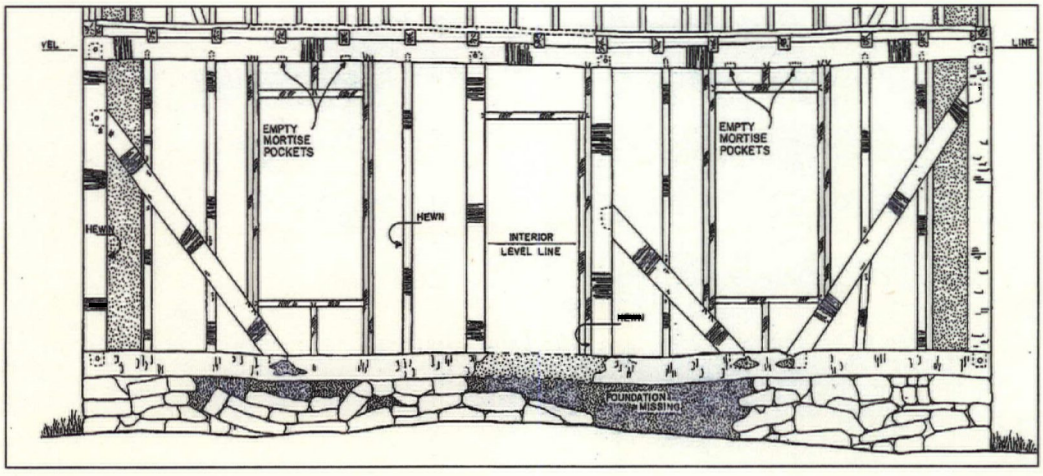
Brawner Farm House

Historic Structure Report, 2002 Addendum

Manassas National Battlefield Park
National Capital Region
Manassas, Virginia





Prepared by:

Historic Preservation Training Center
National Park Service

October 31, 2002

Cover Photos:

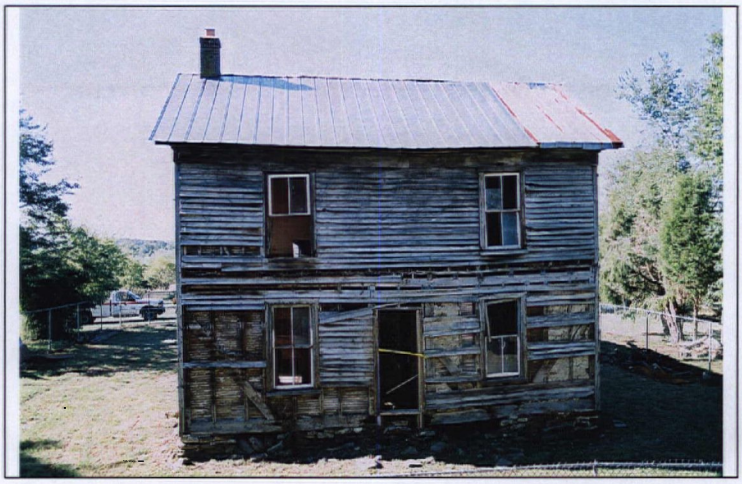
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Brawner Farm House
North Elevation
September, 2002

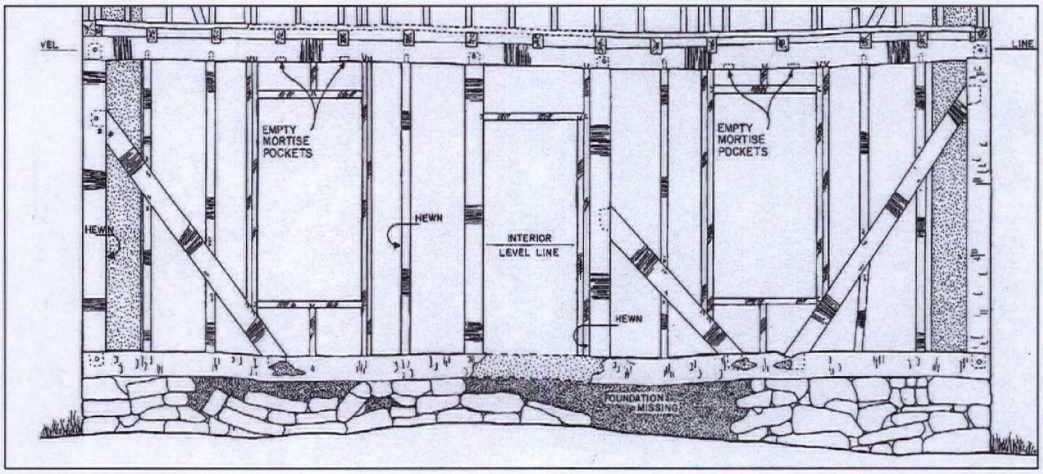
Bottom
Brawner Farm House
BCCC HABS Drawings
North Elevation
September, 2002

