base Bath 1	Floor Tile Not Analyzed - Positive Stop None Detected - Black Mastic
24	9 x 9 Vinyl Floor Tile (Tan with Black Fleck), Base Bath 2, East	10% Chrysotile - Floor Tile None Detected - Black Mastic
25	9 x 9 Vinyl Floor Tile (Tan with Black Fleck), Base Bath 2, Middle	Floor Tile Not Analyzed - Positive Stop None Detected - Black Mastic
26	9 x 9 Vinyl Floor Tile (Tan with Black Fleck), Base Bath 2, West	Floor Tile Not Analyzed - Positive Stop None Detected - Black Mastic
27	9 x 9 Vinyl Floor Tile (Green-Brown with Tan Fleck), Base West Service Hall, East	15% Chrysotile - Floor Tile None Detected - Black Mastic
28	9 x 9 Vinyl Floor Tile (Green-Brown with Tan Fleck), Base West Service Hall, Middle	Floor Tile Not Analyzed - Positive Stop None Detected - Black Mastic
29	9 x 9 Vinyl Floor Tile (Green-Brown with Tan Fleck), West Base 2, Southeast Corner	Floor Tile Not Analyzed - Positive Stop None Detected - Black Mastic
33	Thermal System Insulation (Thick Run), Vault B	None Detected - Dark Grey Insulation 90% Chrysotile - Light Grey Insulation None Detected - Cotton Wrap

PLM Summary Report

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Sample Number	Client Sample Description / Location	Asbestos Content
34	Thermal System Insulation (Thick Run), Vault B	None Detected - Dark Grey Insulation 90% Chrysotile - Light Grey Insulation None Detected - Cotton Wrap
35	Thermal System Insulation (Thick Run), Center Base Northeast	None Detected - Thermal Insulation None Detected - Cotton Wrap
36	Thermal System Insulation (Thick Joint), Vault B	15% Chrysotile - Thermal Insulation
37	Thermal System Insulation (Thick Joint), Center Base Southeast	15% Chrysotile - Thermal Insulation
38	Thermal System Insulation (Thick Joint), Center Base Northeast	15% Chrysotile - Thermal Insulation
39	Thermal System Insulation (Thin Elbow), Boiler Room	25% Chrysotile - Thermal Insulation
40	Thermal System Insulation (Thin Elbow), Boiler Room	25% Chrysotile - Thermal Insulation
41	Thermal System Insulation (Thin Elbow), Center Base (Southeast)	25% Chrysotile - Thermal Insulation
42	Thermal System Insulation (Thin Corrugated), Center Base Southeast	50% Chrysotile - Thermal Insulation
43	Thermal System Insulation (Thin Corrugated), Center Base Northwest	50% Chrysotile - Thermal Insulation
44	Thermal System Insulation (Thin Corrugated), Boiler Room	50% Chrysotile - Thermal Insulation
45	Thermal System Insulation (Thin Run), Boiler Room	15% Chrysotile - Light Grey Insulation None Detected - Yellow Insulation None Detected - Paper/Tar/Foil Wrap
46	Thermal System Insulation (Thin Run), Boiler Room	15% Chrysotile - Light Grey Insulation None Detected - Yellow Insulation
47	Thermal System Insulation (Thin Run), Boiler Room	25% Chrysotile - Light Grey Insulation None Detected - Yellow Insulation None Detected - Tar Wrap None Detected - Paper/Tar/Foil Wrap

PLM Summary Report

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Lab Job No. : 09B-10320
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On 8/20/2009, one hundred sixteen (116) bulk material samples were submitted by Dane Bailey of Terracon - Topeka, KS for asbestos analysis by PLM/DS. The PLM Detail Report is attached; additional information may be found therein. The results are summarized below:

Sample Number	Client Sample Description / Location	Asbestos Content
48	4" Cove Base (Brown) and Mastic, East Annex 1	None Detected - Cove Base None Detected - Cream Mastic
49	4" Cove Base (Brown) and Mastic, Center Basement, Outside BR Door	None Detected - Cove Base None Detected - Brown Mastic 2% Chrysotile - Joint Compound
50	4" Cove Base (Brown) and Mastic, Center Basement, Outside East Door	None Detected - Cove Base None Detected - Brown Mastic 2% Chrysotile - Joint Compound
51	6" Cove Base (Brown) and Mastic, Base Boiler Room, Southeast	None Detected - Cove Base 2% Chrysotile - Brown Mastic 2% Chrysotile - Joint Compound
52	6" Cove Base (Brown) and Mastic, Base Boiler Room, West	None Detected - Cove Base 2% Chrysotile - Brown Mastic
53	6" Cove Base (Brown) and Mastic, Base Boiler Room, North	None Detected - Cove Base 2% Chrysotile - Brown Mastic
54	9 x 9 Vinyl Floor Tile (Pink with White Fleck), East Annex 1, South	None Detected - Floor Tile None Detected - Brown Mastic
55	9 x 9 Vinyl Floor Tile (Pink with White Fleck), East Annex 1, Middle	None Detected - Floor Tile None Detected - Yellow Mastic
56	9 x 9 Vinyl Floor Tile (Pink with White Fleck), East Annex 1, North	None Detected - Floor Tile None Detected - Brown Mastic
57	12 x 12 Vinyl Floor Tile (Tan / White), East Annex 1, South	None Detected - Floor Tile None Detected - Yellow Mastic
58	12 x 12 Vinyl Floor Tile (Tan / White), East Annex 1, Middle	None Detected - Floor Tile None Detected - Yellow Mastic
59	12 x 12 Vinyl Floor Tile (Tan / White), East Annex 1, North	None Detected - Floor Tile None Detected - Yellow Mastic
60	12 x 12 Acoustical Tile, East Annex 1, Southwest Corner	None Detected - Acoustic Tile
61	12 x 12 Acoustical Tile, East Annex 1, Middle West Wall	None Detected - Acoustic Tile

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Sample Number	Client Sample Description / Location	Asbestos Content
62	12 x 12 Acoustical Tile, East Annex 1, Northwest Corner	None Detected - Acoustic Tile
69	9 x 9 Vinyl Floor Tile (Maroon with Black and Yellow Fleck), West Service Hall	15% Chrysotile - Floor Tile None Detected - Black Mastic
70	9 x 9 Vinyl Floor Tile (Maroon with Black and Yellow Fleck), Main Landing	Floor Tile Not Analyzed - Positive Stop None Detected - Black Mastic
71	9 x 9 Vinyl Floor Tile (Maroon with Black and Yellow Fleck), Northwest Bed	Floor Tile Not Analyzed - Positive Stop None Detected - Black Mastic
72	2 x 2 Acoustical Tile, Southeast Corner, Music Room	None Detected - Acoustic Tile
73	2 x 2 Acoustical Tile, East Wall, Dining Room	None Detected - Acoustic Tile
74	2 x 2 Acoustical Tile, Northwest Corner, Dining Room	None Detected - Acoustic Tile
75	9 x 9 Vinyl Floor Tile (Brown with Yellow Fleck), West Service Hall	15% Chrysotile - Floor Tile None Detected - Black Mastic
76	9 x 9 Vinyl Floor Tile (Brown with Yellow Fleck), Main Landing	Floor Tile Not Analyzed - Positive Stop None Detected - Black Mastic
77	9 x 9 Vinyl Floor Tile (Brown with Yellow Fleck), Northwest Bed	Floor Tile Not Analyzed - Positive Stop None Detected - Black Mastic
78	10 x 24 Vinyl Floor Tile (Brown, Border), West Service Hall	15% Chrysotile - Floor Tile Insufficient Mastic
79	10 x 24 Vinyl Floor Tile (Brown, Border), Main Landing	Floor Tile Not Analyzed - Positive Stop None Detected - Black Mastic
80	10 x 24 Vinyl Floor Tile (Brown, Border), Southeast Bed, Northeast Corner	Floor Tile Not Analyzed - Positive Stop None Detected - Black Mastic
81	2 x 4 Acoustical Tile (Fissure and Hole), 1st Floor, Spare, West Service Hall	None Detected - Acoustic Tile
82	2 x 4 Acoustical Tile (Fissure and Hole), 1st Floor, West Service Hall Middle	None Detected - Acoustic Tile

PLM Summary Report

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Sample Number	Client Sample Description / Location	Asbestos Content
83	2 x 4 Acoustical Tile (Fissure and Hole), 1st Floor, West Service Hall East	None Detected - Acoustic Tile
84	Vinyl Stair Coverings, 1st to Landing	None Detected - Stair Tread No Mastic
85	Vinyl Stair Coverings, Spare, Landing	None Detected - Stair Tread No Mastic
86	Vinyl Stair Coverings, Landing to 2nd	None Detected - Stair Tread No Mastic
87	Subfloor Felt (Under Tile), Southeast Bed	None Detected - Felt None Detected - Brown Mastic
88	Subfloor Felt (Under Tile), West Service Hall (2nd)	None Detected - Felt None Detected - Brown Mastic
89	Subfloor Felt (Under Tile), West Bed (2nd)	None Detected - Felt No Mastic
90	9 x 9 Vinyl Floor Tile (Brown with Thin Tan Fleck), West Service Hall (2nd)	None Detected - Floor Tile None Detected - Brown Mastic
91	9 x 9 Vinyl Floor Tile (Brown with Thin Tan Fleck), West Service Hall (2nd)	None Detected - Floor Tile None Detected - Brown Mastic
92	9 x 9 Vinyl Floor Tile (Brown with Thin Tan Fleck), Porch 2	None Detected - Floor Tile None Detected - Brown Mastic
93	9 x 9 Vinyl Floor Tile (Tan with Thin Brown Fleck), West Service Hall (2nd)	None Detected - Floor Tile None Detected - Brown Mastic
94	9 x 9 Vinyl Floor Tile (Tan with Thin Brown Fleck), West Service Hall (2nd)	None Detected - Floor Tile None Detected - Brown Mastic
95	9 x 9 Vinyl Floor Tile (Tan with Thin Brown Fleck), Porch 2	None Detected - Floor Tile None Detected - Brown Mastic
96	Vinyl Sheet Flooring (Gold), Men's Bath (2nd), Southeast	None Detected - Sheet Flooring 45% Chrysotile - Fiber Backing None Detected - Yellow Mastic

PLM Summary Report

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Sample Number	Client Sample Description / Location	Asbestos Content
97	Vinyl Sheet Flooring (Gold), Men's Bath (2nd), Southwest	None Detected - Sheet Flooring 45% Chrysotile - Fiber Backing None Detected - Yellow Mastic
98	Vinyl Sheet Flooring (Gold), Men's Bath (2nd), Northwest	None Detected - Sheet Flooring 45% Chrysotile - Fiber Backing
99	Ceiling Coat Plaster with Paper, Southeast Corner, Music Room	None Detected - Base Plaster None Detected - Middle Plaster None Detected - Top Plaster None Detected - Covering
100	Ceiling Coat Plaster with Paper, East Wall Ceiling, Dining Room	None Detected - Base Plaster None Detected - Top Plaster None Detected - Covering
101	Ceiling Coat Plaster with Paper, Northwest Corner, Dining Room	None Detected - Base Plaster None Detected - Top Plaster None Detected - Covering
102	Ceiling Fiberboard, Southeast Corner, Music Room	None Detected - Fiberboard
103	Ceiling Fiberboard, East Wall Ceiling, Dining Room	None Detected - Fiberboard
104	Ceiling Fiberboard, Northwest Corner, Dining Room	None Detected - Fiberboard
105	Patch Plaster, Southeast Wall Ceiling, Dining Room #2	None Detected - Plaster
106	Patch Plaster, Southeast Wall Ceiling, Dining Room North	None Detected - Plaster
107	Patch Plaster, Southeast Wall Ceiling, Dining Room South	None Detected - Plaster
108	Ceiling Coat Plaster with Paper, West Service Hall	None Detected - Base Plaster None Detected - Top Plaster No Paper
109	Ceiling Coat Plaster with Paper, East Annex 2	None Detected - Base Plaster None Detected - Top Plaster No Paper

PLM Summary Report

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Sample Number	Client Sample Description / Location	Asbestos Content
110	Vinyl Floor Tile Inlay (Gold, Accent Band), Southeast Bed	15% Chrysotile - Floor Tile None Detected - Black Mastic
111	Vinyl Floor Tile Inlay (Gold, Accent Band), Southeast Bed	Floor Tile Not Analyzed - Positive Stop None Detected - Black Mastic
112	Vinyl Floor Tile Inlay (Gold, Accent Band), Southeast Bed	Floor Tile Not Analyzed - Positive Stop None Detected - Black Mastic
113	Felt under Wood Floor, Northeast Bed	None Detected - Felt
114	Felt under Wood Floor, Northeast Bed	None Detected - Felt
115	Felt under Wood Floor, Northeast Bed	None Detected - Felt
116	9 x 9 Vinyl Floor Tile (Blue), Northeast Base, West Wall	None Detected - Yellow Mastic 15% Chrysotile - Floor Tile None Detected - Black Mastic
117	9 x 9 Vinyl Floor Tile (Blue), West Base 1, East Doorway	Floor Tile Not Analyzed - Positive Stop None Detected - Brown Mastic
118	9 x 9 Vinyl Floor Tile (Blue), West Bed, 2nd Floor	Floor Tile Not Analyzed - Positive Stop None Detected - Brown Mastic
119	Drywall (Pink) and Joint Compound, Base Bath 2	None Detected - Drywall Material None Detected - Paint
120	Drywall (Pink) and Joint Compound, Northeast Center Base, Top	None Detected - Drywall Material None Detected - Joint Compound
121	Drywall (Pink) and Joint Compound, Northeast Center Base, Bottom	None Detected - Drywall Material None Detected - Joint Compound
122	Thermal System Insulation (Grey), Northeast Corner of Northeast Base	15% Chrysotile - Light Grey Insulation None Detected - Dark Grey Insulation None Detected - Cotton Wrap
123	Thermal System Insulation (Grey), Northeast Corner of Northeast Base	None Detected - Thermal Insulation None Detected - Cotton Wrap

PLM Summary Report

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Sample Number	Client Sample Description / Location	Asbestos Content
124	Thermal System Insulation (Grey), Northeast Corner of Northeast Base	15% Chrysotile - Light Grey Insulation None Detected - Dark Grey Insulation None Detected - Cotton Wrap
125	Glue Dots (Light Brown), West Service Hall (2)	None Detected - Mastic
126	Glue Dots (Light Brown), Porch 2	None Detected - Mastic
127	Glue Dots (Light Brown), Porch 2	None Detected - Mastic

These samples were analyzed by layers. Quantification, unless otherwise noted, is performed by calibrated visual estimate. Results may not be reproduced except in full. This test report relates only to the samples tested. These test results do not imply endorsement by NVLAP or any agency of the U.S. Government. Accredited by the National Voluntary Laboratory Accreditation Program for Bulk Asbestos Fiber Analysis under Lab Code 102056.

Analyst(s): Kirsten Tye

Lab Manager : Bruce Crabb Approved Signatory :

Lab Director : Steve Moody Approved Signatory :

Thank you for choosing Steve Moody Micro Services

Steve Moody Micro Services, LLC
2051 Valley View Lane
Farmers Branch, TX 75234

PLM Detail Report

Supplement to PLM Summary Report

NVLAP Lab No. 102056
TDSHS License No. 30-0084

Client : Terracon - Topeka, KS
Project : Dillon House
Project # : 14097028

Lab Job No. : 09B-10320
Report Date : 08/21/2009

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
1	Acoustic Tile (Tan)	100%	Wood Fibers	100%	08/20	KT
2	Acoustic Tile (Tan)	100%	Wood Fibers	100%	08/20	KT
3	Mastic (Tan)	10%	Glue Binders	100%	08/20	KT
	Acoustic Tile (Tan)	90%	Wood Fibers	100%		
4	Mastic (Tan)	100%	Glue Binders	100%	08/20	KT
5	Mastic (Brown)	100%	Glue Binders	100%	08/20	KT
6	Mastic (Brown)	100%	Chrysotile	2%	08/20	KT
			Glue Binders	98%		
7	Plaster (Light Tan)	100%	Cellulose Fibers	<1%	08/20	KT
			Hair Fibers	<1%		
			Aggregate	65%		
			Calcite / Gypsum Binders	35%		
8	Plaster (Off-White)	100%	Cellulose Fibers	<1%	08/20	KT
			Aggregate	65%		
			Calcite / Gypsum Binders	35%		
9	Plaster (Light Tan)	100%	Aggregate	65%	08/20	KT
			Calcite / Gypsum Binders	35%		
12	Cove Base (Black)	90%	Vinyl Binders	100%	08/20	KT
	Yellow Mastic (Yellow)	10%	Calcite	40%		
			Glue Binders	60%		
13	Cove Base (Black)	95%	Chrysotile	10%	08/20	KT
			Vinyl Binders	90%		
	Brown Mastic (Brown)	5%	Chrysotile	2%		
			Glue Binders	98%		
14	Cove Base (Black)	95%	Chrysotile	10%	08/20	KT
			Vinyl Binders	90%		
	Brown Mastic (Brown)	5%	Chrysotile	2%		
			Glue Binders	98%		

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PLM Detail Report

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Project # : 14097028

Lab Job No. : 09B-10320
Report Date : 08/21/2009

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
15	Red Floor Tile (Red w/Tan)	93%	Chrysotile	15%	08/20	KT
			Vinyl Binders	85%		
	Black Mastic (Black)	2%	Tar Binders	100%		
	Yellow Mastic (Yellow)	5%	Glue Binders	100%		
16	Brown Floor Tile (Brown)	95%	Chrysotile	15%	08/20	KT
			Calcite / Vinyl Binders	85%		
	Black Mastic (Black)	5%	Tar Binders	100%		
17	Floor Tile Not Analyzed - Positive Stop	95%			08/20	KT
	Black Mastic (Black)	5%	Tar Binders	100%		
Note: Brown Floor Tile						
18	Drywall Material (White)	50%	Glass Wool Fibers	2%	08/20	KT
			Cellulose Fibers	1%		
			Gypsum / Binders	97%		
	DW Paper Facing (Tan)	5%	Cellulose Fibers	100%		
	Joint Compound (Off-White)	45%	Chrysotile	2%		
			Calcite / Talc / Binders	98%		
19	Drywall Material (White)	40%	Glass Wool Fibers	2%	08/20	KT
			Cellulose Fibers	1%		
			Gypsum / Binders	97%		
	DW Paper Facing (Tan)	10%	Cellulose Fibers	100%		
	Joint Compound (Off-White)	50%	Chrysotile	2%		
			Calcite / Talc / Binders	98%		
20	Drywall Material (White)	75%	Glass Wool Fibers	2%	08/20	KT
			Cellulose Fibers	1%		
			Gypsum / Binders	97%		
	DW Paper Facing (Tan)	25%	Cellulose Fibers	100%		
	No Joint Compound					
21	Floor Tile (Grey)	97%	Chrysotile	15%	08/20	KT
			Calcite / Vinyl Binders	85%		
	Black Mastic (Black)	3%	Tar Binders	100%		

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Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
22	Floor Tile Not Analyzed - Positive Stop	95%			08/20	KT
	Black Mastic (Black)	5%	Tar Binders	100%		
23	Floor Tile Not Analyzed - Positive Stop	98%			08/20	KT
	Black Mastic (Black)	2%	Tar Binders	100%		
24	Floor Tile (Light Tan)	97%	Chrysotile	10%	08/20	KT
			Calcite / Vinyl Binders	90%		
	Black Mastic (Black)	3%	Tar Binders	100%		
25	Floor Tile Not Analyzed - Positive Stop	97%			08/20	KT
	Black Mastic (Black)	3%	Tar Binders	100%		
26	Floor Tile Not Analyzed - Positive Stop	99%			08/20	KT
	Black Mastic (Black)	1%	Tar Binders	100%		
27	Floor Tile (Grey)	98%	Chrysotile	15%	08/20	KT
			Calcite / Vinyl Binders	85%		
	Black Mastic (Black)	2%	Tar Binders	100%		
28	Floor Tile Not Analyzed - Positive Stop	95%			08/20	KT
	Black Mastic (Black)	5%	Tar Binders	100%		
29	Floor Tile Not Analyzed - Positive Stop	95%			08/20	KT
	Black Mastic (Black)	5%	Tar Binders	100%		
33	Dark Grey Insulation (Grey)	90%	Cellulose Fibers	85%	08/21	KT
			Hair Fibers	15%		
	Light Grey Insulation (Light Grey)	5%	Chrysotile	90%		
			Binders / Fillers	10%		
	Cotton Wrap (Light Tan)	5%	Cotton Fibers	100%		

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Project : Dillon House
Project # : 14097028

Lab Job No. : 09B-10320
Report Date : 08/21/2009

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
34	Dark Grey Insulation (Grey)	75%	Cellulose Fibers	85%	08/21	KT
			Hair Fibers	15%		
	Light Grey Insulation (Light Grey)	20%	Chrysotile	90%		
			Binders / Fillers	10%		
	Cotton Wrap (Light Tan)	5%	Cotton Fibers	100%		
35	Thermal Insulation (Dark Grey)	95%	Cellulose Fibers	85%	08/21	KT
			Hair Fibers	15%		
	Cotton Wrap (Light Tan)	5%	Cotton Fibers	100%		
36	Thermal Insulation (Off-White)	100%	Chrysotile	15%	08/21	KT
			Cellulose Fibers	2%		
			Binders / Fillers	83%		
37	Thermal Insulation (Off-White)	100%	Chrysotile	15%	08/21	KT
			Cellulose Fibers	2%		
			Binders / Fillers	83%		
38	Thermal Insulation (Off-White)	100%	Chrysotile	15%	08/21	KT
			Cellulose Fibers	2%		
			Binders / Fillers	83%		
39	Thermal Insulation (Off-White/Grey)	100%	Chrysotile	25%	08/21	KT
			Mineral Wool Fibers	35%		
			Binders / Fillers	40%		
40	Thermal Insulation (Off-White/Grey)	100%	Chrysotile	25%	08/21	KT
			Binders / Fillers	75%		
41	Thermal Insulation (Off-White/Grey)	100%	Chrysotile	25%	08/21	KT
			Mineral Wool Fibers	10%		
			Binders / Fillers	65%		
42	Thermal Insulation (Light Grey)	100%	Chrysotile	50%	08/21	KT
			Cellulose Fibers	40%		
			Binders / Fillers	10%		