Brawner Farm House

Historic Structure Report, 2002 Addendum

Manassas National Battlefield Park
National Capital Region
Manassas, Virginia





Prepared by:

Historic Preservation Training Center
National Park Service

October 31, 2002

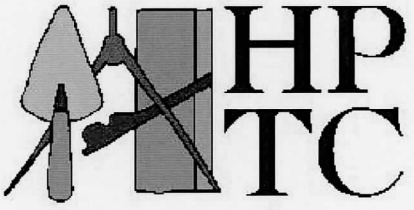
Historic Structure Report 2002 Addendum

BRAWNER FARM HOUSE

IDLCS No. 045553

Manassas National Battlefield Park
Lee Highway
Manassas, Virginia

U.S. Department of the Interior
National Park Service



Historic Preservation Training Center
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Brawner Farm House
Manassas National Battlefield Park
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- CLR Bibliography (CD Only)
- CRBIB Database (CD Only)

Documentation

- Drawings –

1). Annotated 1985 HSR Drawings (2002, HPTC) (Hard Copy Only)
5 sheets numbered 2, 3, 4, 5 and 6 / 9.

2.) HSR Drawings (1985, NCRO)
Douglas Hall, NPS Drawing No. 379/ 80018
possibly also as No. 379/ 25034.
Originals are located at the National Archives at College Park, MD Cartographic and Architecture Branch. Citation: Record Group 70 (National Park Service), National Capital Parks, Numbered Drawings – New Numbers, 9 sheets.

3). Architectural Measured Drawings (2002, BCCC), 12 sheets
Produced by Bucks County Community College Historic Preservation Program for the Historic Preservation Training Center, October 2002.

- BCCC Narrative Methodology for Architectural Documentation
- BCCC Large Format Photography (25 prints, Index included)
- Newspaper Articles (Hard Copy Only)

Material Analysis

- Historic Nail Survey and Chronological Analysis Report
- Structural Investigation Report

Graphics

- List of Field Photographs (CD Only)
- Albert Kern Photo Collection, Montgomery County Historical Society, Dayton, OH (CD Only)
- Edwin Forbes Sketch – "Battle of Gainesville", August 28, 1862
- Judson Sketch – 1878 Warren Survey Map
- CLR Existing Conditions Map

Prepared by:

Historic Preservation Training Center

Thomas A. Vitanza, Senior Historical Architect, RA, AIA
Sharon M. Feeney, Preservation Intern, NCPE

Project Team:

National Park Service

- Historic Preservation Training Center
- Manassas National Battlefield Park
- National Capital Regional Office

Report Consultants

- Denver Service Center (NPS)
- Harpers Ferry Interpretive Design Center (NPS)

- Alpha Corporation = Structural Engineer

- Bucks County Community College = Architectural Documentation and Analysis

- Kreilick Conservation, LLC = Historic Nail Survey and Analysis

- Montgomery County Historical Society, Dayton, OH

Brawner Farm House
Manassas National Battlefield Park
Historic Structures Report 2002 Addendum

Preface Note from Fabric Analysis Team:

This report will summarize the information collected as a result of the research and fieldwork required completing this project. While this project examined many aspects of the extant house as described in the various sections of this report, and the extensive research (both historical and architectural) conducted went beyond the scope of the project agreement, much remains to be learned about the site and the evolution of the house. Additional research outlined in this report should be completed as part of the proposed preservation and rehabilitation project (approved by the NPS DAB as Alternative D of the Value Analysis Study) or there is a risk it will be lost during construction.

More can be said about what is not known than what can be said to be fact. Facts are not in abundance concerning the early history of this place, the house or its development.

Some of the remaining undiscovered questions include: What did the first house look like? When was it constructed? How long did it survive? If the first structure was completely destroyed, when (and how) did the second house, the pre-1904 structure, appear on the scene?

Likewise, confirmed information about the house that existed in 1862 is scant. It cannot be precisely stated how the 1862 structure was impacted in the Civil War engagement, or how much of it survived. It is unclear how the tenant Brawner family responded to the most likely damaged or destroyed house. Nor can it be determined what, if anything, the owner, Mrs. Augusta Douglas, did to repair or replace the house. And what occurred to the house between the war, its aftermath, and its purchase in 1895 by the Davis family? It is also not clear what activities were conducted by the Davis family between the date of their purchase and the expansions of the house in 1904/05.

There is a relatively clear history of the house since 1904/05; yet even this recent history is approaching the century mark. The extant house at the site of the Second Battle of Manassas remains somewhat of an enigma. For a structure that was at the epicenter of one of the fiercest firefights of the Civil War it has managed to remain anonymous.[1]

[1] See *Part 1A, Historical Background and Context,* in this report.

Executive Summary

This project was conducted under the auspices of an approved Project Agreement between the National Capital Region, the Historic Preservation Training Center, and Manassas National Battlefield Park, all of which are units of the National Park Service.

The purpose of this project is to produce an updated addendum to the 1985 Historic Structure Report (HSR) and its 1989 Addendum that will further describe and document the architectural and historical evolution and integrity of the extant structure. Recent additional archival research, archeological site work and architectural material investigation have shed light on some of the chronological issues with the construction sequence of the structure. This has taken place since the 1985 HSR and the 1987-89 Addenda were produced shortly after acquisition by the National Park Service (NPS).

However, the passage of time has eroded the condition of the structure since it was last recorded in 1987 by the NPS. This made it necessary to document a current accounting of its state of repair. This report will also provide additional information about the structure including a definition of the character defining features and a current condition assessment of the architectural fabric including a structural condition overview. A hazardous material survey is not included in this scope of work. Treatment recommendations for the long term exterior preservation and interior rehabilitation are also provided.

The goal of the HSR is to present any new findings as a result of the most recent architectural material analysis and to provide a more fully integrated narrative that describes the developmental history of the extant structure as it is understood at this point in time. Secondary goals are to verify previous architectural fabric analysis and to provide adequate documentation that meets NPS standards.

Research Conducted to Produce the HSR

Since the NPS acquisition of the Brawner Farmhouse in 1985, multiple reports have been written discussing the evolution and history of the property. The research conducted for this current report verified previous research conducted to date but also developed new information. Also, questions continued to persist as to the accuracy of some findings outlined in previous historical research. Those findings were reviewed and revisited, editing the misinformation.

Numerous documents and collections were searched, looking for any information that would verify the appearance of the structure before the war, and also any information that would indicate the age of the existing building. Land tax records, wills, deeds, historical newspapers, census records, obituaries, birth and death

indexes, insurance records and NPS administrative files were reviewed. The majority of research was conducted at the Prince William County Courthouse Archives, Bull Run Regional Library Virginia Room, Fairfax City Regional Library Virginia Room and the Virginia State Library.

Several photo collections were also researched, including the National Archives, The Library of Congress, the Harpers Ferry Collection at Willow Springs, WV, the NPS park and regional office collections, and the Albert Kern Collection at the Montgomery County Historical Society in Dayton, Ohio.

In addition to the historical research, informal oral interviews were conducted with various members of the Park staff, previous researchers and consultants associated with the project and area neighbors. Also, numerous attempts were made to locate any surviving relatives of the Davis family. Only one Davis family member has been located, but no additional information has been conveyed as of the completion of this report to date.

Architectural field investigations were two-pronged. Documentation of the existing conditions is a primary component of this project as well as a way to gain understanding of the construction of the building. The other aspect focused on fabric investigation, analysis, and interpretation of the material that constitutes the building, also known as "Fabric". Fabric analysis has been described as, "an attempt to reconstruct the logic of people long dead by looking seriously at their houses".[2]

Fieldwork began at the site during the first week of August 2002 and continued through the end of September 2002. Portions of exterior siding were removed along with several floorboards and sections of the plaster and lath in the interior of the house. This process allowed for a better view of the framing system, which in turn allowed a clearer understanding of the construction technologies utilized. During this time period, previous architectural findings were verified and new discoveries documented. A nail analysis survey was conducted in addition to site visits from the state architectural historian and a government dendrochronologist (tree-ring dating).

[2] *Folk Housing in Middle Virginia: A Structural Analysis of Historic Artifacts.* Henry Glassie, University of Tennessee Press, Knoxville, 1975, p. vii.