Steve Moody Micro Services, LLC
2051 Valley View Lane
Farmers Branch, TX 75234

PLM Detail Report

Supplement to PLM Summary Report

NVLAP Lab No. 102056
TDSHS License No. 30-0084

Client : Terracon - Topeka, KS
Project : Dillon House
Project # : 14097028

Lab Job No. : 09B-10320
Report Date : 08/21/2009

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
43	Thermal Insulation (Light Grey)	100%	Chrysotile	50%	08/21	KT
			Cellulose Fibers	40%		
			Binders / Fillers	10%		
44	Thermal Insulation (Light Grey)	100%	Chrysotile	50%	08/21	KT
			Cellulose Fibers	40%		
			Binders / Fillers	10%		
45	Light Grey Insulation (Light Grey)	48%	Chrysotile	15%	08/21	KT
			Mineral Wool Fibers	20%		
			Binders / Fillers	65%		
	Yellow Insulation (Yellow)	45%	Mineral Wool Fibers	95%		
			Resin Binders	5%		
	Paper/Tar/Foil Wrap (Tan / Black)	7%	Cellulose Fibers	50%		
			Tar Binders	30%		
			Metal Foil	20%		
46	Light Grey Insulation (Light Grey)	70%	Chrysotile	15%	08/21	KT
			Mineral Wool Fibers	20%		
			Binders / Fillers	65%		
	Yellow Insulation (Yellow)	30%	Mineral Wool Fibers	95%		
			Resin Binders	5%		
47	Light Grey Insulation (Light Grey)	20%	Chrysotile	25%	08/21	KT
			Binders / Fillers	75%		
	Yellow Insulation (Yellow)	60%	Mineral Wool Fibers	95%		
			Resin Binders	5%		
	Tar Wrap (Black)	10%	Tar Binders	100%		
	Paper/Tar/Foil Wrap (Tan / Black)	10%	Cellulose Fibers	50%		
			Tar Binders	30%		
			Metal Foil	20%		
48	Cove Base (Brown)	95%	Vinyl Binders	100%	08/20	KT
	Cream Mastic (Cream)	5%	Calcite	50%		
			Glue Binders	50%		

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Client : Terracon - Topeka, KS
Project : Dillon House
Project # : 14097028

Lab Job No. : 09B-10320
Report Date : 08/21/2009

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
49	Cove Base (Brown)	80%	Calcite / Vinyl Binders	100%	08/20	KT
	Brown Mastic (Brown)	10%	Glue Binders	100%		
	Joint Compound (Off-White)	10%	Chrysotile	2%		
			Calcite / Talc / Binders	98%		
50	Cove Base (Brown)	87%	Calcite / Vinyl Binders	100%	08/20	KT
	Brown Mastic (Brown)	3%	Glue Binders	100%		
	Joint Compound (Off-White)	10%	Chrysotile	2%		
			Calcite / Talc / Binders	98%		
51	Cove Base (Brown)	94%	Calcite / Vinyl Binders	100%	08/20	KT
	Brown Mastic (Brown)	5%	Chrysotile	2%		
			Glue Binders	98%		
	Joint Compound (Off-White)	1%	Chrysotile	2%		
			Calcite / Talc / Binders	98%		
52	Cove Base (Brown)	90%	Calcite / Vinyl Binders	100%	08/20	KT
	Brown Mastic (Brown)	10%	Chrysotile	2%		
			Glue Binders	98%		
53	Cove Base (Brown)	95%	Calcite / Vinyl Binders	100%	08/20	KT
	Brown Mastic (Brown)	5%	Chrysotile	2%		
			Glue Binders	98%		
54	Floor Tile (Pink)	85%	Calcite / Vinyl Binders	100%	08/20	KT
	Brown Mastic (Brown)	15%	Glue Binders	100%		
55	Floor Tile (Pink)	90%	Calcite / Vinyl Binders	100%	08/20	KT
	Yellow Mastic (Yellow)	10%	Glue Binders	100%		
56	Floor Tile (Pink)	95%	Calcite / Vinyl Binders	100%	08/20	KT
	Brown Mastic (Brown)	5%	Glue Binders	100%		
57	Floor Tile (Beige)	90%	Calcite / Vinyl Binders	100%	08/21	KT
	Yellow Mastic (Yellow)	10%	Glue Binders	100%		
58	Floor Tile (Beige)	90%	Calcite / Vinyl Binders	100%	08/21	KT
	Yellow Mastic (Yellow)	10%	Glue Binders	100%		

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Client : Terracon - Topeka, KS
Project : Dillon House
Project # : 14097028

Lab Job No. : 09B-10320
Report Date : 08/21/2009

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
59	Floor Tile (Beige)	95%	Calcite / Vinyl Binders	100%	08/21	KT
	Yellow Mastic (Yellow)	5%	Glue Binders	100%		
60	Acoustic Tile (Light Tan)	100%	Wood Fibers	100%	08/21	KT
61	Acoustic Tile (Light Tan)	100%	Wood Fibers	100%	08/21	KT
62	Acoustic Tile (Light Tan)	100%	Wood Fibers	100%	08/21	KT
69	Floor Tile (Red)	97%	Chrysotile	15%	08/21	KT
			Vinyl Binders	85%		
	Black Mastic (Black)	3%	Tar Binders	100%		
70	Floor Tile Not Analyzed - Positive Stop	95%			08/21	KT
	Black Mastic (Black)	5%	Tar Binders	100%		
71	Floor Tile Not Analyzed - Positive Stop	98%			08/21	KT
	Black Mastic (Black)	2%	Tar Binders	100%		
72	Paper / Foil Backing (Tan / Silver)	3%	Cellulose Fibers	60%	08/21	KT
			Metal Foil	40%		
	Acoustic Tile (Light Grey)	97%	Mineral Wool Fibers	95%		
			Binders / Fillers	5%		
73	Paper / Foil Backing (Tan / Silver)	3%	Cellulose Fibers	60%	08/21	KT
			Metal Foil	40%		
	Acoustic Tile (Light Grey)	97%	Mineral Wool Fibers	95%		
			Binders / Fillers	5%		
74	Paper / Foil Backing (Tan / Silver)	3%	Cellulose Fibers	60%	08/21	KT
			Metal Foil	40%		
	Acoustic Tile (Light Grey)	97%	Mineral Wool Fibers	95%		
			Binders / Fillers	5%		
75	Floor Tile (Brown)	95%	Chrysotile	15%	08/21	KT
			Vinyl Binders	85%		
	Black Mastic (Black)	5%	Tar Binders	100%		

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PLM Detail Report

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Client : Terracon - Topeka, KS
Project : Dillon House
Project # : 14097028

Lab Job No. : 09B-10320
Report Date : 08/21/2009

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
76	Floor Tile Not Analyzed - Positive Stop	98%			08/21	KT
	Black Mastic (Black)	2%	Tar Binders	100%		
77	Floor Tile Not Analyzed - Positive Stop	100%			08/21	KT
	Black Mastic (Black)	<1%	Tar Binders	100%		
78	Floor Tile (Brown)	100%	Chrysotile	15%	08/21	KT
			Vinyl Binders	85%		
	Insufficient Mastic					
79	Floor Tile Not Analyzed - Positive Stop	95%			08/21	KT
	Black Mastic (Black)	5%	Tar Binders	100%		
80	Floor Tile Not Analyzed - Positive Stop	95%			08/21	KT
	Black Mastic (Black)	5%	Tar Binders	100%		
81	Acoustic Tile (Light Grey)	100%	Cellulose Fibers	50%	08/21	KT
			Mineral Wool Fibers	30%		
			Perlite	20%		
82	Acoustic Tile (Light Grey)	100%	Cellulose Fibers	50%	08/21	KT
			Mineral Wool Fibers	30%		
			Perlite	20%		
83	Acoustic Tile (Light Grey)	100%	Cellulose Fibers	50%	08/21	KT
			Mineral Wool Fibers	30%		
			Perlite	20%		
84	Stair Tread (Brown)	100%	Vinyl Binders	100%	08/21	KT
	No Mastic					
85	Stair Tread (Brown)	100%	Vinyl Binders	100%	08/21	KT
	No Mastic					
86	Stair Tread (Brown)	100%	Vinyl Binders	100%	08/21	KT
	No Mastic					

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PLM Detail Report

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Client : Terracon - Topeka, KS
Project : Dillon House
Project # : 14097028

Lab Job No. : 09B-10320
Report Date : 08/21/2009

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
87	Felt (Black)	95%	Cellulose Fibers	85%	08/21	KT
			Tar Binders	15%		
	Brown Mastic (Brown)	5%	Glue Binders	100%		
88	Felt (Black)	93%	Cellulose Fibers	85%	08/21	KT
			Tar Binders	15%		
	Brown Mastic (Brown)	7%	Glue Binders	100%		
89	Felt (Black)	100%	Cellulose Fibers	85%	08/21	KT
			Tar Binders	15%		
	No Mastic					
90	Floor Tile (Brown)	98%	Calcite / Vinyl Binders	100%	08/21	KT
	Brown Mastic (Brown)	2%	Glue Binders	100%		
91	Floor Tile (Brown)	98%	Calcite / Vinyl Binders	100%	08/21	KT
	Brown Mastic (Brown)	2%	Glue Binders	100%		
92	Floor Tile (Brown)	96%	Calcite / Vinyl Binders	100%	08/21	KT
	Brown Mastic (Brown)	2%	Glue Binders	100%		
	Felt (Black)	2%	Cellulose Fibers	85%		
			Tar Binders	15%		
93	Floor Tile (Yellowish-Cream)	100%	Calcite / Vinyl Binders	100%	08/21	KT
	Brown Mastic (Brown)	<1%	Glue Binders	100%		
94	Floor Tile (Yellowish-Cream)	97%	Calcite / Vinyl Binders	100%	08/21	KT
	Brown Mastic (Brown)	3%	Glue Binders	100%		
95	Floor Tile (Yellowish-Cream)	95%	Calcite / Vinyl Binders	100%	08/21	KT
	Brown Mastic (Brown)	5%	Glue Binders	100%		
96	Sheet Flooring (Cream)	40%	Synthetic Foam	70%	08/21	KT
			Vinyl Binders	30%		
	Fiber Backing (Light Grey)	50%	Chrysotile	45%		
			Cellulose Fibers	30%		
			Binders / Fillers	25%		
	Yellow Mastic (Yellow)	10%	Glue Binders	100%		

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Client : Terracon - Topeka, KS
Project : Dillon House
Project # : 14097028

Lab Job No. : 09B-10320
Report Date : 08/21/2009

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
97	Sheet Flooring (Beige)	48%	Synthetic Foam	70%	08/21	KT
			Vinyl Binders	30%		
	Fiber Backing (Light Grey)	50%	Chrysotile	45%		
			Cellulose Fibers	30%		
			Binders / Fillers	25%		
	Yellow Mastic (Yellow)	2%	Glue Binders	100%		
98	Sheet Flooring (Tan)	50%	Synthetic Foam	70%	08/21	KT
			Vinyl Binders	30%		
	Fiber Backing (Light Grey)	50%	Chrysotile	45%		
			Cellulose Fibers	30%		
			Binders / Fillers	25%		
99	Base Plaster (Light Tan)	13%	Cellulose Fibers	<1%	08/21	KT
			Aggregate	65%		
			Calcite / Gypsum Binders	35%		
	Middle Plaster (White)	69%	Aggregate	65%		
			Calcite / Gypsum Binders	35%		
	Top Plaster (White)	13%	Calcite / Gypsum Binders	100%		
	Covering (Beige)	5%	Cotton Fibers	100%		
100	Base Plaster (Light Tan)	45%	Cellulose Fibers	<1%	08/21	KT
			Aggregate	65%		
			Calcite / Gypsum Binders	35%		
	Top Plaster (White)	40%	Aggregate	15%		
			Calcite / Gypsum Binders	85%		
	Covering (Beige)	15%	Cotton Fibers	100%		
101	Base Plaster (Light Tan)	35%	Hair Fibers	<1%	08/21	KT
			Aggregate	65%		
			Calcite / Gypsum Binders	35%		
	Top Plaster (White)	35%	Aggregate	15%		
			Calcite / Gypsum Binders	85%		
	Covering (Beige)	30%	Cotton Fibers	100%		

Steve Moody Micro Services, LLC
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PLM Detail Report

Supplement to PLM Summary Report

NVLAP Lab No. 102056
TDSHS License No. 30-0084

Client : Terracon - Topeka, KS
Project : Dillon House
Project # : 14097028

Lab Job No. : 09B-10320
Report Date : 08/21/2009

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
102	Fiberboard (Tan)	100%	Wood Fibers	100%	08/21	KT
103	Fiberboard (Tan)	100%	Wood Fibers	100%	08/21	KT
104	Fiberboard (Tan)	100%	Wood Fibers	100%	08/21	KT
105	Plaster (White)	100%	Perlite	45%	08/21	KT
			Calcite / Gypsum Binders	55%		
106	Plaster (White)	100%	Perlite	45%	08/21	KT
			Calcite / Gypsum Binders	55%		
107	Plaster (White)	100%	Perlite	45%	08/21	KT
			Calcite / Gypsum Binders	55%		
108	Base Plaster (Light Tan)	30%	Cellulose Fibers	<1%	08/21	KT
			Aggregate	65%		
			Calcite / Gypsum Binders	35%		
	Top Plaster (White)	70%	Calcite / Gypsum Binders	100%		
	No Paper					
109	Base Plaster (Light Tan)	30%	Cellulose Fibers	<1%	08/21	KT
			Aggregate	65%		
			Calcite / Gypsum Binders	35%		
	Top Plaster (White)	70%	Aggregate	65%		
			Calcite / Gypsum Binders	35%		
	No Paper					
110	Floor Tile (Dark Yellow)	95%	Chrysotile	15%	08/21	KT
			Vinyl Binders	85%		
	Black Mastic (Black)	5%	Tar Binders	100%		
111	Floor Tile Not Analyzed - Positive Stop	95%			08/21	KT
	Black Mastic (Black)	5%	Tar Binders	100%		
112	Floor Tile Not Analyzed - Positive Stop	95%			08/21	KT
	Black Mastic (Black)	5%	Tar Binders	100%		

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Client : Terracon - Topeka, KS
Project : Dillon House
Project # : 14097028

Lab Job No. : 09B-10320
Report Date : 08/21/2009

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
113	Felt (Brown-Grey)	100%	Cellulose Fibers	85%	08/21	KT
			Synthetic Fibers	15%		
114	Felt (Brown-Grey)	100%	Cellulose Fibers	85%	08/21	KT
			Synthetic Fibers	15%		
115	Felt (Brown-Grey)	100%	Cellulose Fibers	85%	08/21	KT
			Synthetic Fibers	15%		
116	Yellow Mastic (Yellow)	5%	Glue Binders	100%	08/21	KT
	Floor Tile (Blue-Green)	90%	Chrysotile	15%		
			Calcite / Vinyl Binders	85%		
	Black Mastic (Black)	5%	Tar Binders	100%		
117	Floor Tile Not Analyzed - Positive Stop	97%			08/21	KT
	Brown Mastic (Brown)	3%	Glue Binders	100%		
118	Floor Tile Not Analyzed - Positive Stop	98%			08/21	KT
	Brown Mastic (Brown)	2%	Glue Binders	100%		
119	Drywall Material (Pale Pink)	78%	Cellulose Fibers	5%	08/21	KT
			Gypsum / Binders	95%		
	DW Paper Facing (Tan)	20%	Cellulose Fibers	100%		
	Paint (White)	2%	Pigment / Binders	100%		
120	Drywall Material (Pale Pink)	40%	Cellulose Fibers	5%	08/21	KT
			Gypsum / Binders	95%		
	DW Paper / Tape (Tan / White)	20%	Cellulose Fibers	100%		
	Joint Compound (White)	40%	Calcite / Talc / Binders	100%		
121	Drywall Material (Pale Pink)	10%	Cellulose Fibers	5%	08/21	KT
			Gypsum / Binders	95%		
	DW Paper / Tape (Tan / White)	15%	Cellulose Fibers	100%		
	Joint Compound (White)	75%	Calcite / Talc / Binders	100%		

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Project : Dillon House
Project # : 14097028

Lab Job No. : 09B-10320
Report Date : 08/21/2009

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
122	Light Grey Insulation (Off-White)	30%	Chrysotile	15%	08/21	KT
			Cellulose Fibers	2%		
			Binders / Fillers	83%		
	Dark Grey Insulation (Grey)	65%	Cellulose Fibers	85%		
			Hair Fibers	15%		
	Cotton Wrap (Light Tan)	5%	Cotton Fibers	100%		
123	Thermal Insulation (Grey)	90%	Cellulose Fibers	85%	08/21	KT
			Hair Fibers	15%		
	Cotton Wrap (Light Tan)	10%	Cotton Fibers	100%		
124	Light Grey Insulation (Off-White)	3%	Chrysotile	15%	08/21	KT
			Cellulose Fibers	2%		
			Binders / Fillers	83%		
	Dark Grey Insulation (Grey)	87%	Cellulose Fibers	85%		
			Hair Fibers	15%		
	Cotton Wrap (Light Tan)	10%	Cotton Fibers	100%		
125	Mastic (Tan)	100%	Glue Binders	100%	08/21	KT
126	Mastic (Tan)	100%	Glue Binders	100%	08/21	KT
127	Mastic (Tan)	100%	Glue Binders	100%	08/21	KT

Asbestos Chain of Custody

Steve Moody SMMS Micro Services

→ Positive Stop all Vinyl Floor Tile
- Continue analyzing mastic until positive
- hold all un analyzed samples

Page 1 of 1

Standard

PLM-Bulk: ☐ 1 day ♦ ☒ 2 day ♦ ☐ 3 day ♦ ☐ 5 day
☐ Immediate (Call for quote)
☒ ANALYZE ALL ♦ ☒ POSITIVE STOP
Please call in advance for after-hour & weekend analysis

PCM-Air: ☐ 1 day ♦ ☐ 2 day ♦ ☐ 5 day
TEM-Air: ☐ 6 hr ♦ ☐ 12 hr ♦ ☐ 24 hr
TEM-Bulk/Wipe/MVac: ☐ 24 hr ♦ ☐ 48 hr ♦ ☐ 72 hr
TEM-7402/Modified: ☐ 24 hr ♦ ☐ 48 hr ♦ ☐ 72 hr

Lab Job# 98-10386 PLM: 48
Lab Job# _____
Lab Job# _____

Company Name and City: Terracon, Topeka, KS
Submitter's Name: Dane Bailey
Sample date: 8-20-09
P.O. No: _____
Project: Dillon House
Project No: 14097028

Contact Information: Name: Dane Bailey
Phone #: 785-267-3310
E-mail: (address): dgbailey@terracon.com
Mobile #: 785-925-0957
Hard copy: (address): 3113 SW Van Buren St., Topeka, KS 66611
Fax #: 785-267-3382
Invoice Address (if different): _____

*** Please review paperwork and samples before submitting to lab. Uncontained / improperly packaged samples or excessive administrative requests may incur additional fees. ***

Sample No.	Sample Description	Vol. / Area	Location / Notes
C10 → C11	See Field Worksheets		
U63 → V68			
PP128 → PP130			
BH134 → VV151			
XX155 → CC173			

Released by:	Date/Time:	Received By:	Date/Time:
Dane Bailey	8-20-09 / 5:00pm	Chelsea Rhea via Fed-Ex	8-21-09 9:00AM
Released by:	Date/Time:	Received By:	Date/Time:

Notes: _____

Josh 121-1576

Dane Bailey

1

98-10386

Terracon

FIELD WORKSHEET

Project Name: Dillon House

Functional Space/Name: /

Location: Topeka, KS

Project No. 14097028

Sampled by (sign legibly): Dane Bailey

Date: 8-18-09

HA #	Material	Sample Location	Sample I.D. No.	Quantity (sf/lf/cf)	Condition G, D, or SD	Notes
A	Accoustical Tiles 12x12	SE Basement - S wall	1	walls + ceiling of same 500sf	G-D	some water damage
		SE Basement - Ceiling	2			
		W Serv Hall (2nd)	3			
B	AT Br Glue Dots	W Serv Hall ceil - mid	4		G-D	Located SE Base & 2nd Floor Porch; W serv Hall
		SE Base - SW wall	5			
		W Serv Hall (2nd)	6			
C	Wall Plaster (original)	SE corner - Music Rm	7			
		SE Basement Ceiling	8			
		E Annex 2	9			
12		East Bath (2)	10			
		West Hall (1)	11			
D	Black Cove Base & Mastic	NE Base - W wall	12	250 lf	G-D	some water damage - brittle
		Cent Base - NW wall	13			
		Cent Base - SE wall	14			
E	9x9 VFT Br w/ Rd Fleck	SW corn - Cent Base	15	1000sf	D	Cent. Base, Base Kitchen, Boiler Rm (water damage)
		NE, Cent Base	16			
		Base Kitchen	17			
F	Drywall (White Basement) + Joint Compound	Boiler Rm N wall	18	750sf?	G	
		Boiler Rm S wall	19			
		Janitors closet (Base)	20			
G	9x9 VFT Grey w/ tan Fleck	W. Base 1	21	250sf	D	West Basement 1, Base Bath 1 - water damage
		W. Base 1 (S)	22			
		Base Bath 1	23			