Research Findings

While an exact date of construction can not be verified, the existing Brawner House was constructed in at least two distinct phases.

The architectural documentation and fabric analysis collected to date points to the conclusion that the first floor of the north block was constructed well before the military engagement that took place on August 28th, 1862. The historical research conducted supports this conclusion, as there is no historical record of the building being altered or rebuilt after the Civil War.

However, as historic battle documentation places the Brawner Farm House in the center of the Union and Confederate firing lines, the north block should exhibit signs of battle damage. This is not the case; the fabric investigation did not discover any evidence of battle damage. It should also be noted that the results of this fabric investigation did not discover any definitive evidence of structural consolidation.

Without any narrative, illustrative or photographic documentation that has been located to show what stood at the time of the Battle, there is inconclusive evidence, at best, to indicate whether the north block of the house witnessed the Battle of Brawner Farm.

In the remainder of the structure, the architectural and historical evidence supports the theory that the second floor of the north block and the south block were added circa 1904-1905. Also, at this time almost the entire interior was remodeled or upgraded.

Issues Identified

Use of Building = Park management should be aware that overuse of the structure as the point-of-contact for visitors may cause accelerated wear and tear of the structure and its features. This type of use is often said to be of relatively low impact but the feet of tens-of-thousands will require continuous preventative maintenance.

Age of Building = It is not possible to establish an exact date of construction for the north block of the extant house. Numerous theories and chronological sequences can be derived from the same known set of verified facts. These are presented in the report.

Condition of Building = Overall the building is in fair condition and can be preserved rather than reconstructed. The building is easily repairable to achieve

the proposed use while retaining with integrity the character-defining features of the exterior and interior envelope.

Summary of Treatment and Use

Treatment and use decisions for the Brawner Farm House were determined through the National Park Service Value Analysis Study process and the "Choosing By Advantage" system. Two primary documents provided the base for this process, they are:

- *Value Analysis Study Report for "Rehabilitate Brawner House" Manassas National Battlefield, Manassas, Virginia, PMIS 21326, MANA-279. Study Dates May 15-16, 2002.* Lindsey Gardner, P.E., CVS, FSAVE, Study Team Leader. Prepared by: Alpha Corporation, Dulles, VA, with Value Engineering Consultant U.S. Cost, Inc., National Park Service, Denver Service Center, undated.

- *Project Review Report, Rehabilitate Historic Brawner Farm for Visitor Use.* Prepared by Thomas Fitzpatrick, P.E., Denver Service Center (DSC) Project Manager. U.S. Department of the Interior, National Park Service, Construction Project Review Process, July 3, 2002.

The approved alternative that emerged from this process and was approved by the National Park Service Development Advisory Board is *Alternative D = Partial Adaptive Reuse of the Brawner Farm House.* It is further described in Part 2 of this report.

The approved use of the building is as the point of contact for park visitors, interpretive space supporting the tour of the Second Battle of Manassas, and temporary seasonal storage and staging area for the interpretive staff involved in the tour and providing for the public.

The approved treatment for the partial adaptive reuse is interpreted by this report to be "preservation". While preservation has a specific definition provided by the NPS, there are always various levels of sensitivity to the fabric of a structure while implementing a treatment and use project. This report focuses on preservation as stated in *The Secretary of the Interiors Standards for the Treatment of Historic Properties (1995)* which is summarized in this report.

Preservation of the Brawner Farm House is interpreted to mean the following:

- Repair and stabilization of the structural system and exterior architectural features while preserving the existing historic fabric and character-defining features.

- Preservation and repair of the first-floor interior for sympathetic reuse while retaining the character defining features.

- Stabilize and preservation of the second floor interior as-is and retain the character defining features.

- The least intrusive approach to treatment is recommended.

Administrative Data

Name and Location Data

Preferred Structure Name:	Brawner Farm House
Park:	Manassas National Battlefield Park
Structure State:	Virginia
Structure County:	Prince William
Region:	National Capital
Administrative Unit:	Manassas National Battlefield Park
LCS ID #:	045553

Other Structure Names:
- Bachelor's Hall (archaic, Prince William County, VA. tax records)
- Douglas House (Hennessy Report, regimental reports, 1862)
- Douglas Hall (Hennessy Report, regimental reports, 1862)
- Davis House (Hennessy Report, Prince William Co. tax records)

See Bibliography for referenced items.