Dane Bailey

2

9B-103860

Terracon

FIELD WORKSHEET

Project Name: Dillon House Functional Space/Name:

Location: Topeka, KS Project No. 14097028

Sampled by (sign legibly): Dane Bailey Date: 8-18-09 → 8-19-09

HA #	Material	Sample Location	Sample I.D. No.	Quantity (sf/lf/cf)	Condition G, D, or SD	Notes
✓ H	9x9 VFT Tan w/ Bl Fleck	Base Bath 2, E	24	50 sf	G-D	some water damage. - Base Bath 2 only
		↓ Mid	25			
		↓ W	26			
✓ I	9x9 VFT Gr Br w/ Tan Fleck	Base West Serv Hall, E	27	250 sf+ 1000sf=1250	G-D	some water damage - Base w Serv Hall; Both on ↳ under carpet in V. Base 2 (1000 sf)
		↓ Mid	28			
		V. Base 2, SE corn	29			
~~J~~	~~Carpet Mastic~~ ~~B/D~~ Basement		30			
			31			
			32			
✓ K	TSI thick run	Vault B	33	100-1000?	G-SD	cloth covering on pipe over TSI. paper inside
		Vault B	34			
		Cent Base NE	35			
✓ L	TSI Thick joint	Vault B	36	10+ observed	G-SD	white friable - Vault B completely comes apart
		Cent Base SE	37			
		Cent Base NE	38			
✓ M	TSI Thin Elbow	Boiler Rm	39	Observed 12+ elbows	G-D	white friable some minor water, deterioration
		↓	40			
		Cent Base (SE)	41			
✓ N	TSI Thin Corrugated	Cent Base SE	42	100-1000?	G-D	cloth wrapped corrugated paper mainly good shape
		Cent Base NW	43			
		Boiler Rm	44			
✓ O	TSI Thin Run	Boiler Rm	45	100-1000lf	G-D	- Paper wrapped Fiberglass w/ white endcap - no interior paper some deterioration
		↓	46			
			47			

Dane Bailey 3

Terracon

9B-10380

FIELD WORKSHEET

Project Name: Dillon House Functional Space/Name: /

Location: Topeka, KS Project No. 14097028

Sampled by (sign legibly): Dane Bailey Date: 8-18-09 → 8-19-09

HA #	Material	Sample Location	Sample I.D. No.	Quantity (sf/lf/cf)	Condition G, D, or SD	Notes
P	4" Br Cove Base + Mast	E Annex 1	48	401f	G-D	
		Centr Basement, outside Bfloor	49			
		" , outside East door	50			
Q	6" Br Cove Base + Mast	Base Boiler Rm, SE	51	25lf	G	Boiler Rm. only
		↓ , W	52			
		, N	53			
R	9x9 VFT Pink w/ wh Fleck	E Annex 1 S	54	450sf	G-D	E annex 1 floor
		Mid	55			
		N	56			
S	12x12 VFT Tan/White	E Annex 1, S	57	75sf	G	replacement tiles in E annex 1
		Mid	58			
		N	59			
T	12x12 ACT (East Annex)	E Annex 1, SW corn	60	550sf	G	Ceiling only
		, Mid Wall	61			
		, NW corner	62			
3/4/5 U	Drywall (East Annex)	Above counter E annex	63	200sf	G	
		↓	64			
			65			
6/7/8 V	Skim Coat (Library)	SE Corner, 1st Fl Library	66	750sf	G-most	Samples in damged area.
			67		D-SE corner	
		↓	68			
W	9x9 VFT Maroon-/Blk Fleck	West Service Hall	69	250+	G-SD	
		Main Landing	70			
		North West Bed	71			

Terracon

9B-10386

FIELD WORKSHEET

Project Name: Dillon House Functional Space/Name:

Location: Topeka, KS Project No. 14097028

Sampled by (sign legibly): Dane Bailey Date: 8-18-09 → 8-19-09

HA #	Material	Sample Location	Sample I.D. No.	Quantity (sf/lf/cf)	Condition G, D, or SD	Notes
X	2×2 ACT	SE Corn - Music Rm	72	1200sf	G / D	SWD in SE corner of the music Rm
		E wall - Dining Rm	73			Music & Dining Rm
		NW corner - Dining Rm	74			
Y	9×9 VFT br w/Ye Fleck	West Serv. Hall	75	50+	G → D	W. Serv. Hall, Vault 1, Main Landing, NW Bed, SE Bed,
		Main Landing	76			
		North West Bed	77			
Z	10×24 VFT Br (border)	West Serv. Hall	78	75+	G → D	Borders w/ W & T VFT
		Main Landing	79			
		SE BED - NE corner	80			
AA	2×4 ACT F&H (1ST floor)	Spare - W Serv Hall	81	250sf	G	W. Serv. Hall only
		W. Serv Hall mid	82			
		W. Serv Hall E	83			
BB	Vinyl Stair Coverings	1st to Landing	84	200sf	G	Main staircase
		spare - Landing	85			
		Landing to 2nd	86			
2nd CC	Subfloor roofing felt (under tile)	South East Bed	87	?	G - D	some deterioration
		West Serv Hall (2nd)	88			
		West Bed (2nd)	89			
DD	9×9 VFT Br w/thin tan Fleck	West Serv Hall (2nd)	90	200sf	D	water damage & deterioration
		"	91			
		Porch 2	92			
EE	9×9 VFT Tan w/thin br Fleck	West Serv Hall (2nd)	93	200sf	D	
		"	94			
		Porch 2	95			

1:20 1:22

5

Terracon

9B-103880

FIELD WORKSHEET

Project Name: Dillon House Functional Space/Name:

Location: Topeka, KS Project No. 14097028

Sampled by (sign legibly): Dane Bailey Date: 8-18-09 → 8-19-09

HA #	Material	Sample Location	Sample I.D. No.	Quantity (sf/lf/cf)	Condition G, D, or SD	Notes
FF	Vinyl Sheet Flooring - Gold	Mens Bath (2nd), SE	96	50sf	G	
		" , SW	97			
		" , NW	98			
GG	(Plaster Coat) ~~Ceiling~~ Coat Plaster ~~Finish~~	SE Corner - Music Rm	99	1200+	G, SD, D	Surfacing on original plaster
		Ewall ceiling - Dining Rm	100			
		NW corn - Dining Rm	101			
HH	Ceiling Fiber board	SE Corner - Music Rm	102	250sf ~	D (mech removal)	Located around walls above drop ceiling in Music / Dining Rm. (used to cover white ceiling)
		Ewall Ceil - Ding Rm	103			
		NW Corner - Dining Rm	104			
II	Patch Plaster	SE wall ceil - Dining Rm	105	25sf	G	white plaster, used to patch locations where beams cross wall
		" - ~~Not~~	106			
		" - S	107			
GG	Same as GG	West Serv Hall	108			
		East Annex 2	109			
		~~East Bath (2)~~				
JJ	Gold VFT inlay (accent band)	~~S~~E Bed	110	15sf	G	
		↓	111			
			112			
KK	felt under wood floor	NE Bed	113		G → D?	samples of opportunity - Engineer looking at structure of floor
		↓	114			
			115			
LL	Blue 9x9 VFT	NE Base - W wall	116	750sf	G-D	under carpet in NE base. - used as extra tile in couple other locations - can't see all cond.
		West Base 1 - Edoorway	117			
		West Bed - 2nd Fl	118			

98-10386

Terracon

FIELD WORKSHEET

Project Name: Dillon House Functional Space/Name: /

Location: Topeka, KS Project No. 14097028

Sampled by (sign legibly): Dane Bailey Date: 8-18-09 → 8-19-09

	HA #	Material	Sample Location	Sample I.D. No.	Quantity (sf/lf/cf)	Condition G, D, or SD	Notes
✓	MM	Pink Drywall + Joint Compd Base	Base Bath 2 / NE Cent. Base - top - bot	119 / 120 / 121	40sf?	G	used in small patches & dividers
✓	NN	Grey TSI	NE corner of NE Base	122 / 123 / 124	about 10lf obs	G-D	two sizes, same material - some minor w/D
✓	OO	Lt Br Glue Dots	W serv Hall (2) / Porch 2	125 / 126 / 127	ceilings: walls of approx 300sf	G-D	mainly deterioration
9 10 ✓ 11	PP	Black 9x9 VFT w/ Yellow Fleck	East Bath (2nd Fl)	128 / 129 / 130	75sf	G-D	East Bath 2nd Floor
	QQ	~~Black 9x9 VFT w/ splotches~~		131 / ~~132~~ / 133			1st Floor Bath - Assume ← (<10')
12 13 14	RR	6" Black Cove Base	East Bath (2nd Fl)	134 / 135 / 136	50lf	G → brittle	East Bath 2nd Floor
15 16 17	SS	Sealant (Front Porch)	Front Porch - Ground level	137 / 138 / 139	20lf	G	Ok Gr, fill'y crack around perimeter of w/side of front porch
18 19 20	TT	Drywall - JC - Texturing	Outside 1st Fl Bath	140 / 141 / 142	Drywall = 300sf; Texturing = 1250sf	G	Texture on both drywall & plaster

9B-10386

Terracon

FIELD WORKSHEET

Project Name: Dillon House Functional Space/Name: ✓

Location: Topeka, KS Project No. 14097028

Sampled by (sign legibly): Dane Farley Date: 8-20-09

	HA #	Material	Sample Location	Sample I.D. No.	Quantity (sf/lf/cf)	Condition G, D, or SD	Notes
21 22 23	UU	Wall Texturing	1st Floor Bath ↓	143 144 145	250sf	G	inside 1st Floor Bath
24 25 ✓	GG	Plaster Coat (Same as CC)	East Bath (2) Hall (3rd)	146 147			
26 ✓	C	Plaster (Same as C)	3rd Fl - Laundry Chute?	148			
27 28 29	VV	2nd Floor Drywall	Stairs - N Serv. Hall (2) W wall - East Bed (2) SW wall - North East Bed (4)	149 150 151			
	~~WW~~	~~3rd Floor Drywall~~		152 153 154			
30 31 32 ✓	XX	Yellow Vinyl Sheet flooring	Woman's Bath - 2nd ↓	155 156 157	100sf	G-D	some water damage
33 34 35	YY	3rd Floor Skylight Patch	Hiram's Library Hall Hiram's Library (NE)	158 159 160	100sf	G-D	plaster ; skim coat - skim coat delaminating
36 37 ✓ 38	ZZ	Joint Compound / Paint?	Linen Room (3) ↓	161 162 163	150sf	G-D	applied along wall ; ceiling cracks - flaking in some locations
				164			

C Plaster DB next pg.

8

9B-10386

Terracon

FIELD WORKSHEET

Project Name: Dillon House Functional Space/Name: /

Location: Topeka, KS Project No. 14097028

Sampled by (sign legibly): Dane Baty Date: 8-20-09

	HA #	Material	Sample Location	Sample I.D. No.	Quantity (sf/lf/cf)	Condition G, D, or SD	Notes
39	C	Plaster (cont.)	3rd Fl Hall (ceiling note)	164			
40 41 42	AAA	Ceiling board (drywall?)	3rd Fl Hall (ceiling note) ↓	165 166 167	100sf	SD	Patch material?
43 44 45	BBB	Exterior Window Caulking	Rear of house - mid-E " - E Front of house - mid-E	168 169 170	150lf	SD	only on some windows - removed from some; replaced (flexible)
46 47 48	CCC	Stair cover mastic	Main Stair Case ↓	171 172 173	200sf	G	

PLM Summary Report

Steve Moody Micro Services, LLC
2051 Valley View Lane
Farmers Branch, TX 75234 (Phone 972-241-8460)

NVLAP Lab No. 102056
TDSHS License No. 30-0084

Client : Terracon - Topeka, KS
Project : Dillon House
Project # : 14097028 Sample Date : 08/20/2009
Identification : Asbestos, Bulk Sample Analysis
Test Method : Polarized Light Microscopy / Dispersion Staining (PLM/DS)
EPA Method 600 / R-93 / 116

Lab Job No. : 09B-10386
Report Date : 08/24/2009

On 8/21/2009, forty eight (48) bulk material samples were submitted by Dane Bailey of Terracon - Topeka, KS for asbestos analysis by PLM/DS. The PLM Detail Report is attached; additional information may be found therein. The results are summarized below:

Sample Number	Client Sample Description / Location	Asbestos Content
10	Wall Plaster (Original), East Bath (2)	None Detected - Plaster
11	Wall Plaster (Original), West Hall (2)	None Detected - Plaster
63	Drywall, East Annex, Above Counter	None Detected - Drywall Material None Detected - Texture / Joint Cmpd
64	Drywall, East Annex, Above Counter	None Detected - Drywall Material None Detected - Texture / Joint Cmpd
65	Drywall, East Annex, Above Counter	None Detected - Drywall Material None Detected - Texture / Joint Cmpd
66	Skim Coat, 1st Floor, Library, Southeast Corner	None Detected - Skim Coat
67	Skim Coat, 1st Floor, Library, Southeast Corner	None Detected - Skim Coat
68	Skim Coat, 1st Floor, Library, Southeast Corner	None Detected - Skim Coat
128	9 x 9 Vinyl Floor Tile (Black with Yellow Fleck), East Bath (2nd Floor)	2% Chrysotile - Floor Tile 5% Chrysotile - Brown Mastic
129	9 x 9 Vinyl Floor Tile (Black with Yellow Fleck), East Bath (2nd Floor)	Not Analyzed - Positive Stop
130	9 x 9 Vinyl Floor Tile (Black with Yellow Fleck), East Bath (2nd Floor)	Not Analyzed - Positive Stop
134	6" Cove Base (Black), East Bath (2nd Floor)	10% Chrysotile - Cove Base 5% Chrysotile - Black Mastic
135	6" Cove Base (Black), East Bath (2nd Floor)	10% Chrysotile - Cove Base 5% Chrysotile - Black Mastic
136	6" Cove Base (Black), East Bath (2nd Floor)	10% Chrysotile - Cove Base 5% Chrysotile - Black Mastic
137	Sealant, Front Porch, Ground Level	20% Chrysotile - Sealant None Detected - Paint
138	Sealant, Front Porch, Ground Level	20% Chrysotile - Sealant None Detected - Paint

PLM Summary Report

Steve Moody Micro Services, LLC
2051 Valley View Lane
Farmers Branch, TX 75234 (Phone 972-241-8460)

NVLAP Lab No. 102056
TDSHS License No. 30-0084

Client : Terracon - Topeka, KS
Project : Dillon House
Project # : 14097028 Sample Date : 08/20/2009
Identification : Asbestos, Bulk Sample Analysis
Test Method : Polarized Light Microscopy / Dispersion Staining (PLM/DS)
EPA Method 600 / R-93 / 116

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On 8/21/2009, forty eight (48) bulk material samples were submitted by Dane Bailey of Terracon - Topeka, KS for asbestos analysis by PLM/DS. The PLM Detail Report is attached; additional information may be found therein. The results are summarized below:

Sample Number	Client Sample Description / Location	Asbestos Content
139	Sealant, Front Porch, Ground Level	20% Chrysotile - Sealant None Detected - Paint
140	Drywall, Joint Compound, Texturing, Outside, 1st Floor Bath	None Detected - Drywall Material None Detected - Texture / Joint Cmpd
141	Drywall, Joint Compound, Texturing, Outside, 1st Floor Bath	None Detected - Drywall Material None Detected - Texture / Joint Cmpd
142	Drywall, Joint Compound, Texturing, Outside, 1st Floor Bath	None Detected - Drywall Material None Detected - Texture / Joint Cmpd
143	Wall Texturing, 1st Floor Bath	None Detected - Texture
144	Wall Texturing, 1st Floor Bath	None Detected - Drywall Material None Detected - Texture
145	Wall Texturing, 1st Floor Bath	None Detected - Drywall Material None Detected - Texture
146	Plaster Coat, East Bath (2)	None Detected - Grey Plaster None Detected - White Plaster
147	Plaster Coat, Hall (3rd)	None Detected - Grey Plaster None Detected - White Plaster
148	Plaster, 3rd Floor, Laundry Chute	None Detected - Grey Plaster
149	Drywall, 2nd Floor, Stairs, West Service Hall	None Detected - Drywall Material None Detected - Texture
150	Drywall, 2nd Floor, South Wall, East Bed	None Detected - Drywall Material None Detected - Texture
151	Drywall, 2nd Floor, Southwest Wall, Northeast Bed	None Detected - Drywall Material None Detected - Acoustic Plaster None Detected - Texture
155	Vinyl Sheet Flooring (Yellow), Women's Bath, 2nd	None Detected - Sheet Flooring 45% Chrysotile - Fiber Backing

PLM Summary Report

Steve Moody Micro Services, LLC
2051 Valley View Lane
Farmers Branch, TX 75234 (Phone 972-241-8460)

NVLAP Lab No. 102056
TDSHS License No. 30-0084

Client : Terracon - Topeka, KS
Project : Dillon House
Project # : 14097028 Sample Date : 08/20/2009
Identification : Asbestos, Bulk Sample Analysis
Test Method : Polarized Light Microscopy / Dispersion Staining (PLM/DS)
EPA Method 600 / R-93 / 116

Lab Job No. : 09B-10386
Report Date : 08/24/2009

On 8/21/2009, forty eight (48) bulk material samples were submitted by Dane Bailey of Terracon - Topeka, KS for asbestos analysis by PLM/DS. The PLM Detail Report is attached; additional information may be found therein. The results are summarized below:

Sample Number	Client Sample Description / Location	Asbestos Content
156	Vinyl Sheet Flooring (Yellow), Women's Bath, 2nd	None Detected - Sheet Flooring 45% Chrysotile - Fiber Backing None Detected - Wood Backing
157	Vinyl Sheet Flooring (Yellow), Women's Bath, 2nd	None Detected - Sheet Flooring 45% Chrysotile - Fiber Backing None Detected - Wood Backing
158	Skylight Patch, 3rd Floor, Hiram's Library	None Detected - Acoustic Plaster None Detected - Texture
159	Skylight Patch, 3rd Floor, Hall	None Detected - Acoustic Plaster None Detected - Texture
160	Skylight Patch, 3rd Floor, Hiram's Library (Northeast)	None Detected - Acoustic Plaster None Detected - Texture
161	Joint Compound / Paint, Linen Room (3)	None Detected - Joint Compound None Detected - Paint
162	Joint Compound / Paint, Linen Room (3)	None Detected - Joint Compound None Detected - Paint
163	Joint Compound / Paint, Linen Room (3)	None Detected - Joint Compound None Detected - Paint
164	Plaster, 3rd Floor Hall (Ceiling Hole)	None Detected - Plaster
165	Ceiling Board, 3rd Floor Hall (Ceiling Hole)	None Detected - Drywall Material None Detected - DW Paper Facing
166	Ceiling Board, 3rd Floor Hall (Ceiling Hole)	None Detected - Drywall Material None Detected - DW Paper Facing
167	Ceiling Board, 3rd Floor Hall (Ceiling Hole)	None Detected - Drywall Material None Detected - DW Paper Facing
168	Exterior Window Caulking, Rear of House, Middle, East	2% Chrysotile - Caulking
169	Exterior Window Caulking, Rear of House, East	None Detected - Caulking
170	Exterior Window Caulking, Front of House, Middle, East	None Detected - Caulking

PLM Summary Report

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Client : Terracon - Topeka, KS
Project : Dillon House
Project # : 14097028 Sample Date : 08/20/2009
Identification : Asbestos, Bulk Sample Analysis
Test Method : Polarized Light Microscopy / Dispersion Staining (PLM/DS)
EPA Method 600 / R-93 / 116

Lab Job No. : 09B-10386
Report Date : 08/24/2009

On 8/21/2009, forty eight (48) bulk material samples were submitted by Dane Bailey of Terracon - Topeka, KS for asbestos analysis by PLM/DS. The PLM Detail Report is attached; additional information may be found therein. The results are summarized below:

Sample Number	Client Sample Description / Location	Asbestos Content
171	Stair Cover Mastic, Main Staircase	None Detected - Brown Mastic
172	Stair Cover Mastic, Main Staircase	None Detected - Brown Mastic
173	Stair Cover Mastic, Main Staircase	None Detected - Brown Mastic

These samples were analyzed by layers. Quantification, unless otherwise noted, is performed by calibrated visual estimate. Results may not be reproduced except in full. This test report relates only to the samples tested. These test results do not imply endorsement by NVLAP or any agency of the U.S. Government. Accredited by the National Voluntary Laboratory Accreditation Program for Bulk Asbestos Fiber Analysis under Lab Code 102056.