The Brawner Farm House was acquired by the National Park Service in 1985.



Brawner Farm House, August 2002

Brief Summary of Existing Reports (Related Documents)

This section provides brief summaries of the primary cultural resource bibliography documents in chronological order.

Historic Structures Report, John M. Hill, Summer, 1985

The existing house encompasses the original farmhouse that stood at the time of the Second Battle of Manassas. States the original farmhouse was probably built sometime during the early to mid 1800s. South addition built in 1904. Conclusion based on architectural fabric investigation. Archeological excavations had not yet occurred.

- Ceiling exposed white washed rafters
- Unheated attic above two main rooms
- Two fireplaces, one on the east wall and one on the west wall (notes the substructure of the floor revealed mortises for a cross structure between the joists used for supporting a stone or masonry hearth).
- Post and beam construction = states structural framing system dates from before Civil War. Constructed of large hand hewn beams.
- Above east interior door in kitchen hand split lath evident
- Stair in kitchen evidence indicates it turned in the opposite direction. Diagonal siding on stair- one flat edge and one beaded edge. Also found on trim around closet door opening, door on the east wall and door opening in the south wall. Stair, enclosure and trim work all believed to be part of original structure.

Architectural Fabric Investigation, Williamsport Preservation Training Center, NPS, Keith Newlin and Elizabeth Sasser, Date Unknown (after 5/87)

Some time after the battle, a smaller 1 ½ story house was constructed on the site of the pre-war structure incorporating some salvage material from the earlier house or another structure. Additions made in 1904.

Variety of evidence suggests that the structure post-dated the Civil War:
- Lack of battle damage to the braced timber frame
- Some materials composing the braced timber frame appear to be salvaged and reused
- Omission of knee braces on the West Elevation uncharacteristic for early 19th century construction

An Archeological Assessment of the Brawner Farm House, Kathleen A. Parker, September, 1988; (Revised December 1989)

- Existing structure is not "Bachelor's Hall", the property that was standing at the time of the Civil War.
- Based on antebellum stone foundation uncovered during excavations. South and portions of east wall align with current east and south foundation walls.
- Also based conclusions on lack of battle damage to existing structure and 1868 Land Records, which were thought to have shown an increase of $639. (Further investigation of the Land Records has found the tax increase information to be incorrect).
- The antebellum features in the house were salvaged or reused from Bachelor's Hall or another structure. House was consolidated and hastily rebuilt to a 1 ½ story structure. Additions made in 1904.

"No Maneuvering and Very Little Tactics": Archeology and the Battle of Brawner Farm, Stephen R. Potter, Robert C. Sonderman, Marian C. Creveling and Susannah L. Dean, 2001

Concurs with 1988 Archeological Assessment

- Existing structure at time of Battle was a two story Georgian structure "Bachelor's Hall"
- Current house incorporates post-war structure that was hastily constructed between 1867 and 1868.

Part I, Brawner Farm, Manassas National Battlefield Park, Cultural Landscape Report, Kay Fanning and Judith Earley, May 2002, Review Draft

Much of the report concurs with the previous 1987 fabric investigation and archeology reports with regard to the building development. There were some exceptions:

- A complete review of Prince William County Land Tax records conducted. No change is found between 1867 and 1868 supporting the claim that the one and one-half story structure was built at this time. The value remains the same starting before the war and well into the 1870s.
- Notes no Civil War Claim made by Brawner for damages to the dwelling as property was rented.

Structural Investigation for Brawner House, Manassas National Battlefield. By Michael Damron, P.E., Alpha Corporation, Dulles, VA, September 2002 for the Historic Preservation Training Center.

- From the investigation it was discovered that although the structure has remained unoccupied for a long duration, the building is salvageable and can be preserved rather than reconstructed. The key to the future restoration of the residence will be ensuring the structure is protected from the elements during the intervening time period from 2002 to the year 2004. This can be done by repairing the roof metal, repairing or replacing missing portions of the exterior siding and stabilizing the stone foundation system. These prescribed repairs should sustain the structure, baring natural disaster, until the project can continue in the year 2004. At that time the NPS can determine the final occupancies of the residence and develop the necessary structural support system to meet the particular occupancy needs for the structure.

Cultural Resource Data:

National Register of Historic Places

Status:	Entered = Documented
Date:	10/15/1996
Significance:	Contributing
NRIS:	66000039

National Register Form on file at park and regional offices. *The Manassas Battlefield National Register Historic District* draft proposal was submitted to the NPS for review in December 1999.

List of Classified Structures (LCS)

Management Category:	Should Be Preserved and Maintained
Management Category Date:	5/15/1991
Management Legal Interest:	Fee Simple
Ultimate Structure Treatment:	Preservation
Ultimate Treatment Document:	Site Development Plan (DCP)
Ultimate Treatment Document Date:	01/01/1989

Cultural Resources Bibliography (CRBIB)

Reference the List of Classified Structures report which provides a brief bibliography with attached CRBIB document numbers. This is similar to the above section on Related Documents.

Periods of Significance:

The historical periods of significance can be summarized in the following terms:

- U.S. Civil War, Second Battle of Manassas, 1862

A sequence of the periods of use can be laid out as follows:

- Earliest development of the property and buildings were first erected on the site, 1789 - 1840
- Tennille family ownership and occupation, 1789 - 1846
- Douglas family ownership and occupation, 1846 = 1855
- Douglas Family ownership and leasing to tenant farmers, 1857 = 1895;
- Brawner family occupation (tenant farmers), pre war period, 1857 = 1862;
- The Civil War and the Battle of Brawner Farm, 1862;
- Brawner family occupation, post war period, 1862 = 1870(?);
- Later tenant farmers through 1895 (Akens, Wilkins);
- Davis Family Occupation and Expansion of House, 1895 = 1904;
- Davis Family Continued Occupation, 1904 = 1985;
- National Park Service Caretaker Period, 1985 = 1998;
- National Park Service Maintenance Period, 1998 = 2002;
- National Park Service Preservation Period, begins in 2002.

Recommendations for Future Research

Archeological

- Conduct additional excavations under the north block and around the perimeters of the south block to determine exact nature of construction.

- Revisit archeological field notes from previous excavations and produce detailed "to-scale" drawings of the below grade features.

Historical

- Plot all tracts of land owned by George Tennille. Trace to present tract, noting when land split or sold.

- Develop more detailed community context in order to conduct comparative analysis of other structures and to determine commercial availability of certain building materials in the vicinity of this battle Groveton / Manassas.

- Continue researching the Douglas, Brawner and Davis families. Continue search for surviving family members.

- Develop detailed knowledge of Douglas family land holdings; develop list of farms and tenant farmers that occupied the Douglas property, in the immediate area during the late antebellum period. Develop inventory of the number and type of structures on the land or typical for late antebellum farms in this geographic region.

- Research other properties that are or were (if documentation available) in the area to compare construction techniques.

- Research available Civil War collections at United States Army Military Historical Institute at Carlisle, PA for any photos or description of the property.

Architectural

- Conduct dendrochronological tests (tree ring dating) of extant timber frame members of the north block and the sill plates of the south block to determine age of trees from which timbers were manufactured.

- Conduct detailed plaster and mortar analysis of the north block and the south block interiors; conduct comparative analysis.

- Conduct detailed interior and exterior finish analysis to determine exterior color scheme and to document interior materials.

Recommendations for Documentation, Cataloguing, and Storage of Materials Generated by the HSR Project

Documentary materials including the architectural measured drawings and field notes, the large format black and white photographs produced during the course of this project will be forwarded to the National Capital Regional Office and eventually turned over to the Historic American Building Survey for inclusion in the Library of Congress collection.

Field photographs, negatives, and samples of historic fabric removed for analysis shall be turned over to the park and accessioned into the park archives and/ or returned to the building.

All project materials will be distributed as per *National Park Service Guidelines for Cultural Resource Management (Directors Order No. 28)* and the *Approved Final Project Agreement* for this HSR project.

Part I. Developmental History

A. Historical Background and Context

Historical Background and Context

The following is an annotated chronological accounting of the events associated with the Brawner Farm (Douglas-Davis) House.