Analyst(s): Debra O'Sullivan
Lab Manager : Bruce Crabb
Lab Director : Steve Moody

Approved Signatory : Bruce Crabb
Approved Signatory : Steve Moody

Thank you for choosing Steve Moody Micro Services

Steve Moody Micro Services, LLC
2051 Valley View Lane
Farmers Branch, TX 75234

PLM Detail Report

Supplement to PLM Summary Report

NVLAP Lab No. 102056
TDSHS License No. 30-0084

Client : Terracon - Topeka, KS
Project : Dillon House
Project # : 14097028

Lab Job No. : 09B-10386
Report Date : 08/24/2009

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
10	Plaster (Grey)	100%	Aggregate	65%	08/21	DO
			Calcite / Binders	35%		
11	Plaster (Grey)	100%	Hair Fibers	2%	08/21	DO
			Aggregate	63%		
			Calcite / Binders	35%		
63	Drywall Material (White)	85%	Cellulose Fibers	5%	08/21	DO
			Gypsum / Binders	95%		
	DW Paper Facing (Tan)	5%	Cellulose Fibers	100%		
	Texture / Joint Cmpd (White)	10%	Calcite / Talc / Binders	100%		
64	Drywall Material (White)	85%	Cellulose Fibers	5%	08/21	DO
			Gypsum / Binders	95%		
	DW Paper Facing (Tan)	5%	Cellulose Fibers	100%		
	Texture / Joint Cmpd (White)	10%	Calcite / Talc / Binders	100%		
65	Drywall Material (White)	90%	Cellulose Fibers	5%	08/21	DO
			Gypsum / Binders	95%		
	DW Paper Facing (Tan)	5%	Cellulose Fibers	100%		
	Texture / Joint Cmpd (White)	5%	Calcite / Talc / Binders	100%		
66	Skim Coat (White)	100%	Calcite / Talc / Binders	100%	08/21	DO
67	Skim Coat (White)	100%	Calcite / Talc / Binders	100%	08/21	DO
68	Skim Coat (White)	100%	Calcite / Talc / Binders	100%	08/21	DO
128	Floor Tile (Black)	95%	Chrysotile	2%	08/21	DO
			Calcite / Vinyl Binders	98%		
	Brown Mastic (Yellow)	5%	Chrysotile	5%		
			Glue Binders	95%		
129	Not Analyzed - Positive Stop	100%			08/21	DO
130	Not Analyzed - Positive Stop	100%			08/21	DO

Steve Moody Micro Services, LLC
2051 Valley View Lane
Farmers Branch, TX 75234

PLM Detail Report

Supplement to PLM Summary Report

NVLAP Lab No. 102056
TDSHS License No. 30-0084

Client : Terracon - Topeka, KS
Project : Dillon House
Project # : 14097028

Lab Job No. : 09B-10386
Report Date : 08/24/2009

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
134	Cove Base (Black)	99%	Chrysotile	10%	08/21	DO
			Calcite / Vinyl Binders	90%		
	Black Mastic (Black)	1%	Chrysotile	5%		
			Tar Binders	95%		
135	Cove Base (Black)	99%	Chrysotile	10%	08/21	DO
			Calcite / Vinyl Binders	90%		
	Black Mastic (Black)	1%	Chrysotile	5%		
			Tar Binders	95%		
136	Cove Base (Black)	99%	Chrysotile	10%	08/21	DO
			Calcite / Vinyl Binders	90%		
	Black Mastic (Black)	1%	Chrysotile	5%		
			Tar Binders	95%		
137	Sealant (Black)	98%	Chrysotile	20%	08/21	DO
			Tar Binders	80%		
	Paint (Red)	2%	Pigment / Binders	100%		
138	Sealant (Black)	98%	Chrysotile	20%	08/21	DO
			Tar Binders	80%		
	Paint (Red)	2%	Pigment / Binders	100%		
139	Sealant (Black)	98%	Chrysotile	20%	08/21	DO
			Tar Binders	80%		
	Paint (Red)	2%	Pigment / Binders	100%		
140	Drywall Material (White)	90%	Cellulose Fibers	5%	08/21	DO
			Gypsum / Binders	95%		
	DW Paper Facing (Tan)	5%	Cellulose Fibers	100%		
	Texture / Joint Cmpd (White)	5%	Calcite / Talc / Binders	100%		
141	Drywall Material (White)	85%	Cellulose Fibers	5%	08/21	DO
			Gypsum / Binders	95%		
	DW Paper Facing (Tan)	5%	Cellulose Fibers	100%		
	Texture / Joint Cmpd (White)	10%	Calcite / Talc / Binders	100%		

Steve Moody Micro Services, LLC
2051 Valley View Lane
Farmers Branch, TX 75234

PLM Detail Report

Supplement to PLM Summary Report

NVLAP Lab No. 102056
TDSHS License No. 30-0084

Client : Terracon - Topeka, KS
Project : Dillon House
Project # : 14097028

Lab Job No. : 09B-10386
Report Date : 08/24/2009

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
142	Drywall Material (White)	85%	Cellulose Fibers	5%	08/21	DO
			Gypsum / Binders	95%		
	DW Paper Facing (Tan)	5%	Cellulose Fibers	100%		
	Texture / Joint Cmpd (White)	10%	Calcite / Talc / Binders	100%		
143	Texture (White)	100%	Calcite / Talc / Binders	100%	08/22	DO
144	Drywall Material (White)	35%	Cellulose Fibers	5%	08/22	DO
			Gypsum / Binders	95%		
	DW Paper Facing (Tan)	30%	Cellulose Fibers	100%		
	Texture (White)	35%	Calcite / Talc / Binders	100%		
145	Drywall Material (White)	15%	Cellulose Fibers	5%	08/22	DO
			Gypsum / Binders	95%		
	DW Paper Facing (Tan)	30%	Cellulose Fibers	100%		
	Texture (White)	55%	Calcite / Talc / Binders	100%		
146	Grey Plaster (Grey)	75%	Aggregate	65%	08/22	DO
			Calcite / Binders	35%		
	White Plaster (White)	25%	Aggregate	65%		
			Calcite / Binders	35%		
147	Grey Plaster (Grey)	40%	Cellulose Fibers	1%	08/22	DO
			Aggregate	64%		
			Calcite / Binders	35%		
	White Plaster (White)	60%	Calcite / Binders	100%		
148	Grey Plaster (Grey)	100%	Cellulose Fibers	1%	08/22	DO
			Aggregate	64%		
			Calcite / Binders	35%		
149	Drywall Material (Tan)	90%	Cellulose Fibers	2%	08/22	DO
			Gypsum / Binders	98%		
	Texture (White)	10%	Calcite / Talc / Binders	100%		

Steve Moody Micro Services, LLC
2051 Valley View Lane
Farmers Branch, TX 75234

PLM Detail Report

Supplement to PLM Summary Report

NVLAP Lab No. 102056
TDSHS License No. 30-0084

Client : Terracon - Topeka, KS
Project : Dillon House
Project # : 14097028

Lab Job No. : 09B-10386
Report Date : 08/24/2009

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
150	Drywall Material (White)	50%	Glass Wool Fibers	2%	08/22	DO
			Cellulose Fibers	1%		
			Gypsum / Binders	97%		
	DW Paper Facing (Tan)	5%	Cellulose Fibers	100%		
	Texture (White)	45%	Calcite / Talc / Binders	100%		
151	Drywall Material (White)	25%	Cellulose Fibers	5%	08/22	DO
			Gypsum / Binders	95%		
	DW Paper Facing (Tan)	5%	Cellulose Fibers	100%		
	Acoustic Plaster (Off-White)	35%	Perlite	75%		
			Gypsum / Binders	25%		
	Texture (White)	35%	Calcite / Talc / Binders	100%		
155	Sheet Flooring (Light Tan)	50%	Synthetic Foam	70%	08/22	DO
			Vinyl Binders	30%		
	Fiber Backing (Light Grey)	50%	Chrysotile	45%		
			Cellulose Fibers	30%		
			Binders / Fillers	25%		
156	Sheet Flooring (Light Tan)	50%	Synthetic Foam	70%	08/22	DO
			Vinyl Binders	30%		
	Fiber Backing (Light Grey)	45%	Chrysotile	45%		
			Cellulose Fibers	30%		
			Binders / Fillers	25%		
	Wood Backing (Brown)	5%	Cellulose Fibers	100%		
157	Sheet Flooring (Light Tan)	50%	Synthetic Foam	70%	08/22	DO
			Vinyl Binders	30%		
	Fiber Backing (Light Grey)	45%	Chrysotile	45%		
			Cellulose Fibers	30%		
			Binders / Fillers	25%		
	Wood Backing (Brown)	5%	Cellulose Fibers	100%		

Steve Moody Micro Services, LLC
2051 Valley View Lane
Farmers Branch, TX 75234

PLM Detail Report

Supplement to PLM Summary Report

NVLAP Lab No. 102056
TDSHS License No. 30-0084

Client : Terracon - Topeka, KS
Project : Dillon House
Project # : 14097028

Lab Job No. : 09B-10386
Report Date : 08/24/2009

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
158	Acoustic Plaster (Off-White)	50%	Perlite	75%	08/22	DO
			Gypsum / Binders	25%		
	Texture (White)	50%	Calcite / Talc / Binders	100%		
159	Acoustic Plaster (Off-White)	50%	Perlite	75%	08/22	DO
			Gypsum / Binders	25%		
	Texture (White)	50%	Calcite / Talc / Binders	100%		
160	Acoustic Plaster (Off-White)	50%	Perlite	75%	08/22	DO
			Gypsum / Binders	25%		
	Texture (White)	50%	Calcite / Talc / Binders	100%		
161	Joint Compound (White)	10%	Calcite / Talc / Binders	100%	08/22	DO
	Paint (Tan)	90%	Pigment / Binders	100%		
162	Joint Compound (White)	10%	Calcite / Talc / Binders	100%	08/22	DO
	Paint (Tan)	90%	Pigment / Binders	100%		
163	Joint Compound (White)	10%	Calcite / Talc / Binders	100%	08/22	DO
	Paint (Tan)	90%	Pigment / Binders	100%		
164	Plaster (Grey)	100%	Aggregate	65%	08/22	DO
			Calcite / Binders	35%		
165	Drywall Material (Off-White)	95%	Cellulose Fibers	5%	08/22	DO
			Gypsum / Binders	95%		
	DW Paper Facing (Tan)	5%	Cellulose Fibers	100%		
166	Drywall Material (Off-White)	95%	Cellulose Fibers	5%	08/22	DO
			Gypsum / Binders	95%		
	DW Paper Facing (Tan)	5%	Cellulose Fibers	100%		
167	Drywall Material (Off-White)	95%	Cellulose Fibers	5%	08/22	DO
			Gypsum / Binders	95%		
	DW Paper Facing (Tan)	5%	Cellulose Fibers	100%		
168	Caulking (White)	100%	Chrysotile	2%	08/22	DO
			Binders / Fillers	98%		

Steve Moody Micro Services, LLC
2051 Valley View Lane
Farmers Branch, TX 75234

PLM Detail Report

Supplement to PLM Summary Report

NVLAP Lab No. 102056
TDSHS License No. 30-0084

Client : Terracon - Topeka, KS
Project : Dillon House
Project # : 14097028

Lab Job No. : 09B-10386
Report Date : 08/24/2009

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
169	Caulking (White)	100%	Calcite	50%	08/22	DO
			Binders / Fillers	50%		
170	Caulking (Light Tan)	100%	Cellulose Fibers	25%	08/22	DO
			Calcite	25%		
			Binders / Fillers	50%		
171	Brown Mastic (Brown)	100%	Glue Binders	100%	08/22	DO
172	Brown Mastic (Brown)	100%	Glue Binders	100%	08/22	DO
173	Brown Mastic (Brown)	100%	Glue Binders	100%	08/22	DO

[redacted] all Vinyl Floor Tile (pink highlighter)
If mastic is negative, keep analyzing mastic until positive. Call if questions.

Steve Moody SMMS Micro Services

Asbestos Chain of Custody

STANDARD

Page 1 of 1

PLM-Bulk: ☐ 1 day ♦ ☐ 2 day ♦ ☐ 3 day ♦ ☐ 5 day
☐ Immediate (Call for quote)
☒ ANALYZE ALL ♦ ☒ [redacted] STOP *

PCM-Air: ☐ 1 day ♦ ☐ 2 day ♦ ☐ 5 day
TEM-Air: ☐ 6 hr ♦ ☐ 12 hr ♦ ☐ 24 hr
TEM-Bulk/Wipe/MVac: ☐ 24 hr ♦ ☐ 48 hr ♦ ☐ 72 hr
TEM-7402/Modified: ☐ 24 hr ♦ ☐ 48 hr ♦ ☐ 72 hr

Lab Job# 9B-10320
Lab Job# pcm116
Lab Job#

Please call in advance for after-hour & weekend analysis

Company Name and City: Terracon, Topeka, KS
Submitter's Name: Dane Bailey
Sample date: 8-18/19-2009
P.O. No:
Project: Dillon House
Project No: 14097028

Contact Information: Name: Dane Bailey
Phone #: 785-267-3310
E-mail: (address): dgbailey@terracon.com
Mobile #: 785-925-0957
Hard copy: (address): 3113 SW Van Buren St., Topeka, KS 66611
Fax #: 785-267-3882
Invoice Address (if different):

*** Please review paperwork and samples before submitting to lab. Uncontained / improperly packaged samples or excessive administrative requests may incur additional fees. ***

Sample No.	Sample Description	Vol. / Area	Location / Notes
A1 → C9	See Field Worksheet		
D12 → I29			
K33 → T62			
W69 → DD127			
Positive =	E15+17, G21 → 23, H24 → I29, R54+56,		
Stop	W69 → 71, Y75 → Z80, DD90 → EE95,		
	JJ110 → 112, LL116 → 118		

Released by:	Date/Time:	Received By:	Date/Time:
Dane Bailey	8-19-09 / 5:00pm	Via Fedex	8-20-09/8:45
Released by:	Date/Time:	Received By:	Date/Time:

Notes:

Josh 12/1-17/10

Dane Bailey

1

9B-10320

Terracon

FIELD WORKSHEET

Project Name: Dillon House

Functional Space/Name: /

Location: Topeka, KS

Project No. 140977028

Sampled by (sign legibly): Dane Bailey

Date: 8-18-09

HA #	Material	Sample Location	Sample I.D. No.	Quantity (sf/lf/cf)	Condition G, D, or SD	Notes
A	Accoustical Tiles 12x12	SE Basement - S wall	1	Walls & Ceilings of entire 500sf	G-D	Some water Damage
		SE Basement - Ceiling	2			
		W Serv Hall (2nd)	3			
B	AT Br Glue Dots	W Serv Hall ceil - mid	4	↓	G-D	Located SE Base & 2nd Floor Porch; W Serv Hall
		SE Base - SW wall	5			
		W Serv Hall (2nd)	6			
C	Wall Plaster (original)	SE corner - Music Rm	7			
		SE Basement Ceiling	8			
		E Annex 2	9			
			10			
			11			
D	Black Cove Base & Mastic	NE Base - W wall	12	250 lf	G-D	some water damage - brittle
		Cent Base - NW wall	13			
		Cent Base - SE wall	14			
E	9x9 VFT Br w/ Rd Fleck	Skycorn - Cent Base	15	1000sf	D	Cent. Base, Base Kitchen, Boiler Rm (water damage)
		NE, Cent Base	16			
		Base Kitchen	17			
F	Drywall (White Basement) + Joint Compound	Boiler Rm N wall	18	750sf?	G	
		Boiler Rm S wall	19			
		Janitors closet (Base)	20			
G	9x9 VFT Grey w/ tan Fleck	W. Base 1	21	250sf	D	West Basement 1, Base Bath 1 - water damage
		W. Base 1 (S)	22			
		Base Bath 1	23			

Dane Bailey

2

Terracon

9B-10320

FIELD WORKSHEET

Project Name: Dillon House Functional Space/Name:

Location: Topeka, KS Project No. 14097028

Sampled by (sign legibly): Dane Bailey Date: 8-18-09 → 8-19-09

	HA #	Material	Sample Location	Sample I.D. No.	Quantity (sf/lf/cf)	Condition G, D, or SD	Notes
22	H	9x9 VFT Tan w/ Bl Fleck	Base Bath 2, E	24	50 sf	G-D	some water damage. - Base Bath 2 only
23			Mid	25			
24			W	26			
25	I	9x9 VFT Gr Br w/ Tan Fleck	Base West Serv Hall, E	27	250 sf+ 1000 sf = 1250	G-D	some water damage - Base w Serv Hall : Both only
26			Mid	28			
27			V. Base 2, SE corn	29			↳ under carpet in V. Base 2 (1000 sf)
	J	~~Carpet Mastic~~ Basement		30			
				31			
				32			
28	K	TSI thick run	Vault B	33			cloth covering on pipe over TSI. paper inside
29			Vault B	34			
30			Cent Base NE	35	100-1000?	G-SD	
31	L	TSI Thick joint	Vault B	36	10+ observed	G-SD	white friable - Vault B completely comby apart
32			Cent Base SE	37			
33			Cent Base NE	38			
34	M	TSI Thin Elbow	Boiler Rm	39	Observed 12+ elbows	G-D	white friable some minor water, deterioration
35			↓	40			
36			Cent Base (SE)	41			
37	N	TSI Thin Corrugated	Cent Base SE	42	100-1000?	G-D	Cloth wrapped corrugated paper mainly good shape
38			Cent Base NW	43			
39			Boiler Rm	44			
40	O	TSI Thin Run	Boiler Rm	45	100-1000lf?	G-D	- Paper wrapped Fiberglass w/ white endcap - no interior paper some deterioration
41			↓	46			
42				47			

Dane Bailey 3

Terracon

9B-10320

FIELD WORKSHEET

Project Name: Dillon House Functional Space/Name: —

Location: Topeka, KS Project No. 14097028

Sampled by (sign legibly): Dane Bailey Date: 8-18-09 → 8-19-09

	HA #	Material	Sample Location	Sample I.D. No.	Quantity (sf/lf/cf)	Condition G, D, or SD	Notes
43	P	4" Br Cove Base + Mast	E Annex 1	48	40lf	G-D	
44			Centr Basement, outside Bhoiler	49			
45			" , outside East door	50			
46	Q	6" Br Cove Base + Mast	Base Boiler Rm, SE	51	25lf	G	Boiler Rm. only
47			↓ , W	52			
48			, N	53			
49	R	9x9 VFT Pink w/ wh Fleck	E Annex 1 S	54	450sf	G-D	E annex 1 floor
50			Mid	55			
51			↓ N	56			
52	S	12x12 VFT Tan/White	E Annex 1, S	57	75sf	G	replacement tiles in E annex 1
53			Mid	58			
54			↓ N	59			
55	T	12x12 ACT (East Annex)	E Annex 1, SW corn	60	550sf	G	Ceiling only
56			, Mid Wall	61			
57			↓ , NW corner	62			
	U	Drywall (East Annex)		63			
				64			
				65			
	V	Skim Coat (Library)		66			
				67			
				68			
58	W	9x9 VFT Maroon-/Blk Fleck	West Service Hall	69	250+	G-SD	
59			Main Landing	70			
60			North West Bed	71			

Terracon

9B-10320

FIELD WORKSHEET

Project Name: Dillon House Functional Space/Name: ✓

Location: Topeka, KS Project No. 14097028

Sampled by (sign legibly): Dane Darby Date: 8-18-09 → 8-19-09

	HA #	Material	Sample Location	Sample I.D. No.	Quantity (sf/lf/cf)	Condition G, D, or SD	Notes
61	X	2×2 ACT	SE Corn - Music Rm	72	1200sf	G / D	pwD in SE corner of the music Rm
62			E wall - Dining Rm	73			Music & Dining Rm
63			NW corner - Dining Rm	74			
64	Y	9×9 VFT br w/ Ye Fleck	West Serv. Hall	75	50+	G → D	W. Serv. Hall, Vault 1, Main Landing,
65			Main Landing	76			NW Bed, SE Bed,
66			North West Bed	77			
67	Z	10×24 VFT Br (border)	West Serv. Hall	78	75+	G → D	Borders w/ W & Y VFT
68			Main Landing	79			
69			SE BED - NE corner	80			
70	AA	2×4 ACT F & H (1ST Floor)	Spare - W Serv Hall	81	250sf	G	W. Serv. Hall only
71			W. Serv Hall mid	82			
72			W. Serv Hall E	83			
73	BB	Vinyl Stair Coverings	1st to Landing	84	200sf	G	Main staircase
74			spare - Landing	85			
75			Landing to 2nd	86			
76	CC	Subfloor roofing felt (under tile)	South East Bed	87	?	G - D	some deterioration
77			West Serv Hall (2nd)	88			
78			West Bed (2nd)	89			
79	DD	9×9 VFT Br w/ thin tan Fleck	West Serv Hall (2nd)	90	200sf	D	water damage & deterioration
80			"	91			
81			Porch 2	92			
82	EE	9×9 VFT Tan w/ thin br Fleck	West Serv Hall (2nd)	93	200sf	D	
83			"	94			
84			Porch 2	95			

1:20 1:22 5

Terracon

98-10320

FIELD WORKSHEET

Project Name: Dillon House Functional Space/Name: /

Location: Topeka, KS Project No. 14097028

Sampled by (sign legibly): Dane Bailey Date: 8-18-09 → 8-19-09

	HA #	Material	Sample Location	Sample I.D. No.	Quantity (sf/lf/cf)	Condition G, D, or SD	Notes
85	FF	Vinyl Sheet Flooring - Gold	Mens Bath (2nd), SE	96	50sf	G	
86			↓ SW	97			
87			↓ NW	98			
88	GG	Ceiling Coat Plaster w/ Paper	SE Corner - Music Rm	99	1200+	G, SD, D	Surfacing on original plaster
89			E wall ceiling - Dining Rm	100			
90			NW corn - Dining Rm	101			
91	HH	Ceiling Fiber board	SE Corner - Music Rm	102	250sf ±	D (mech removal)	Located around walls above drop ceiling in Music / Dining Rm. (used to cover white ceiling)
92			E wall ceil - Dining Rm	103			
93			NW Corner - Dining Rm	104			
94	II	Patch Plaster	SE wall ceil - Dining Rm	105	25sf	G	white plaster, used to patch locations where beams cross wall
95			" - [illegible]	106			
96			" - S	107			
97	GG	Same as GG	West Serv Hall	108			
98			East Annex 2	109			
99	JJ	Gold VFT inlay (accent band)	SE Bed	110	15sf	G	
100			↓	111			
101				112			
102	KK	felt under wood floor	NE Bed	113		G → D?	Samples of opportunity - Engineer looking at structure of floor
103				114			
104			↓	115			
105	LL	Blue 9x9 VFT	NE Base - W wall	116	750sf	G - D	under carpet in NE base. - used as extra tile in couple other locations - can't see all cond.
106			West Base 1 - Entryway	117			
107			West Bed - 2nd Fl	118			

Terracon

FIELD WORKSHEET

9B-10320

Project Name: Dillon House Functional Space/Name: /

Location: Topeka, KS Project No. 14097028

Sampled by (sign legibly): Dana Bailey Date: 8-18-09 → 8-19-09

	HA #	Material	Sample Location	Sample I.D. No.	Quantity (sf/lf/cf)	Condition G, D, or SD	Notes
108							
109	MM	Pink Drywall + Joint Compd Base	Base Bath 2	119	40sf?	G	used in small patches & dividers
110			NE Cent. Base - top	120			
			- bot ↓	121			
111							
112	NN	Grey TSI	NE corner of NE Base	122	about 10lf obs	G-D	two sizes, same material - some minor w/D
113			↓	123			
114			↓	124			
115	OO	Lt Br Glue Dots	W/ serv Hall (2)	125	ceilings: walls of office ~360sf	G-D	mainly deterioration
116			Porch 2	126			
			↓	127			
	PP	Black 9x9 VFT w/ Yellow Fleck		128			East Bath 2nd Floor
				129			
				130			
	QQ	Black 9x9 VFT w/ splotches		131			1st Floor Bath
				132			
				133			
	RR	6" Black Cove Base		134			East Bath 2nd Floor
				135			
				136			
	SS	Sealant (Front Porch)		137			
				138			
				139			

APPENDIX D

XRF FIELD DATA WORKSHEETS

LBP FIELD WORKSHEET

Project: Dillon House
Facility Location: Topeka, Kansas
~~Apartment Number~~:
XRF Serial Number: 1520
Inspector's Name: Christopher S Cast

Date: 8-20-09
Project No.: 14097028
Inspector's Signature:

Sample Nos.	Reading	Room ID	Wall Direction	Component	Member	Substrate	Color	Location	* Paint Condition (Intact, Fair, Poor)	* Est. Sq. Ft.	Was Chip Taken? (Based on avg. of 3)	Components or Comments
1	1.0	Cafe										*All labels according to floorplan provided by Julia
2	1.0											
3	0.9											
4	0.7											
5	0.8											
6	0.9											
7	-0.1	East Annex 1	E	Wall		PL	W					
8	-0.1		W	BB		W	W					
9	0.3		N	Win	Sill	W	W					
10	-0.0		E	Win	Frame	W	W					
11	-0.0		S	Win		W	W					
12	0.2		N	Door		W	W					
13	-0.1		SW	Cab	Door	W	LG					
14	-0.0		W	Door	Frame	W	W					
15	-0.0	Library	N	Wall		PL	W					
16	-0.0		S	Wain	Center	U	LG					
17	-0.1		S	Wain	Frame	U	LG					
18	-0.1			Floor		W	LG					
19	-0.0		E	Door		U	LG					
20	0.0		E	Door	Frame	U	LG					
21	0.5		N	Win	Sill	U	U					
22	0.4		N	Win	Frame	U	U					
23	0.3		N	Win		U	U					
24	0.2		S	Win	Sill	U	U					
* 25	1.6		S	Win		U	U					4 windows

1st Floor

LBP FIELD WORKSHEET

Project: Dillon House
Facility Location: Topeka, Kansas
~~Apartment Number:~~
XRF Serial Number: 1520
Inspector's Name: Christopher Scast

Date: 8-20-09
Project No.: 14097028
Inspector's Signature:

Sample Nos.	Reading	Room ID	Wall Direction	Component	Member	Substrate	Color	Location	* Paint Condition (Intact, Fair, Poor)	* Est. Sq. Ft.	Was Chip Taken? (Based on avg. of 3)	Components or Comments
26	0.0	Library	W	Fire Pl	Mantle	W	LQ					1st Floor
27	-0.2			Ceiling		Pl	W					
* 28	79.9			Ceiling	Design	Pl	W					Over Entire Ceiling
* 29	79.9	Entry	W	Wall		Pl	W					East Wall Assumed
* 30	79.9		S	Door		M	W					Main Entry Door
31	0.0		S	Door	Frame	W	LQ					
32	0.0		E	BB		W	LQ					
33	0.0		E	Radiator		M	Silver					
34	-0.0		N	Win	Frame	W	LQ					
35	-0.2	Reception Hall		Floor		W	LQ					
36	-0.1		E	Wall		W	LQ					
37	-0.0		E	Door	Frame	W	LQ					
38	-0.2		E	Fire Pl	Frame	W	LQ					
39	-0.1			Stairs	Riser	W	LQ					
40	-0.1		N	Door		M	Tan					
41	-0.1		N	Door	Frame	M	Tan					
42	-0.0		N	Door	Frame	W	LQ					
* 43	1.5		N	Door	Frame	W	W					NW Door
44	-0.2		N	Door		W	LQ					
* 45	79.9			Ceiling		Pl	W					
* 46	1.4	Music Rm	S	Win	Sill	W	W					3 windows
* 47	79.9		S	Win	Frame	W	W					
* 48	1.4		S	Win		W	W					
49	0.5		E	Wall		Pl	W					
50	-0.0		E	Door	Frame	W	W					

LBP FIELD WORKSHEET

Project: Dillon House
Facility Location: Topeka, Kansas
~~Apartment Number:~~
XRF Serial Number: 1520
Inspector's Name: Christopher S Cast

Date: 8-20-09
Project No.: 14097028
Inspector's Signature:

	Sample Nos.	Reading	Room ID	Wall Direction	Component	Member	Substrate	Color	Location	* Paint Condition (Intact, Fair, Poor)	* Est. Sq. Ft.	Was Chip Taken? (Based on avg. of 3)	Components or Comments
*	51	1.4	Music Rm	W	Win		W	W					1 window
	52	-0.0		W	Win	Frame	W	W					
	53	-0.2		W	Door	Frame	W	W					
	54	-0.2		W	Door		W	W					
	55	0.4	Dining Room	W	Wall		PL	W					
	56	-0.1		E	Door	Frame	W	W					
*	57	1.4		N	Win		W	W					4 windows
	58	-0.0		N	Win	Sill	W	W					
	59	-0.0		W	BB		W	W					
	60	-0.2		W	Win	Sill	W	W					
	61	-0.1		W	Win	Frame	W	W					
*	62	1.5		W	Win		W	W					
	63	-0.1	Vault	E	Door	Frame	M	W					
*	64	5.7		E	Door		M	W					Interior Not Accessable
	65	0.2	West Service Hall	N	Wall		PL	W					
	66	-0.0		E	BB		W	Black					
*	67	4.2		S	Win		W	Black					1 window
	68	0.0		S	Win	Sill	W	Black					
	69	-0.1		S	Win	Frame	W	Black					
	70	-0.1	Bathroom	S	Wall		BW	W					
	71	-0.1		S	BB		W	Brown					
	72	-0.2		N	Door	Frame	W	W					
	73	-0.2		N	Door		W	W					
*	74	1.6		W	Win	Sill	W	Black					
*	75	1.4		W	Win	Frame	W	Black					3 window

1st Floor

LBP FIELD WORKSHEET

Project: Dillon House
Facility Location: Topeka, Kansas
~~Apartment Number:~~
XRF Serial Number: 1520
Inspector's Name: Christopher S Cast

Date: 8-20-09
Project No.: 14097028
Inspector's Signature:

	Sample Nos.	Reading	Room ID	Wall Direction	Component	Member	Substrate	Color	Location	* Paint Condition (Intact, Fair, Poor)	* Est. Sq. Ft.	Was Chip Taken? (Based on avg. of 3)	Components or Comments	
*	76	4.0	Bathroom	W	Win		W	Black						1st Floor
*	77	2.3	Main Landing	N	Win		W	LQ						
	78	-0.1		N	Win	Frame	W	LQ					4 windows	
	79	-0.1		N	Win	Sill	W	LQ						
	80	0.1		N	Radiator		M	W						
	81	0.4		W	Wall		PI	W						
	82	-0.0			Stair	Rail	W	LQ						
	83	-0.2			Stair	Post	W	LQ						
	84	-0.0			Stair	Riser	W	LQ						
*	85	79.9			Ceiling		PI	W						
*	86	79.9	Stair Hall		Ceiling		PI	W						2nd Floor
	87	-0.1			Stair	Rail	W	LQ						
	88	-0.1			Stair	Post	W	LQ						
	89	0.2		E	Wall		PI	W						
*	90	79.9		W	Border		M	Copper					Near Ceiling	
	91	-0.2	East Annex 2	E	Wall		PI	W						
	92	-0.0		S	BB		W	W						
	93	-0.0		E	Win	Sill	W	W						
	94	-0.1		E	Win	Frame	W	W						
	95	-0.0		E	Win		W	W						
	96	0.2		S	Win	Sill	W	W						
	97	0.0		S	Win	Frame	W	W						
	98	0.2		S	Win		W	W						
	99	-0.0		W	Door		W	W						
	100	-0.1		W	Door	Frame	W	W						

LBP FIELD WORKSHEET

Project: Dillon House
Facility Location: Topeka, Kansas
~~Apartment Number~~:
XRF Serial Number: 1520
Inspector's Name: Christopher S Cast

Date: 8-20-09
Project No.: 14097028
Inspector's Signature:

	Sample Nos.	Reading	Room ID	Wall Direction	Component	Member	Substrate	Color	Location	* Paint Condition (Intact, Fair, Poor)	* Est. Sq. Ft.	Was Chip Taken? (Based on avg. of 3)	Components or Comments
	101	0.2	East Annex 2	N	Win	Sill	W	W					2nd Floor
	102	0.1		N	Win	Frame	W	W					
	103	0.1		N	Win		W	W					
	104	-0.2			Ceiling		PT	W					
	105	0.4	Northeast Bed	S	Wall		PT	LY					
	106	-0.0		E	BB		W	LY					
*	107	1.4		N	Win	Sill	W	LY					
	108	0.3		N	Win	Frame	W	LY					> 3 Windows
*	109	1.4		N	Win		W	LY					
	110	-0.0		W	FirePl	Mantle	W	Purple					
	111	-0.1	East Bath	E	Wall		PT	Yellow					
	112	0.2		N	Door	Frame	W	Yellow					
	113	0.3		N	Door		W	Yellow					
	114	0.3			Ceiling		PT	Yellow					
	115	0.0	Northeast Bed		Ceiling		PT	LY					
	116	0.2		W	Door	Frame	W	LY					
	117	-0.1		W	Door		W	LY					
	118	0.1	NE Bed Closet	N	Door	Frame	W	Brown					
	119	-0.2		N	Door		W	Brown					
	120	0.0	Southeast Bed	S	Wall		PT	W					
	121	0.2		S	Win	Sill	W	W					
	122	0.1		S	Win	Frame	W	W					
*	123	1.4		S	Win		W	W					
	124	-0.0		~~S~~	BB		W	W					
	125	0.4		W	Door	Frame	W	W					

LBP FIELD WORKSHEET

Project: Dillion House
Facility Location: Topeka Kansas
~~Apartment Number:~~
XRF Serial Number: 1520
Inspector's Name: Christopher S Cast

Date: 8-20-09
Project No.: 14097028
Inspector's Signature:

Sample Nos.	Reading	Room ID	Wall Direction	Component	Member	Substrate	Color	Location	* Paint Condition (Intact, Fair, Poor)	* Est. Sq. Ft.	Was Chip Taken? (Based on avg. of 3)	Components or Comments
126	0.0	Southeast Bed		Ceiling		Pl	W					2nd Floor
127	-0.1		W	Fire Pl	Mantle	W	~~LG~~					
128	-0.2		N	Molding		W	W					
129	-0.1	SE Bed Closet	S	Door		W	Green					
130	-0.1		W	Wall		Pl	Green					
131	0.3		N	Cab	Frame	W	Green					
132	0.3		S	Door	Frame	W	Green					
133	-0.1		S	Door	Frame	W	L. Green					
134	0.1	SE Bed Entry	W	Wall		Pl	Yellow					
135	0.1		N	Door	Frame	W	Yellow					
136	-0.1		N	Door		W	LG					
137	-0.1			Ceiling			W					
138	0.3		S	BB		W	Yellow					
139	0.5	South Bath	E	Wall		Pl	W					
140	-0.1		W	Wall		Pl	Brown					
141	-0.0		W	Door	Frame	W	W					
143	-0.3		N	Door		W	W					
* 143	2.3		S	Win	Sill	W	Brown					> 1 window
144	0.2		S	Win	Frame	W	Brown					
* 145	1.4		S	Win		W	Brown					
146	0.4	Sitting Room	N	Wall		Pl	WP					
147	-0.1		E	Door	Frame	W	Red					
148	0.0		W	Door		W	Red					
149	-0.3		S	BB		W	Red					
150	0.0			Ceiling		Pl	W					

LBP FIELD WORKSHEET

Project: Dillon House
Facility Location: Topeka, Kansas
~~Apartment Number~~:
XRF Serial Number: 1590
Inspector's Name: Christopher S Cast

Date: 8-20-09
Project No.: 14097028
Inspector's Signature:

	Sample Nos.	Reading	Room ID	Wall Direction	Component	Member	Substrate	Color	Location	* Paint Condition (Intact, Fair, Poor)	* Est. Sq. Ft.	Was Chip Taken? (Based on avg. of 3)	Components or Comments
	151	0.0	Sitting Room	S	Win	Sill	W	Mint					2nd Floor
	152	0.1		S	Win	Frame	W	Mint					
*	153	1.5		S	Win		W	Mint					
	154	0.3	SouthWest Bed	S	Wall		Pl	WP					
*	155	5.7		W	FirePl	Mantle	W	Mint (Dark)					
*	156	1.6		N	BB		W	Red					
	157	0.4			Ceiling		Pl	W					
	158	0.5		W	Win	Sill	W	Mint					
	159	0.0		W	Win	Frame	W	Mint					
	160	0.6		W	Win		W	Mint					
	161	0.3		S	Win	Sill	W	Mint					
	162	-0.0		S	Win	Frame	W	Mint					
*	163	1.5		S	Win		W	Mint					3 Window
	164	0.1	Mens Bathroom	E	Wall		Pl	Blue					
	165	0.4		N	Door	Frame	W	W					
	166	0.2		N	Door		W	Blue					
	167	-0.0		W	BB		W	W					
	168	0.2			Ceiling		Pl	Blue					
	169	-0.0		S	Win	Sill	W	W					
	170	0.5		S	Win	Frame	W	W					
*	171	3.0		S	Win		W	W					1 window
	172	-0.1	Northwest Bed	S	Wall		Pl	Peach					
	173	0.1		S	Door	Frame	W	Peach					
	174	-0.2		S	Door		W	Peach					
*	175	3.3		W	BB		W	Peach					

LBP FIELD WORKSHEET

Project: Dillon House
Facility Location: Topeka Kansas
~~Apartment Number~~:
XRF Serial Number: 1520
Inspector's Name: Christopher S Cast

Date: 8-20-09
Project No.: 14 ~~09~~ 097028
Inspector's Signature:

Sample Nos.	Reading	Room ID	Wall Direction	Component	Member	Substrate	Color	Location	* Paint Condition (Intact, Fair, Poor)	* Est. Sq. Ft.	Was Chip Taken? (Based on avg. of 3)	Components or Comments
176	79.9	Northwest Bed	W	Fire Pl	Mantle	W	Brown					2nd Floor
177	0.2			Ceiling		Pl	W					
* 178	3.5		W	Win	Sill	W	W					1 sill
179	0.9		W	Win	Frame	W	W					
180	0.6		W	Win		W	W					
* 181	4.5		N	Win	Sill	W	W					
* K2	1.6		N	Win	Frame	W	W					3 windows
* K3	2.2		N	Win		W	W					
184	0.6	Women's Bathroom	E	Wall		Pl	W					
* 185	1.4		E	BB		W	W					
186	0.4		S	Door	Frame	W	W					
187	-0.1		S	Door		W	LG					
188	-0.0		N	Win	Sill	W	W					
* 189	~~2~~ 93.9		N	Win		W	W					1 window
190	-0.0		N	Win	Frame	W	W					
191	0.0			Ceiling		Pl	W					
192	-0.0	West Service Hall	S	Win	Sill	W	LG					
193	-0.0		S	Win	Frame	W	LG					
194	-0.0		S	Win		W	LG					
195	0.2		N	Win	Sill	W	LG					
196	-0.0		N	Win	Frame	W	LG					
197	0.0		N	Win		W	LG					
198	0.0		S	Cab	Face	W	Mint					
199	0.1		E	Door	Frame	W	LG					
200	-0.1		E	Door		W	LG					

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LBP FIELD WORKSHEET

Project: Dillon House
Facility Location: Topeka, Kansas
~~Apartment Number~~:
XRF Serial Number: 1520
Inspector's Name: Christopher Scust

Date: 8-20-09
Project No.: 14097028
Inspector's Signature:

Sample Nos.	Reading	Room ID	Wall Direction	Component	Member	Substrate	Color	Location	* Paint Condition (Intact, Fair, Poor)	* Est. Sq. Ft.	Was Chip Taken? (Based on avg. of 3)	Components or Comments
201	-0.1	West Bed	W	Wall		PL	W					2nd Floor
*202	6.3		S	BB		W	Yellow					
203	-0.0		S	Door	Frame	W	Yellow					
*204	8.5		W	Win	Sill	W	Yellow					Window
*205	7.0		W	Win	Frame	W	Yellow					
*206	8.1		W	Win		W	Yellow					
*207	6.6		N	Win	Sill	W	Yellow					Window
*208	6.6		N	Win	Frame	W	Yellow					
*209	8.7		N	Win		W	Yellow					
210	79.9	Bath	S	Wall		PL	White					1st Floor
211	79.9		NE	Wall		PL	Black					
212	9.6		E	Wall		PL	Brown					
213	8.9		N	Win	Sill	W	W					
214	79.9		N	Win	Frame	W	W					
215	8.9		N	Win		W	W					
216	7.6		S	Door	Frame	W	W					
217	4.7		S	Door		W	W					
218	-0.0	Hall	W	Wall		PL	W					
219	0.3		W	Wall		PL	Brown					
220	6.1	Linen Room	E	Wall		PL	Tan					
221	-0.0		E	BB		W	LQ					
222	-0.1			Floor		W	LQ					
223	0.0		N	Door	Frame	W	LQ					
224	-0.2		N	Door		W	LQ					
225	0.4			Ceiling		PL	Gray					

LBP FIELD WORKSHEET

Project: Dillion House
Facility Location: Topeka, Kansas
~~Apartment Number~~:
XRF Serial Number: 1520
Inspector's Name: Christopher Scust

Date: 8-20-09
Project No.: 14047028
Inspector's Signature:

Sample Nos.	Reading	Room ID	Wall Direction	Component	Member	Substrate	Color	Location	* Paint Condition (Intact, Fair, Poor)	* Est. Sq. Ft.	Was Chip Taken? (Based on avg. of 3)	Components or Comments
226	-0.1	Linen Room	N	Win	Sill	W	LQ					3rd Floor
227	-0.1		N	Win	Frame	W	LQ					
228	-0.2		N	Win		W	LQ					
229	0.3	West Bed	W	Wall		PL	Grey					No Access to Win - Ceiling Falling
230	0.1			Ceiling		PL	Grey					in & catch area set up
231	-0.3			Floor		W	LQ					
232	-0.2		S	Door	Frame	W	LQ					
233	-0.2		S	Door		W	LQ					
234	0.2		S	BB		W	LQ					
235	0.3	North Bed	E	Wall		PL	Tan					
236	0.2		E	BB		W	LQ					
237	0.6			Ceiling		PL	Tan					
~~238~~	-0.1			Floor		W	LQ					
239	0.3		S	Door	Frame	W	LQ					
240	-0.1		S	Door		W	LQ					
241	-0.1		N	Win	Sill	W	LQ					
242	0.2		N	Win	Frame	W	LQ					
243	0.0		N	Win		W	LQ					
244	-0.1	East Bed	S	Wall		PL	LQ					
245	-0.1		S	BB		W	LQ					
246	0.2			Ceiling		PL	LQ					
247	-0.1			Floor		W	LQ					
248	-0.1		S	Win	Sill	W	LQ					
249	-0.0		S	Win	Frame	W	LQ					
250	-0.1		S	Win		W	LQ					

LBP FIELD WORKSHEET

Project: Dillon House
Facility Location: Topeka, Kansas
~~Apartment Number~~:
XRF Serial Number: 1520
Inspector's Name: Christopher S Cast

Date: 8-20-09
Project No.: 14097028
Inspector's Signature:

	Sample Nos.	Reading	Room ID	Wall Direction	Component	Member	Substrate	Color	Location	* Paint Condition (Intact, Fair, Poor)	* Est. Sq. Ft.	Was Chip Taken? (Based on avg. of 3)	Components or Comments
	251	-0.2	East Bed	W	Door	Frame	W	LQ					3rd Floor
	252	-0.1	"	W	Door		W	LQ					
*	253	2.9	3rd/Hiram's Library	S	Wall		PL	Tan					
	254	-0.2		S	BB		W	LQ					
*	255	2.8			Ceiling		PL	Tan					
	256	-0.0			Floor		W	LQ					
	257	0.0		N	~~Ed~~ Shelf	Frame	W	LQ					
	258	-0.1		W	Door	Frame	W	LQ					
	259	-0.1		W	Door		W	LQ					
	260	0.5		S	Win	Sill	W	LQ					
	261	-0.1		S	Win	Frame	W	LQ					
	262	-0.1		S	Win		W	LQ					
	263	0.9	Calib										
	264	1.1											
	265	0.9											
	266	1.1											
	267	0.7											
	268	0.8											
	269	-0.0	West Service Hall	N	Wall		PL	LY					Basement
*	270	9.0		W	Door	Frame	M	Tan					Porch Door
*	271	4.2		W	Door		M	Tan					
	272	-0.1			Ceiling		PL	LY					
	273	-0.0		E	Door	Frame	W	LQ					
	274	-0.2		E	Door		W	LQ					
*	275	19.9		N	Door	Frame	M	Tan					Vault 15 Door