The Brawner Farm House is situated in the northwest quadrant of Manassas National Battlefield Park in Prince William County, VA. The land that the Brawner Farm House is located on can be traced back to Robert "King" Carter. By 1720, Carter had purchased over 100,000 acres to be divided among his heirs.[1] By the early 1800s much of the Carter family holdings had been divided into smaller plots and sold to area farmers. In the late 18th century George Tennille began purchasing part of this land in Prince William County. By 1820, Tennille had acquired over 500 acres of land, part of which would eventually become known as the Brawner Farm. It is unknown when George Tennille first built a structure on this property, but in 1820 a building was noted on the property in the Prince William County Land Record Books. This, however, does not mean that a building did not exist on the property prior to 1820. A column was added to the Land Tax Records in 1820 stating "value added to property because of buildings."[2] The value placed on the buildings was $1200. Per the guide Researching Your Historic Virginia Property by the VA Dept. of Historic Resources, "in the first half of the 19th century a value of $500 or so might indicate a small story-and-a-half frame dwelling. A value of $1500 or $2000 could suggest an elaborate frame house or a relatively modest two-story brick dwelling one room deep. Values of more than $3000 generally hint at mansion-sized houses, often of brick, two stories high, and two rooms deep on each story. The values declined as the house aged or deteriorated." Between 1839 and 1840, tax reassessment years, the value of the buildings on the property dropped to $600.

Archeological excavations undertaken at the property in 1987 unearthed a stone foundation, with the cut sandstone and fieldstone footers set on the antebellum grade. The foundation measured 24 feet (north-south) by 31 feet (east-west). Three chimney footings associated with the foundation were also unearthed.[3] The current structure on this site sits within this larger foundation, with the south wall and portions of the east wall on the same footprint. Based on archeological evidence, it is believed that the antebellum foundation discovered was for a 2 story, 4-room plan structure with double end chimneys. It is possible that this was the structure that George Tennille lived in with his family.

George Tennille, along with his wife Sarah, lived on the property until his death in 1840. According to George Tennille's Last Will and Testament, his estate was left to his wife Sarah until her death. At that time it was to be divided between George's two sons, Alexander and James Tennille, and his grandson, George A. Douglas. George Douglas was left "that part on which I am now living," with the remainder of the land left to James Tennille. George Tennille's land holdings had increased to approximately 629 acres by the time of his death in 1840.

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[1] Reeves, Matthew B., Views of a Changing Landscape: An Archeological and Historical Investigation of Sudley Post Office (44PW294), p. 2.1; Manassas National Battlefield Park, Manassas, Virginia, 1998

[2] Salmon, John, Researching Your Historic Virginia Property, Virginia Department of Historic Resources, Richmond, 2000

[3] Parker, Kathleen, An Archeological Assessment of the Brawner Farm House, University of MD, College Park, 1988

Sarah Tennille passed away in 1846, allowing George Douglas to take over his portion of the estate, which contained 326 ½ acres. He also inherited six slaves, all the farming utensils, all the house and kitchen furniture, two horses, three cows, ten sheep, ten hogs and two oxen.[4] Prior to 1846, George Douglas had attempted to sell a portion of his inheritance. An advertisement listed in the Alexandria Gazette dated 12/1/1843 announces the Sale of Slaves and Land. It states, " on the first Monday in January next.....the said interest which was devised to George A. Douglas, By George Tennille, in certain Slaves and Real Estate, or so much thereof as may be sufficient to satisfy a decree of said Court.....The interest of said Douglas is the reversion in sundry Slaves, and a tract of land in the county of Prince William, to take effect after the death of the widow of George Tennille." A similar advertisement was published in the Alexandria Gazette on January 1, 1844. A description of the property was not given in either of the advertisements. The only other advertisement found was a copy of a Broadside dated October 9, 1846. It was for the "Public Sale of Land" stating, "this tract contains about 160 acres, lies upon the turnpike near Groveton ... The improvements consist of a comfortable dwelling house and the necessary farmhouses." It is uncertain what portion of the property was for sale, but it was likely part of James Tennille's inheritance as "Jas. D. Tennille" is mentioned in the broadside, and there is no mention of George Douglas.

Shortly after George Douglas took over the farm, the Land Records dropped in value again. Between 1848 and 1849 the value of the buildings on the property dropped from $600 to $200. In 1850, a reassessment year, the value of buildings was back at $600 and then dropped back down to $200 in 1851. It was also in 1851 that the Land Records first refer to the property as "Bachelor's Hall." The building value increased to $250 the following year, where it remained until 1857.