LBP FIELD WORKSHEET

Project: Dillon House
Facility Location: Topeka Kansas
~~Apartment Number~~:
XRF Serial Number: 1520
Inspector's Name: Christopher Scast

Date: 8-20-09
Project No.: 14097028
Inspector's Signature:

Sample Nos.	Reading	Room ID	Wall Direction	Component	Member	Substrate	Color	Location	* Paint Condition (Intact, Fair, Poor)	* Est. Sq. Ft.	Was Chip Taken? (Based on avg. of 3)	Components or Comments
276	4.9	Bath	E	Wall		PL	Mint					Basement
277	7.2		N	Door	Frame	W	W					
278	7.4		N	Door		W	W					
279	-0.3	Vault B	S	Wall		BRK	W					
280	-0.1		S	Door	Frame	EM	Gray					
281	-0.1			Ceiling		PL	Brown					
282	-0.1	West Basement 2	E	Wall		WP	LQ					
283	-0.1			Ceiling		PL	W					
284	-0.2		N	Wall		PL	Purple					
285	-0.1		E	Door	Frame	W	LQ					
286	-0.0		E	Door		W	LQ					
* 287	2.0		S	Win	Sill	W	LQ					
* 288	6.5		S	Win	Frame	W	LQ					
* 289	7.3		S	Win		W	LQ					
290	0.4	Kitchen	N	Wall		PL	Mint					
291	-0.1			Ceiling		PL	W					
292	-0.1		W	Cab	Door	W	W					
293	1.7		S	Win		W	W					
294	-0.0	Bath 2	S	Wall		PL	W					
295	0.1			Ceiling		PL	Mint					
296	0.1	West Basement 1	E	Wall		PL	W					
297	-0.1			Ceiling		PL	W					
298	-0.0	Bath 1	S	Door	Frame	W	W					
299	-0.1		S	Wall		PL	W					
300	0.0			Ceiling		PL	W					

LBP FIELD WORKSHEET

Project: Dillon House
Facility Location: Topeka Kansas
~~Apartment Number:~~
XRF Serial Number: 1520
Inspector's Name: Christopher Scast

Date: 8-20-09
Project No.: 14097028
Inspector's Signature:

	Sample Nos.	Reading	Room ID	Wall Direction	Component	Member	Substrate	Color	Location	* Paint Condition (Intact, Fair, Poor)	* Est. Sq. Ft.	Was Chip Taken? (Based on avg. of 3)	Components or Comments
*	301	8.3	West Basement	S	Win	Sill	W	W					Basement
*	302	9.7		S	Win	Frame	W	W					
*	303	6.1		S	Win		W	W					
	304	-0.1	West Storage	N	Wall		Br	Mint					
*	305	5.8		W	Door	Frame	M	Mint					
	306	-0.1			Floor		Con	Gray					
	307	-0.2			Ceiling		PL	W					
	308	-0.2	Central Basement	W	Wall		PL	Blue					
	309	-0.3			Ceiling		PL	White					
	310	-0.1		E	Wall		DW	W					
	311	-0.1	Janitor	N	Wall		Stone	W					
	312	-0.1			Ceiling		PL	W					
	313	0.0		S	Door	Frame	W	W					
	314	-0.1		S	Door		W	W					
	315	-0.2	Boiler Room	W	Wall		PL	W					
	316	-0.1			Ceiling		PL	W					
	317	-0.0		W	Door	Frame	W	W					
	318	0.1		W	Door		W	W					
	319	-0.3	Northeast Basement	S	Wall		PL	W					
	320	-0.2			Ceiling		PL	W					
	321	0.0		E	Door	Frame	W	Blue					
	322	-0.1			Post		M	Blue					
	323	-0.1			Post		M	Yellow					
*	324	79.9		W	Door	Frame	W	W					
	325	-0.1		W	Cab	Door	W	Blue					

LBP FIELD WORKSHEET

Project: Dillon House
Facility Location: Topeka, Kansas
~~Apartment Number:~~
XRF Serial Number: 1520
Inspector's Name: Christopher S Cast

Date: 8-20-09
Project No.: 140977028
Inspector's Signature:

Sample Nos.	Reading	Room ID	Wall Direction	Component	Member	Substrate	Color	Location	* Paint Condition (Intact, Fair, Poor)	* Est. Sq. Ft.	Was Chip Taken? (Based on avg. of 3)	Components or Comments
326	-0.3	Southeast Basement	N	Wall		PL	W					Basement
327	-0.0	〃	N	Door	Frame	W	W					〃
328	-0.2	〃	W	Door	Frame	W	W					〃
329	-0.2	North Stairs	W	Wall		PL	W					〃
330	-0.3	〃		Stair	Runner	W	LG					〃
331	-0.0	〃		Stair	Riser	W	LG					〃
332	0.0	〃	N	Door	Frame	W	LG					〃
333	-0.1	〃	N	Door		W	LG					〃
* 334	79.9	Exterior	S	Door		W	W					〃
335	0.5	〃	S	Door	Frame	W	W					〃
* 336	1.7	〃	S	Win		W	W					West Win By Door
* 337	79.9	〃	S	Win	Frame	W	W					〃
338	79.9	〃	S	Win		W	W					East Win By Door
339	79.9	〃	S	Win	Frame	W	W					〃
340	4.9	〃	S	Win	Frame	W	W					South Lib. Win.
341	1.6	〃	S	Win		W	W					〃
342	0.4	〃	S	Win	Frame	W	W					South East Annex Win
343	0.2	〃	S	Win		W	W					〃
344	-0.0	〃	S	Gutter	DownSpout	M	W					
345	0.6	〃	E	Win	Frame	W	W					East East Annex Win
346	0.3	〃	E	Win		W	W					〃
347	0.5	〃	N	Win		W	W					North East Annex Win
348	-0.0	〃	N	Win	Frame	W	W					〃
349	0.2	〃	N	Door	Frame	W	W					North East Annex Door
350	0.5	〃	N	Door		W	W					〃

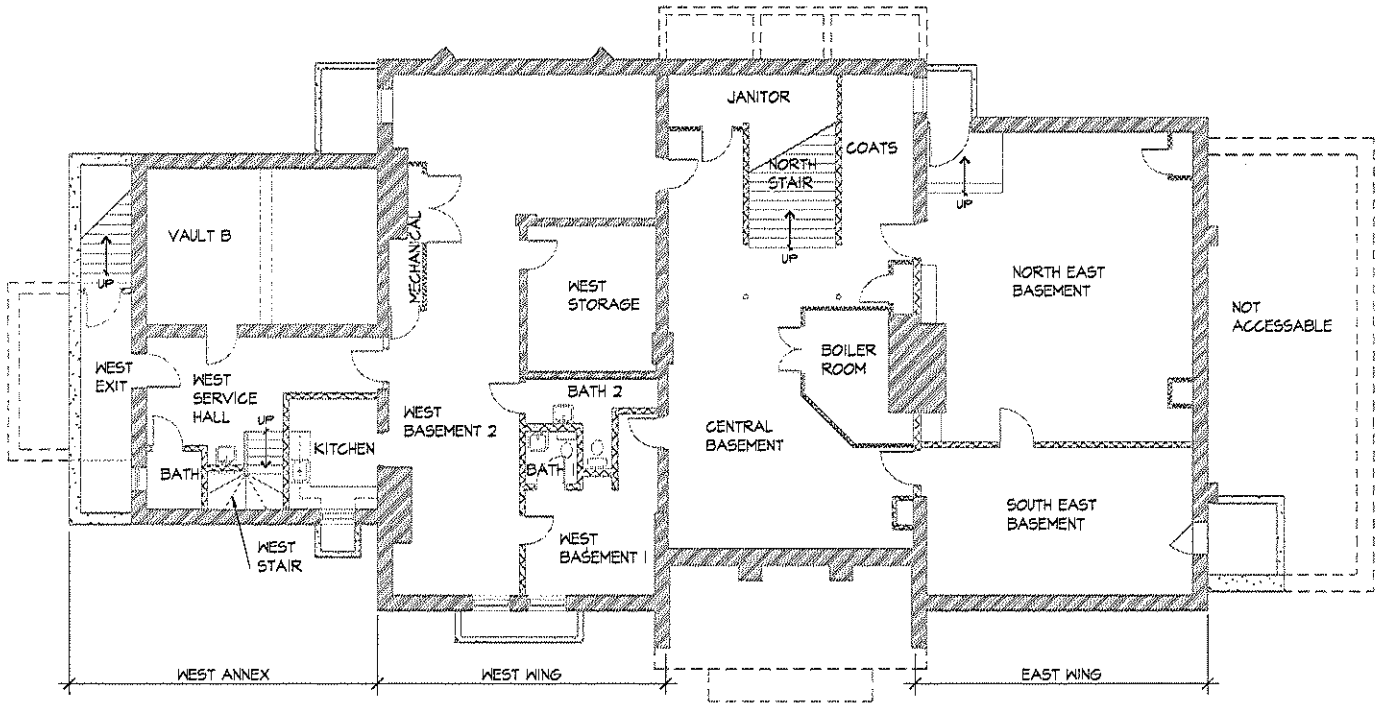
LBP FIELD WORKSHEET

Project: Dillon House
Facility Location: Topeka, Kansas
~~Apartment Number~~:
XRF Serial Number: 1520
Inspector's Name: Christopher SCast

Date: 8-20-09
Project No.: 14097028
Inspector's Signature:

Sample Nos.	Reading	Room ID	Wall Direction	Component	Member	Substrate	Color	Location	* Paint Condition (Intact, Fair, Poor)	* Est. Sq. Ft.	Was Chip Taken? (Based on avg. of 3)	Components or Comments
351	-0.1	Exterior	2	Door	Frame	M	W					Reception Hall NE Door
352	-0.1		2	Door		M	W					I
353	0.4		2	Door	Frame	W	W					Basement Door
354	0.5		2	Door		W	W					I
355	0.1		2	Door	Frame	W	W					Reception Hall NW Door
356	-0.2		2	Door		W	W					I
357	-0.0		2	Gutter		M	Black					
* 358	2.4		2	Win	Frame	W	W					Dining Room Win (N)
* 359	1.8		2	Win		W	W					I
* 360	79.9		5	Win		W	W					I
* 361	2.3		5	Win	Frame	W	W					West Service Hall S Win
* 362	79.9		5	Win	Frame	W	W					Music Rm Win SW Corner
* 363	79.9		5	Win		W	W					I
* 364	2.0	I	5	Win		W	W					Music Rm S Win
365	1.0	Calib										
366	0.8											
367	1.2											
368	0.9											
369	0.9											
370	1.0	I										
~~371~~												
~~372~~												
~~373~~												
~~374~~												
~~375~~												

* Assume all exterior window surfaces except for east annex
Assume roofline components b/c line color, age & condition



0 4 8 16 24

NORTH

BASEMENT FLOOR PLAN
3/32" = 1'-0"

A1

B50562

Dillon House
404 W 9th St.
Topeka, Kansas 66603

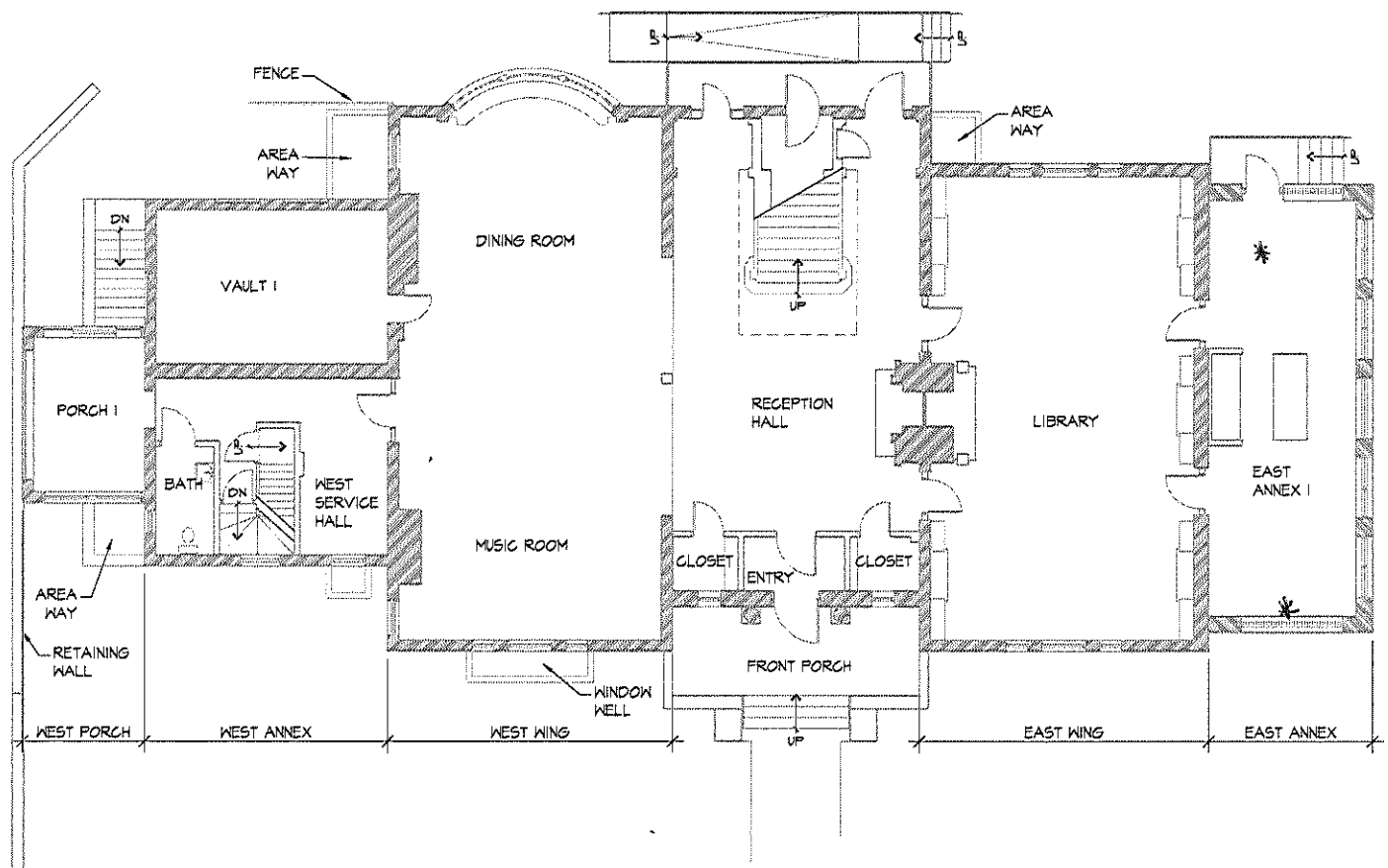
TREANOR ARCHITECTS P.A.

APPROVED BY:

REVISIONS

A101

BASEMENT



0 4 8 16 24

NORTH

FIRST FLOOR PLAN
3/32"=1'-0"

A1

B50562

Dillon House
404 W 9th St.
Topeka, Kansas 66603

TREANOR ARCHITECTS PA

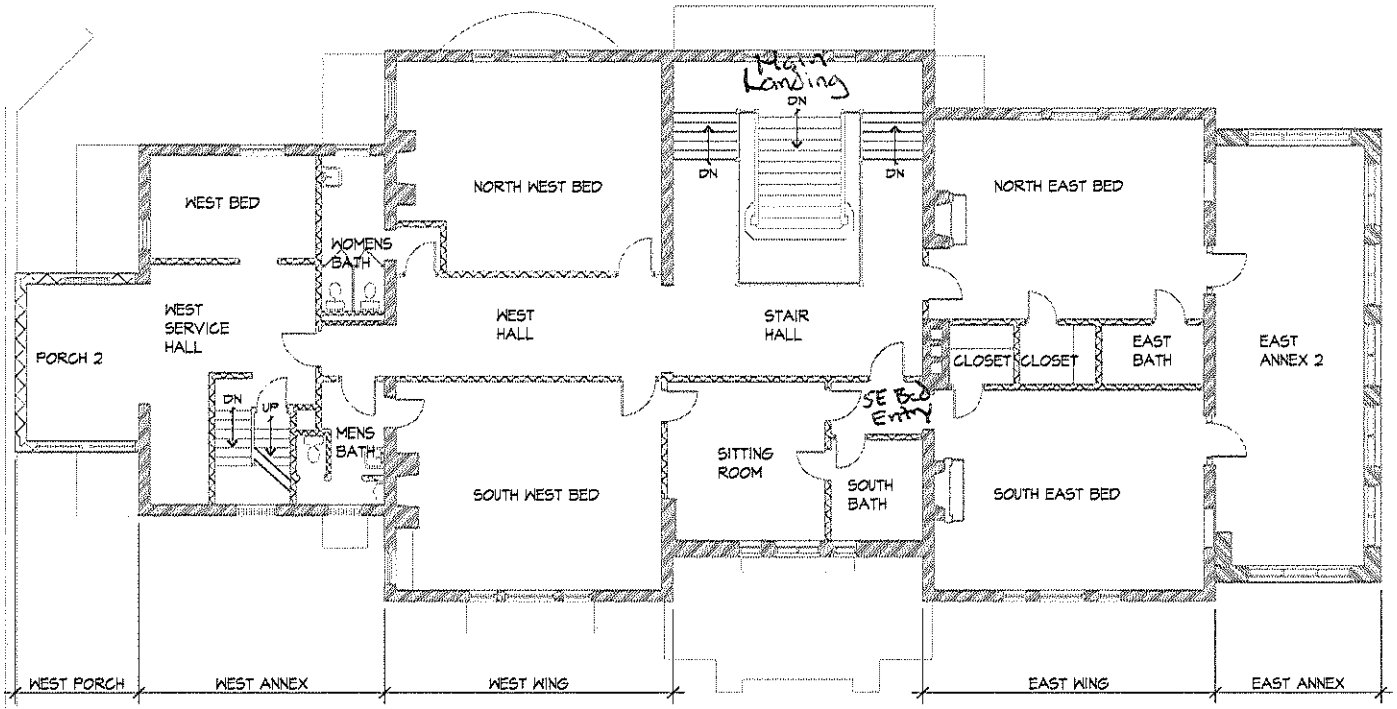
APPROVED BY:

REVISIONS

Ref. Dwgs.

A102

FIRST FLOOR PLAN



0 4 8 16 24

NORTH

SECOND FLOOR PLAN
3/32" = 1'-0"

A1

B50562

Dillon House
404 W 9th St.
Topeka, Kansas 66603

TREANOR ARCHITECTS PA

APPROVED BY:

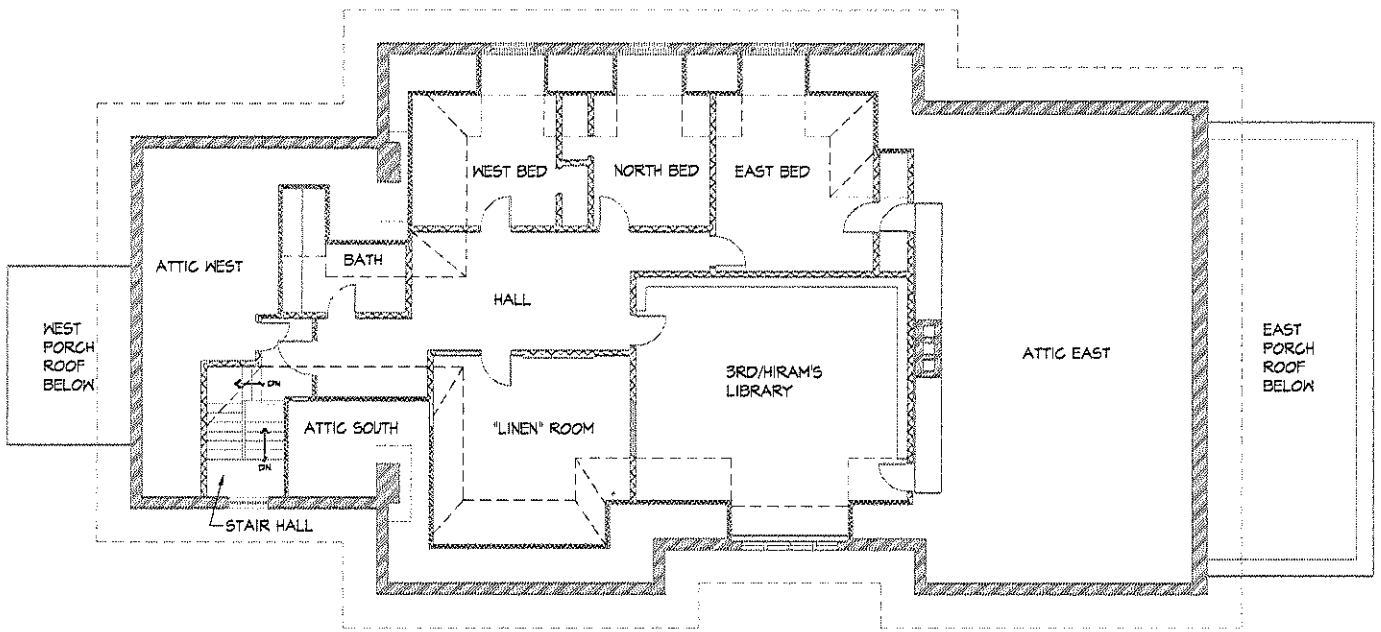
REVISIONS

Rel. Date: 04.17.07

A103

SECOND FLOOR PLAN

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0 4 8 16 24

NORTH

THIRD FLOOR PLAN
3/32" = 1'-0"

A1

B50562

Dillon House
404 W 9th St.
Topeka, Kansas 66603

TREANOR ARCHITECTS PA

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REVISIONS

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A104

THIRD FLOOR PLAN

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APPENDIX E

LEAD-BASED PAINT XRF RESULTS SUMMARY

Project: Dillon House
Facility Location: 404 Southwest 9th Street, Topeka, Kansas
Inspector's Name: Christopher S. Cast
Readings Taken: August 20, 2009
Project No.: 14097028

Sample Nos.	Reading	Room ID	Wall Direction*	Component	Member	Substrate	Color	Location
1	1.0	Calibration						
2	1.0	Calibration						
3	0.9	Calibration						
4	0.7	Calibration						
5	0.8	Calibration						
6	0.9	Calibration						
7	-0.1	East Annex 1	E	Wall		Plaster	White	1st Floor
8	-0.1	East Annex 1	W	Baseboard		Wood	White	"
9	0.3	East Annex 1	N	Window	Sill	Wood	White	"
10	-0.0	East Annex 1	E	Window	Frame	Wood	White	"
11	-0.0	East Annex 1	S	Window		Wood	White	"
12	0.2	East Annex 1	N	Door		Wood	White	"
13	-0.1	East Annex 1	W	Cabinet	Door	Wood	Lacquer	"
14	-0.0	East Annex 1	W	Door	Frame	Wood	White	"
15	-0.0	Library	N	Wall		Plaster	White	"
16	-0.0	Library	S	Wainscoating	Center	Wood	Lacquer	"
17	-0.1	Library	S	Wainscoating	Frame	Wood	Lacquer	"
18	-0.1	Library		Floor		Wood	Lacquer	"
19	-0.0	Library	E	Door		Wood	Lacquer	"
20	0.0	Library	W	Door	Frame	Wood	Lacquer	"
21	0.5	Library	N	Window	Sill	Wood	White	"
22	0.4	Library	N	Window	Frame	Wood	White	"
23	0.3	Library	N	Window		Wood	White	"
24	0.2	Library	S	Window	Sill	Wood	White	"
25	1.6	Library	S	Window		Wood	White	"

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Sample Nos.	Reading	Room ID	Wall Direction*	Component	Member	Substrate	Color	Location
26	0.0	Library	W	Fire Place	Mantle	Wood	Lacquer	1st Floor
27	-0.2	Library		Ceiling		Plaster	White	"
28	>9.9	Library		Ceiling	Design	Plaster	White	"
29	>9.9	Entry	W	Wall		Plaster	White	"
30	>9.9	Entry	S	Door		Metal	White	"
31	0.0	Entry	S	Door	Frame	Wood	Lacquer	"
32	0.0	Entry	E	Baseboard		Wood	Lacquer	"
33	0.0	Entry	E	Radiator		Metal	Silver	"
34	-0.0	Entry	N	Window	Frame	Wood	Lacquer	"
35	-0.2	Reception Hall		Floor		Wood	Lacquer	"
36	-0.1	Reception Hall	E	Wall		Wood	Lacquer	"
37	-0.0	Reception Hall	E	Door	Frame	Wood	Lacquer	"
38	-0.2	Reception Hall	E	Fire Place	Frame	Wood	Lacquer	"
39	-0.1	Reception Hall		Stairs	Riser	Wood	Lacquer	"
40	-0.1	Reception Hall	N	Door		Metal	Tan	"
41	-0.1	Reception Hall	N	Door	Frame	Metal	Tan	"
42	-0.0	Reception Hall	N	Door	Frame	Wood	Lacquer	"
43	1.5	Reception Hall	N	Door	Frame	Wood	White	"
44	-0.2	Reception Hall	N	Door		Wood	Lacquer	"
45	>9.9	Reception Hall		Ceiling		Plaster	White	"
46	1.4	Music Room	S	Window	Sill	Wood	White	"
47	>9.9	Music Room	S	Window	Frame	Wood	White	"
48	1.4	Music Room	S	Window		Wood	White	"
49	0.5	Music Room	E	Wall		Plaster	White	"
50	-0.0	Music Room	E	Door	Frame	Wood	White	"

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Sample Nos.	Reading	Room ID	Wall Direction*	Component	Member	Substrate	Color	Location
51	1.4	Music Room	W	Window		Wood	White	1st Floor
52	-0.0	Music Room	W	Window	Frame	Wood	White	"
53	-0.2	Music Room	W	Door	Frame	Wood	White	"
54	-0.2	Music Room	W	Door		Wood	White	"
55	0.4	Dining Room	W	Wall		Plaster	White	"
56	-0.1	Dining Room	E	Door	Frame	Wood	White	"
57	1.4	Dining Room	N	Window		Wood	White	"
58	-0.0	Dining Room	N	Window	Sill	Wood	White	"
59	-0.0	Dining Room	W	Baseboard		Wood	White	"
60	-0.2	Dining Room	W	Window	Sill	Wood	White	"
61	-0.1	Dining Room	W	Window	Frame	Wood	White	"
62	1.5	Dining Room	W	Window		Wood	White	"
63	-0.1	Vault	E	Door	Frame	Metal	White	"
64	5.7	Vault	E	Door		Metal	White	"
65	0.2	West Service Hall	N	Wall		Plaster	White	"
66	-0.0	West Service Hall	E	Baseboard		Wood	Black	"
67	4.2	West Service Hall	S	Window		Wood	Black	"
68	0.0	West Service Hall	S	Window	Sill	Wood	Black	"
69	-0.1	West Service Hall	S	Window	Frame	Wood	Black	"
70	-0.1	Bathroom	S	Wall		Drwall	White	"
71	-0.1	Bathroom	S	Baseboard		Wood	Brown	"
72	-0.2	Bathroom	N	Door	Frame	Wood	White	"
73	-0.2	Bathroom	N	Door		Wood	White	"
74	1.6	Bathroom	W	Window	Sill	Wood	Black	"
75	1.4	Bathroom	W	Window	Frame	Wood	Black	"

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Sample Nos.	Reading	Room ID	Wall Direction*	Component	Member	Substrate	Color	Location
76	4.0	Bathroom	W	Window		Wood	Black	1st Floor
77	2.3	Main Landing	N	Window		Wood	Lacquer	"
78	-0.1	Main Landing	N	Window	Frame	Wood	Lacquer	"
79	-0.1	Main Landing	N	Window	Sill	Wood	Lacquer	"
80	0.1	Main Landing	N	Radiator		Metal	White	"
81	0.4	Main Landing	W	Wall		Plaster	White	"
82	-0.0	Main Landing		Stair	Rail	Wood	Lacquer	"
83	-0.2	Main Landing		Stair	Post	Wood	Lacquer	"
84	-0.0	Main Landing		Stair	Riser	Wood	Lacquer	"
85	>9.9	Main Landing		Ceiling		Plaster	White	"
86	>9.9	Stair Hall		Ceiling		Plaster	White	2nd Floor
87	-0.1	Stair Hall		Stair	Rail	Wood	Lacquer	"
88	-0.1	Stair Hall		Stair	Post	Wood	Lacquer	"
89	0.2	Stair Hall	E	Wall		Plaster	White	"
90	>9.9	Stair Hall	W	Border		Metal	Copper	"
91	-0.2	East Annex 2	E	Wall		Plaster	White	"
92	-0.0	East Annex 3	S	Baseboard		Wood	White	"
93	-0.0	East Annex 4	E	Window	Sill	Wood	White	"
94	-0.1	East Annex 5	E	Window	Frame	Wood	White	"
95	-0.0	East Annex 6	E	Window		Wood	White	"
96	0.2	East Annex 7	S	Window	Sill	Wood	White	"
97	0.0	East Annex 8	S	Window	Frame	Wood	White	"
98	0.2	East Annex 9	S	Window		Wood	White	"
99	-0.0	East Annex 10	W	Door		Wood	White	"
100	-0.1	East Annex 11	W	Door	Frame	Wood	White	"

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101	0.2	East Annex 2	N	Window	Sill	Wood	White	2nd Floor
102	0.1	East Annex 3	N	Window	Frame	Wood	White	"
103	0.1	East Annex 4	N	Window		Wood	White	"
104	-0.2	East Annex 5		Ceiling		Plaster	White	"
105	0.4	Northeast Bed	S	Wall		Plaster	Light Yellow	"
106	-0.0	Northeast Bed	E	Baseboard		Wood	Light Yellow	"
107	1.4	Northeast Bed	N	Window	Sill	Wood	Light Yellow	"
108	0.3	Northeast Bed	N	Window	Frame	Wood	Light Yellow	"
109	1.4	Northeast Bed	N	Window		Wood	Light Yellow	"
110	-0.0	Northeast Bed	W	Fireplace	Mantle	Wood	Purple	"
111	-0.1	East Bath	E	Wall		Plaster	Yellow	"
112	0.2	East Bath	N	Door	Frame	Wood	Yellow	"
113	0.3	East Bath	N	Door		Wood	Yellow	"
114	0.3	East Bath		Ceiling		Plaster	Yellow	"
115	0.0	Northeast Bed		Ceiling		Plaster	Light Yellow	"
116	0.2	Northeast Bed	W	Door	Frame	Wood	Light Yellow	"
117	-0.1	Northeast Bed	W	Door		Wood	Light Yellow	"
118	0.1	NE Bed Closet	N	Door	Frame	Wood	Brown	"
119	-0.2	NE Bed Closet	N	Door		Wood	Brown	"
120	0.0	Southeast Bed	S	Wall		Plaster	White	"
121	0.2	Southeast Bed	S	Window	Sill	Wood	White	"
122	0.1	Southeast Bed	S	Window	Frame	Wood	White	"
123	1.4	Southeast Bed	S	Window		Wood	White	"
124	-0.0	Southeast Bed	N	Baseboard		Wood	White	"
125	0.4	Southeast Bed	W	Door	Frame	Wood	White	"

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Sample Nos.	Reading	Room ID	Wall Direction*	Component	Member	Substrate	Color	Location
126	0.0	Southeast Bed		Ceiling		Plaster	White	2nd Floor
127	-0.1	Southeast Bed	W	Fireplace	Mantle	Wood	Lacquer	"
128	-0.2	Southeast Bed	N	Molding		Wood	White	"
129	-0.1	SE Bed Closet	S	Door		Wood	Green	"
130	-0.1	SE Bed Closet	W	Wall		Plaster	Green	"
131	0.2	SE Bed Closet	N	Cabinet	Frame	Wood	Green	"
132	0.2	SE Bed Closet	S	Door	Frame	Wood	Green	"
133	-0.1	SE Bed Closet	S	Door	Frame	Wood	Light Green	"
134	0.1	SE Bed Entry	W	Wall		Plaster	Yellow	"
135	0.1	SE Bed Entry	N	Door	Frame	Wood	Yellow	"
136	-0.1	SE Bed Entry	N	Door		Wood	Lacquer	"
137	-0.1	SE Bed Entry		Ceiling		Plaster	White	"
138	0.3	SE Bed Entry	S	Baseboard		Wood	Yellow	"
139	0.5	South Bath	E	Wall		Plaster	White	"
140	-0.1	South Bath	W	Wall		Plaster	Brown	"
141	-0.0	South Bath	W	Door	Frame	Wood	White	"
142	-0.3	South Bath	N	Door		Wood	White	"
143	2.3	South Bath	S	Window	Sill	Wood	Brown	"
144	0.2	South Bath	S	Window	Frame	Wood	Brown	"
145	1.4	South Bath	S	Window		Wood	Brown	"
146	0.4	Sitting Room	N	Wall		Plaster	Wood Panel	"
147	-0.1	Sitting Room	E	Door	Frame	Wood	Red	"
148	0.0	Sitting Room	W	Door		Wood	Red	"
149	-0.3	Sitting Room	S	Baseboard		Wood	Red	"
150	0.0	Sitting Room		Ceiling		Plaster	White	"

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151	0.0	Sitting Room	S	Window	Sill	Wood	Mint	2nd Floor
152	0.1	Sitting Room	S	Window	Frame	Wood	Mint	"
153	1.5	Sitting Room	S	Window		Wood	Mint	"
154	0.3	Southwest Bed	S	Wall		Plaster	Wallpaper	"
155	5.7	Southwest Bed	W	Fireplace	Mantle	Wood	Dark Mint	"
156	1.6	Southwest Bed	N	Baseboard		Wood	Red	"
157	0.4	Southwest Bed		Ceiling		Plaster	White	"
158	0.5	Southwest Bed	W	Window	Sill	Wood	Mint	"
159	0.0	Southwest Bed	W	Window	Frame	Wood	Mint	"
160	0.6	Southwest Bed	W	Window		Wood	Mint	"
161	0.3	Southwest Bed	S	Window	Sill	Wood	Mint	"
162	-0.0	Southwest Bed	S	Window	Frame	Wood	Mint	"
163	1.5	Southwest Bed	S	Window		Wood	Mint	"
164	0.1	Mens Bathroom	E	Wall		Plaster	Blue	"
165	0.4	Mens Bathroom	N	Door	Frame	Wood	White	"
166	0.2	Mens Bathroom	N	Door		Wood	Blue	"
167	-0.0	Mens Bathroom	W	Baseboard		Wood	White	"
168	0.2	Mens Bathroom		Ceiling		Plaster	Blue	"
169	-0.0	Mens Bathroom	S	Window	Sill	Wood	White	"
170	0.5	Mens Bathroom	S	Window	Frame	Wood	White	"
171	3.0	Mens Bathroom	S	Window		Wood	White	"
172	-0.1	Northwest Bed	S	Wall		Plaster	Peach	"
173	0.1	Northwest Bed	S	Door	Frame	Wood	Peach	"
174	-0.2	Northwest Bed	S	Door		Wood	Peach	"
175	3.3	Northwest Bed	W	Baseboard		Wood	Peach	"

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Sample Nos.	Reading	Room ID	Wall Direction*	Component	Member	Substrate	Color	Location
176	>9.9	Northwest Bed	W	Fireplace	Mantle	Wood	Brown	2nd Floor
177	0.2	Northwest Bed		Ceiling		Plaster	White	"
178	3.5	Northwest Bed	W	Window	Sill	Wood	White	"
179	0.4	Northwest Bed	W	Window	Frame	Wood	White	"
180	0.6	Northwest Bed	W	Window		Wood	White	"
181	4.5	Northwest Bed	N	Window	Sill	Wood	White	"
182	1.6	Northwest Bed	N	Window	Frame	Wood	White	"
183	2.2	Northwest Bed	N	Window		Wood	White	"
184	0.6	Womens Bathroom	E	Wall		Plaster	White	"
185	1.4	Womens Bathroom	W	Baseboard		Wood	White	"
186	0.4	Womens Bathroom	S	Door	Frame	Wood	White	"
187	-0.1	Womens Bathroom	S	Door		Wood	Lacquer	"
188	-0.0	Womens Bathroom	N	Window	Sill	Wood	White	"
189	3.9	Womens Bathroom	N	Window		Wood	White	"
190	-0.0	Womens Bathroom	N	Window	Frame	Wood	White	"
191	0.0	Womens Bathroom		Ceiling		Plaster	White	"
192	-0.0	West Service Hall	S	Window	Sill	Wood	Lacquer	"
193	-0.0	West Service Hall	S	Window	Frame	Wood	Lacquer	"
194	-0.0	West Service Hall	S	Window		Wood	Lacquer	"
195	0.2	West Service Hall	N	Window	Sill	Wood	Lacquer	"
196	-0.0	West Service Hall	N	Window	Frame	Wood	Lacquer	"
197	0.0	West Service Hall	N	Window		Wood	Lacquer	"
198	0.0	West Service Hall	S	Cabinet	Frame	Wood	Mint	"
199	0.1	West Service Hall	E	Door	Frame	Wood	Lacquer	"
200	-0.1	West Service Hall	E	Door		Wood	Lacquer	"

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201	-0.1	West Bed	W	Wall		Plaster	White	2nd Floor
202	6.3	West Bed	S	Baseboard		Wood	Yellow	"
203	-0.0	West Bed	S	Door	Frame	Wood	Yellow	"
204	8.5	West Bed	W	Window	Sill	Wood	Yellow	"
205	7.0	West Bed	W	Window	Frame	Wood	Yellow	"
206	8.1	West Bed	W	Window		Wood	Yellow	"
207	6.6	West Bed	N	Window	Sill	Wood	Yellow	"
208	6.6	West Bed	N	Window	Frame	Wood	Yellow	"
209	8.7	West Bed	N	Window		Wood	Yellow	3rd Floor
210	>9.9	Bath	S	Wall		Plaster	White	"
211	>9.9	Bath	N	Wall		Plaster	Black	"
212	9.6	Bath	E	Wall		Plaster	Brown	"
213	8.9	Bath	N	Window	Sill	Wood	White	"
214	>9.9	Bath	N	Window	Frame	Wood	White	"
215	8.9	Bath	N	Window		Wood	White	"
216	7.8	Bath	S	Door	Frame	Wood	White	"
217	4.9	Bath	S	Door		Wood	White	"
218	-0.0	Hall	W	Wall		Plaster	White	"
219	0.3	Hall	W	Wall		Plaster	Brown	"
220	0.1	Linen Room	E	Wall		Plaster	Tan	"
221	-0.0	Linen Room	E	Baseboard		Wood	Lacquer	"
222	-0.1	Linen Room		Floor		Wood	Lacquer	"
223	0.0	Linen Room	N	Door	Frame	Wood	Lacquer	"
224	-0.2	Linen Room	N	Door		Wood	Lacquer	"
225	0.4	Linen Room		Ceiling		Plaster	Gray	"

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226	-0.1	Linen Room	N	Window	Sill	Wood	Lacquer	3rd Floor
227	-0.1	Linen Room	N	Window	Frame	Wood	Lacquer	"
228	-0.2	Linen Room	N	Window		Wood	Lacquer	"
229	0.3	West Bed	W	Wall		Plaster	Gray	"
230	0.1	West Bed		Ceiling		Plaster	Gray	"
231	-0.3	West Bed		Floor		Wood	Lacquer	"
232	-0.2	West Bed	S	Door	Frame	Wood	Lacquer	"
233	-0.2	West Bed	S	Door		Wood	Lacquer	"
234	0.2	West Bed	S	Baseboard		Wood	Lacquer	"
235	0.3	North Bed	E	Wall		Plaster	Tan	"
236	0.2	North Bed	E	Baseboard		Wood	Lacquer	"
237	0.6	North Bed		Ceiling		Plaster	Tan	"
238	-0.1	North Bed		Floor		Wood	Lacquer	"
239	0.3	North Bed	S	Door	Frame	Wood	Lacquer	"
240	-0.1	North Bed	S	Door		Wood	Lacquer	"
241	-0.1	North Bed	N	Window	Sill	Wood	Lacquer	"
242	0.2	North Bed	N	Window	Frame	Wood	Lacquer	"
243	0.0	North Bed	N	Window		Wood	Lacquer	"
244	-0.1	East Bed	S	Wall		Plaster	Wallpaper	"
245	-0.1	East Bed	S	Baseboard		Wood	Lacquer	"
246	0.2	East Bed		Ceiling		Plaster	Wallpaper	"
247	-0.1	East Bed		Floor		Wood	Lacquer	"
248	-0.1	East Bed	S	Window	Sill	Wood	Lacquer	"
249	-0.0	East Bed	S	Window	Frame	Wood	Lacquer	"
250	-0.1	East Bed	S	Window		Wood	Lacquer	"

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251	-0.2	East Bed	W	Door	Frame	Wood	Lacquer	3rd Floor
252	-0.1	East Bed	W	Door		Wood	Lacquer	"
253	2.9	3rd/Hirams Library	S	Wall		Plaster	Tan	"
254	-0.2	3rd/Hirams Library	S	Baseboard		Wood	Lacquer	"
255	2.8	3rd/Hirams Library		Ceiling		Plaster	Tan	"
256	-0.0	3rd/Hirams Library		Floor		Wood	Lacquer	"
257	0.0	3rd/Hirams Library	N	Shelf	Frame	Wood	Lacquer	"
258	-0.1	3rd/Hirams Library	W	Door	Frame	Wood	Lacquer	"
259	-0.1	3rd/Hirams Library	W	Door		Wood	Lacquer	"
260	0.5	3rd/Hirams Library	S	Window	Sill	Wood	Lacquer	"
261	-0.1	3rd/Hirams Library	S	Window	Frame	Wood	Lacquer	"
262	-0.1	3rd/Hirams Library	S	Window		Wood	Lacquer	"
263	0.9	Calibration						
264	1.1	Calibration						
265	0.9	Calibration						
266	1.1	Calibration						
267	0.7	Calibration						
268	0.8	Calibration						
269	-0.0	West Service Hall	N	Wall		Plaster	Yellow	Basement
270	-.0	West Service Hall	W	Door	Frame	Metal	Tan	"
271	4.2	West Service Hall	W	Door		Metal	Tan	"
272	-0.1	West Service Hall		Ceiling		Plaster	Light Yellow	"
273	-0.1	West Service Hall	E	Door	Frame	Wood	Lacquer	"
274	-0.1	West Service Hall	E	Door		Wood	Lacquer	"
275	>9.9	West Service Hall	N	Door	Frame	Metal	Tan	"

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276	4.9	Bath	E	Wall		Plaster	Mint	Basement
277	7.2	Bath	N	Door	Frame	Wood	White	"
278	7.4	Bath	N	Door		Wood	White	"
279	-0.2	Vault B	S	Wall		Plaster	White	"
280	-0.1	Vault B	S	Door	Frame	Metal	Gray	"
281	-0.1	Vault B		Ceiling		Plaster	Brown	"
282	-0.1	West Basement 2	E	Wall		Wood Panel	Lacquer	"
283	-0.1	West Basement 2		Ceiling		Plaster	White	"
284	-0.2	West Basement 2	N	Wall		Plaster	Purple	"
285	-0.1	West Basement 2	E	Door	Frame	Wood	Lacquer	"
286	-0.0	West Basement 2	E	Door		Wood	Lacquer	"
287	2.0	West Basement 2	S	Window	Sill	Wood	Lacquer	"
288	6.5	West Basement 2	S	Window	Frame	Wood	Lacquer	"
289	7.3	West Basement 2	S	Window		Wood	Lacquer	"
290	0.4	Kitchen	N	Wall		Plaster	Mint	"
291	-0.1	Kitchen		Ceiling		Plaster	White	"
292	-0.1	Kitchen	W	Cabinet	Door	Wood	White	"
293	1.7	Kitchen	S	Window		Wood	White	"
294	-0.0	Bath 2	S	Wall		Plaster	White	"
295	0.1	Bath 2		Ceiling		Plaster	Mint	"
296	0.1	West Basement 1	E	Wall		Plaster	White	"
297	-0.1	West Basement 1		Ceiling		Plaster	White	"
298	-0.0	Bath 1	S	Door	Frame	Wood	White	"
299	-0.1	Bath 1	S	Wall		Plaster	White	"
300	0.0	Bath 1		Ceiling		Plaster	White	"

Project: Dillon House
Facility Location: 404 Southwest 9th Street, Topeka, Kansas
Inspector's Name: Christopher S. Cast
Readings Taken: August 20, 2009
Project No.: 14097028

Sample Nos.	Reading	Room ID	Wall Direction*	Component	Member	Substrate	Color	Location
301	8.3	West Basement 1	S	Window	Sill	Wood	White	Basement
302	9.7	West Basement 2	S	Window	Frame	Wood	White	"
303	6.1	West Basement 3	S	Window		Wood	White	"
304	-0.1	West Storage	N	Wall		Brick	Mint	"
305	5.8	West Storage	W	Door	Frame	Metal	Mint	"
306	-0.1	West Storage		Floor		Concrete	Gray	"
307	-0.2	West Storage		Ceiling		Plaster	White	"
308	-0.2	Central Basement	W	Wall		Plaster	Blue	"
309	-0.3	Central Basement		Ceiling		Plaster	White	"
310	-0.1	Central Basement	E	Wall		Drywall	White	"
311	-0.1	Janitor	N	Wall		Stone	White	"
312	-0.1	Janitor		Ceiling		Plaster	White	"
313	0.0	Janitor	S	Door	Frame	Wood	White	"
314	0.1	Janitor	S	Door		Wood	White	"
315	-0.2	Boiler Room	N	Wall		Plaster	White	"
316	-0.1	Boiler Room		Ceiling		Plaster	White	"
317	-0.0	Boiler Room	W	Door	Frame	Wood	White	"
318	-0.1	Boiler Room	W	Door		Wood	White	"
319	-0.3	Northeast Basement	S	Wall		Plaster	White	"
320	-0.2	Northeast Basement		Ceiling		Plaster	White	"
321	0.0	Northeast Basement	E	Door	Frame	Wood	Blue	"
322	-0.1	Northeast Basement		Post		Metal	Blue	"
323	-0.1	Northeast Basement		Post		Metal	Yellow	"
324	>9.9	Northeast Basement	W	Door	Frame	Wood	White	"
325	-0.1	Northeast Basement	W	Cabinet	Door	Wood	Blue	"

Project: Dillon House
Facility Location: 404 Southwest 9th Street, Topeka, Kansas
Inspector's Name: Christopher S. Cast
Readings Taken: August 20, 2009
Project No.: 14097028

Sample Nos.	Reading	Room ID	Wall Direction*	Component	Member	Substrate	Color	Location
326	-0.3	Southeast Basement	N	Wall		Plaster	White	Basement
327	-0.0	Southeast Basement	N	Door	Frame	Wood	White	"
328	-0.2	Southeast Basement	W	Door	Frame	Wood	White	"
329	-0.2	North Stairs	W	Wall		Plaster	White	"
330	-0.2	North Stairs		Stair	Runner	Wood	Lacquer	"
331	-0.0	North Stairs		Stair	Riser	Wood	Lacquer	"
332	0.0	North Stairs	N	Door	Frame	Wood	Lacquer	"
333	-0.0	North Stairs	N	Door		Wood	Lacquer	"
334	>9.9	Exterior	S	Door		Wood	White	Exterior
335	0.5	Exterior	S	Door	Frame	Wood	White	"
336	1.7	Exterior	S	Window		Wood	White	"
337	>9.9	Exterior	S	Window	Frame	Wood	White	"
338	>9.9	Exterior	S	Window		Wood	White	"
339	>9.9	Exterior	S	Window	Frame	Wood	White	"
340	4.9	Exterior	S	Window	Frame	Wood	White	"
341	1.6	Exterior	S	Window		Wood	White	"
342	0.4	Exterior	S	Window	Frame	Wood	White	"
343	0.2	Exterior	S	Window		Wood	White	"
344	-0.0	Exterior	S	Gutter	Down Spout	Metal	White	"
345	0.6	Exterior	E	Window	Frame	Wood	White	"
346	0.3	Exterior	E	Window		Wood	White	"
347	0.5	Exterior	N	Window		Wood	White	"
348	-0.0	Exterior	N	Window	Frame	Wood	White	"
349	0.2	Exterior	N	Door	Frame	Wood	White	"
350	0.5	Exterior	N	Door		Wood	White	"

Project: Dillon House
Facility Location: 404 Southwest 9th Street, Topeka, Kansas
Inspector's Name: Christopher S. Cast
Readings Taken: August 20, 2009
Project No.: 14097028

Sample Nos.	Reading	Room ID	Wall Direction*	Component	Member	Substrate	Color	Location
351	-0.1	Exterior	N	Door	Frame	Metal	White	Exterior
352	-0.1	Exterior	N	Door		Metal	White	"
353	0.4	Exterior	N	Door	Frame	Wood	White	"
354	0.5	Exterior	N	Door		Wood	White	"
355	0.1	Exterior	N	Door	Frame	Wood	White	"
356	-0.2	Exterior	N	Door		Wood	White	"
357	-0.0	Exterior	N	Gutter	Down Spout	Metal	Black	"
358	2.4	Exterior	N	Window	Frame	Wood	White	"
359	1.8	Exterior	N	Window		Wood	White	"
360	>9.9	Exterior	S	Window		Wood	White	"
361	2.3	Exterior	S	Window	Frame	Wood	White	"
362	>9.9	Exterior	S	Window	Frame	Wood	White	"
363	>9.9	Exterior	S	Window		Wood	White	"
364	2.0	Exterior	S	Window		Wood	White	"
365	1.0	Calibration						
366	0.8	Calibration						
367	1.2	Calibration						
368	0.9	Calibration						
369	0.9	Calibration						
370	1.0	Calibration						

APPENDIX F

MOLD RESULTS ANALYTICAL REPORT

Analytical Laboratory Report

August 24, 2009

Report ID: 9235482

DANE BAILEY
TERRACON
3113 SW VAN BUREN
TOPEKA KS 66611

Company Number: 31142

PROJ DILLON HOUSE

Date Collected: 8/18/2009
Date Received: 8/19/2009
Date Reported: 8/24/2009

Analyst: Paul C. Eglsaer

PAUL C EGLSAER, Microbiologist
pce@mail.slh.wisc.edu

Reviewer: Steve Strebel

STEVE STREBEL, Organic Supervisor
ss@mail.slh.wisc.edu

WOHL uses only verified, secured electronic signatures on reports.
These signatures are as valid as original handwritten signatures.

If you have any questions regarding this report please feel free to contact the laboratory via email (as listed above) or via telephone at 800-446-0403

Analytical Results

Sample Number / Field Number	Air Sample Volume (Liters)	Analyte Spores	Results Counts	Results Concentration	%
1393939	AIR-O-CELL				
M1					
	150	Basidiospores	1700*	50,000* per m³	70.7
		Aspergillus/Penicillium species	670*	19,000* per m³	27.9
		Miscellaneous unidentified	14	410 per m³	0.6
		Cladosporium species	9	260 per m³	0.4
		Hyphae	6	180 per m³	0.2
		Ascospores	3**	87 per m³	0.1
		Periconia species	1**	29 per m³	0.0
		Total Spores	2400*	70,000* per m³	
		NOTE: Date of Analysis - 08/20/09			
1393940	AIR-O-CELL				
M2					
	150	Aspergillus/Penicillium species	1900*	54,000* per m³	65.8
		Basidiospores	950*	27,000* per m³	32.9
		Miscellaneous unidentified	13	380 per m³	0.5
		Ascospores	9	260 per m³	0.3
		Cladosporium species	5	150 per m³	0.2
		Hyphae	4	120 per m³	0.1
		Myxomycetes/Rusts/Smuts	3**	87 per m³	0.1
		Stachybotrys species	1**	29 per m³	0.0
		Periconia species	1**	29 per m³	0.0
		Total Spores	2800*	83,000* per m³	

Sample Number Field Number	Air Sample Volume (Liters)	Analyte Spores	Results Counts	Concentration	%
1393941	AIR-O-CELL				
M3					
	150	Basidiospores	1400*	41,000* per m³	60.3
		Aspergillus/Penicillium species	840*	24,000* per m³	36.2
		Cladosporium species	49	1400 per m³	2.1
		Ascospores	15	440 per m³	0.6
		Paecilomyces-like species	10	290 per m³	0.4
		Miscellaneous unidentified	2**	58 per m³	0.1
		Cercospora-like species	2**	58 per m³	0.1
		Myxomycetes/Rusts/Smuts	2**	58 per m³	0.1
		Stachybotrys species	1**	29 per m³	0.0
		Hyphae	1**	29 per m³	0.0
		Total Spores	2300*	68,000* per m³	
1393942	AIR-O-CELL				
M4					
	150	Basidiospores	320	9400 per m³	73.4
		Aspergillus/Penicillium species	65	1900 per m³	14.9
		Cladosporium species	39	1100 per m³	8.9
		Ascospores	5	150 per m³	1.1
		Miscellaneous unidentified	4	120 per m³	0.9
		Hyphae	3**	87 per m³	0.7
		Total Spores	440	13,000 per m³	

Sample Number Field Number	Air Sample Volume (Liters)	Analyte Spores	Results Counts	Concentration	%
1393943	AIR-O-CELL				
M5					
	150	Basidiospores	770*	22,000* per m³	63.8
		Cladosporium species	250	7200 per m³	20.7
		Ascospores	47	1400 per m³	3.9
		Aspergillus/Penicillium species	41	1200 per m³	3.4
		Hyphae	38	1100 per m³	3.1
		Miscellaneous unidentified	29	840 per m³	2.4
		Myxomycetes/Rusts/Smuts	17	500 per m³	1.4
		Alternaria species	4	120 per m³	0.3
		Stachybotrys species	3**	87 per m³	0.2
		Epicoccum species	2**	58 per m³	0.2
		Cercospora-like species	2**	58 per m³	0.2
		Bipolaris/Drechslera/Helminthosporium species	2**	58 per m³	0.2
		Torula species	1**	29 per m³	0.1
		Pithomyces species	1**	29 per m³	0.1
		Total Spores	1200*	35,000* per m³	

NOTE: Sample overloaded with debris. Actual spore counts and fungal types reported may be higher.

Sample Number Field Number	Air Sample Volume (Liters)	Analyte Spores	Results Counts	Concentration	%
1393944	AIR-O-CELL				
M6					
	150	Basidiospores	310	8900 per m³	41.0
		Myxomycetes/Rusts/Smuts	140	4000 per m³	18.5
		Cladosporium species	110	3300 per m³	14.5
		Aspergillus/Penicillium species	97	2800 per m³	12.8
		Hyphae	41	1200 per m³	5.4
		Ascospores	17	500 per m³	2.2
		Stachybotrys species	16	470 per m³	2.1
		Miscellaneous unidentified	16	470 per m³	2.1
		Periconia species	3**	87 per m³	0.4
		Memnoniella species	3**	87 per m³	0.4
		Alternaria species	2**	58 per m³	0.3
		Epicoccum species	1**	29 per m³	0.1
		Cercospora-like species	1**	29 per m³	0.1
		Total Spores	750	22,000 per m³	

Sample Number / Field Number	Air Sample Volume (Liters)	Analyte Spores	Results Counts	Concentration	%
1393945	AIR-O-CELL				
M7					
	150	Basidiospores	620	18,000 per m³	66.6
		Aspergillus/Penicillium species	81	2400 per m³	8.7
		Cladosporium species	67	1900 per m³	7.2
		Miscellaneous unidentified	42	1200 per m³	4.5
		Ascospores	38	1100 per m³	4.1
		Myxomycetes/Rusts/Smuts	36	1000 per m³	3.9
		Hyphae	21	610 per m³	2.3
		Alternaria species	13	380 per m³	1.4
		Stachybotrys species	6	180 per m³	0.6
		Periconia species	2**	58 per m³	0.2
		Epicoccum species	2**	58 per m³	0.2
		Stemphylium species	1**	29 per m³	0.1
		Pithomyces species	1**	29 per m³	0.1
		Chaetomium species	1**	29 per m³	0.1
		Total Spores	940	27,000 per m³	
		NOTE: Sample overloaded with debris. Actual spore counts and fungal types reported may be higher.			
1393946	AIR-O-CELL				
M8					
	150	Basidiospores	1000*	30,000* per m³	66.0
		Cladosporium species	330	9600 per m³	21.8
		Ascospores	94	2700 per m³	6.2
		Cercospora-like species	32	930 per m³	2.1
		Miscellaneous unidentified	22	640 per m³	1.5
		Aspergillus/Penicillium species	18	520 per m³	1.2
		Alternaria species	11	320 per m³	0.7
		Myxomycetes/Rusts/Smuts	3**	87 per m³	0.2
		Hyphae	3**	87 per m³	0.2
		Stemphylium species	1**	29 per m³	0.1
		Pithomyces species	1**	29 per m³	0.1
		Curvularia species	1**	29 per m³	0.1
		Total Spores	1600*	45,000* per m³	

Displayed values on report have been rounded; however all calculations are performed using raw, unrounded intermediate results. Please contact the laboratory if you have any questions regarding our result calculation or rounding. All samples were received by the laboratory in acceptable condition unless otherwise noted.

* indicates an estimated value. Totals include estimated values. ** indicates a value below the reporting limit (RL).

Analytical Quality Control

Quality control samples are analyzed to ensure the accuracy of these results. These results meet the quality standards of WOHL's Environmental Microbiology section.

Analytical Methodology

TOTAL SPORE ANALYSIS WB012:

Samples submitted on spore trap cassettes are analyzed using a WOHL in-house method based on manufacturers recommendations as printed in their product literature. To prepare the sample for analysis, the cassette is opened and the glass collection slide is carefully removed. The collection slide is placed sample side up onto a clean microscope slide. The sample slide is affixed to the microscope slide. A drop of stain solution is placed upon the sample trace and covered by a glass cover slip.

EVALUATION

Sample preparations are analyzed using a light microscope fitted with a 100X oil immersion objective, for a total magnification of 1000X.
Each spore encountered is identified and tabulated.
Samples overloaded with spores are reported as estimated counts.
Samples overloaded with debris may be reported as spores present.

RESULTS

Spore concentrations are expressed as "spores per cubic meter of air".
Results from overloaded samples with estimated counts may actually be higher than reported.
Since culture is required for definitive identification, spore trap identification is considered presumptive.
Results are not blank corrected.

INTERPRETATION

There is no PEL(permissible exposure limit) or TLV(threshold limit value) available for fungal spore results from air samples.
Fungal spore counts from indoor air samples should be compared to fungal results collected outdoor and in non-complaint areas. Generally, indoor sample fungal genera and levels should be equal to or less than outdoor and non-complaint area fungal levels.
Different genera of or increased levels of fungal spores present on indoor air samples may indicate fungal growth inside.
Fungi are ubiquitous in the environment. Low quantities may not be significant.

LIMITATIONS

The reporting limit (RL) for Total Spore Analysis is 4 fungal spores per slide. The airborne detection limit varies depending on the volume of air sampled. Biases may result due to sampling inefficiencies. There are no standard procedures for sampling, analysis and interpreting fungal spore results from the environment.

End of Analytical Report

The results in this report apply only to the samples, specifically listed above, tested at the Wisconsin Occupational Health Laboratory .
This report is not to be reproduced except in full.

APPENDIX G

LICENSES AND CERTIFICATIONS

M·E·T·A

Mayhew Environmental Training Associates

INCORPORATED

Certificate # 7ME02030902AIR0030

This is to certify that

Dane Bailey

has on 02/03/2009, in Lawrence, KS
completed the requirements for asbestos accreditation under Section 206 of TSCA Title II, 15 U.S.C. 2646

AHERA Asbestos Building Inspector Refresher Course

as approved by the U.S.E.P.A. under 40 C.F.R. 763 (AHERA)
on 02/03/2009 - 02/03/2009 and passed the associated examination on 02/03/2009
with a score of 70% or better
CM = 0.50 Pts.

KANSAS MAYHEW EST. 1985 INC. 1987 ENVIRONMENTAL TRAINING ASSOCIATES SAFETY IN GOD ALONE

Instructor
Thomas Mayhew

Accreditation Expires: 2/3/10

President
Thomas Bradford Mayhew

M E T A - P.O. Box 786 - Lawrence KS 66044 - 800-444-6382

Kansas Department of Health and Environment

Be it known, that having properly filed application with the Kansas Department of Health and Environment,

Christopher Cast

is hereby certified as a

Lead Inspector

Certification Number : KS07-3071

Date: March 12, 2009

Expiration Date: March 29, 2011

Roderick L. Bremby
Secretary

SAFETY TECHNOLOGIES & SOLUTIONS, LLC.

"EXCELLENCE IN SAFETY ENGINEERING"

Environmental Health and Occupational Safety Consultants

6520 Manchester Avenue
St. Louis, Missouri 63139
Phone: (314) 644-3323
Fax: (314) 644-3303

Does hereby certify that

Christopher Cast

15561 W 140th Terrace, Olathe, KS, 66062

has successfully completed and passed the course examination with a minimum score of 70 percent for re-accreditation under Illinois Adm. Code 845, and Missouri 19 CSR 30-70

Lead Inspector Refresher

Class Date:	**February 26, 2009**
Examination Date:	**02/26/2009**
Certificate Number:	**STS20090226-0132LIR**
Certificate Expiration:	**02/26/2010**
Student SSN:	**515-86-9811**

David M. Mendoza - Director of Training
Air Sampling Professional
OSHA Authorized Instructor

This training course is accredited by the Missouri Department of Health and the Illinois Department of Public Health

Certificate of Achievement

This is to certify that

Christopher S. Cast
Terracon Consultants, Inc.

on the 19th day of February 2007 successfully completed the factory training for

RMD's LPA-1 Lead Paint Inspection System

including, but not limited to the topics of Radiation Safety, DOT Regulations, and the Proper Use of the Instrument.

Jacob Paster, Vice President, RMD
44 Hunt St., Watertown, Massachusetts





4.9 BIBLIOGRAPHY

Overview
This section contains information regarding books, journals and online resources, as well as people and companies that were contacted during the course of the research for this report.

In the interest of conserving space, newspaper article citations are not generally included in this Bibliography. Newspaper articles that contributed to the information in this report are included in Appendix 4.4.

General History of Topeka and the Dillon House

Books
Bird, Roy Illustrated History of Topeka

Companies, Organizations and Individuals:

- Kansas State Historical Society, Cultural Resources Division

- Douglass Wallace, Topeka KS
- Ted Nolde, Professional Engineer, Finney and Turnipseed, Structural Engineers, Topeka, Kansas.
- Gary Hibbs, (formerly of Kiene & Bradley, currently with State of Kansas, Department of Administration, DFM).
- Michael Stormer, former employee of Charlie Marshall (architect who had previously worked on the Dillon House), currently at Schwerdt Design, Topeka, Kansas.

Former Dillon House Owners:
First Presbyterian Church on Harrison Street in Topeka – Associate Pastor George White

Stained Glass

Books:

The Stained Glass of William Morris and His Circle, A.Charles Sewter, New Haven, Published for the Paul Mellon Centre for Studies in British Art by Yale University Press, 1974. Available at the Art and Architecture Library, University of Kansas. ISBN: 0300014716

Companies, Organizations and Individuals:

William Morris Society

Bovard Studio Incorporated – Ron Bovard, President.
Creative Stained Glass – Don Beardon, Owner.
Femenella & Associates, Inc – Arthur Femenella, President.

Judith Taylor, Netherlands – Author of research regarding Elsevier Publishers

Online Resources:



4.9 BIBLIOGRAPHY

Literary Content of Main Stair Windows:
http://www.lib.rochester.edu/camelot/idyl-ger.htm
http://www.lib.rochester.edu/camelot/idyl-l&e.htm

(William) Morris and Company Stained Glass images and history:
http://www.morrissociety.org/designs.htm#stained%20glass
http://www.morrissociety.org/artistlistJWMSart.html
http://www.stainedglassphotography.com/Galleries/Morris/Morris1.htm

Edward Burne-Jones:
http://www.southgategreen.org.uk/christchurch/burnejones.php
http://faculty.css.edu/phagen/hon4777pr/4777arthur3.htm#Edward%20Burne-Jones
http://www.victorianweb.org/painting/bj/glass/index.html

Elsevier Publishers:
http://www.elsevier.com/wps/find/intro.cws_home/founding_principles
http://home.planet.nl/~taylorpj/elzevir.htm
http://home.planet.nl/~taylorpj/elzevir3.htm

Recommendations for Further Research

Potential Sources of Other Dillon House Plans

- Mabelle Sheetz, former employee of Topeka architect Charles Marshall.
- Les Diehl, American Home Family Life Insurance, Topeka Kansas.
- Sherwood Smith, retired architect, collector of old building plans, Topeka, Kansas.