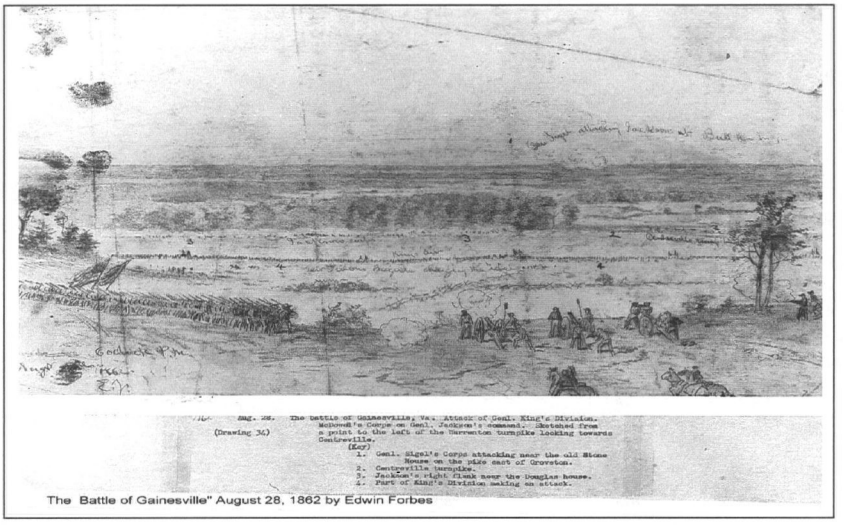
George Douglas first appears in Prince William County Census Records in 1850. Where he was living prior to taking over the estate is unknown, but the census information indicates he was born in Kentucky. His occupation is listed as a farmer. Sometime in the early 1850s, he married Augusta Gaines. By 1855, the couple had their only child, Pendleton Douglas. (They also had a daughter who died shortly after birth). On October 3, 1855, George Douglas died as a result of typhoid fever. His obituary in the Alexandria Gazette states, "At his residence near Groveton, Prince William County, VA on Wednesday, the 3rd day of October, 1855, George A. Douglas, in the 36th year of his age. He leaves a widow and an infant son." George Douglas died intestate. A Bond (BB7) dated November 5, 1855 names Augusta Douglas and Thomas Gaines (Augusta's father) as Administrators. The Bond was in the amount of $8000, indicating that it was a rather large estate. No other court documents exist describing the estate and, as everything was likely left to George and Augusta's son Pendleton, there would be no need for any court proceedings.

Widowed at the age of 20 with an infant son, Augusta Douglas moved in with her mother in Gainesville,[5] and rented the house and farm she lived in with her husband. The property was rented by tenant farmer John C. Brawner circa 1857.[6] Advertisements listing the property for

[4] Last Will and Testament of George Tennille, Prince William County Will Book O, p. 443
[5] Turner, Ronald Ray, 1860 Annotated Census - Prince William County
[6] 1871 Civil War Claim of John C. Brawner – Statement by Mary Brawner

rent could not be found, and it is likely that it never was advertised. Brawner was a very common name in the Prince William area. While no formal lease existed between Augusta Douglas and John Brawner, the agreement was that John Brawner kept a third of what he raised.[7] He lived there with his wife Jane and five of their eight children. Brawner first appears in Prince William County Census Records in 1840. It notes his state of birth as Maryland and lists his occupation as a tenant farmer.

On August 28, 1862, the Brawner's witnessed the beginning of the Second Battle of Manassas. In John Brawner's Civil War claim of 1871, he states "I left the next morning after the battle commenced. House was shelled and balls passing through the house." In his daughter Mary's statement she stated, "we left the place early the next morning before light. The battle was raging so furiously we could not stay." The importance of the Brawner House in the Second Battle of Manassas has been well documented. A quote from William Taliaferro, Confederate division commander states, " A farm-house, an orchard, a few stacks of hay, and a rotten worm fence were the only cover afforded the opposing lines of infantry; it was a stand-up combat, dogged and unflinching, in a field almost bare."(Battles and Leaders, Vol. 2, p. 510). The Union perspective is given in a statement from John Gibbon, commander of Federal troops stating, "The left of my line rested at the Douglas House, and from that point as darkness came on, I could see the enemy's line extending far to my left. Should the enemy get possession of the house, and yard full of trees, he would entirely flank my line and enfilade it."(Recollections of the Civil War, p.54).[8]



The Battle of Gainesville" August 28, 1862 by Edwin Forbes

"The Battle of Brawner Farm began late in the day when the Stonewall Brigade and five others from Jackson's left wing of the Army of Northern Virginia engaged Brig. Gen. John Gibbon's Black Hat Brigade and two additional regiments from Brig. Gen. Abner Doubleday's Brigade. The height of the battle was a 90-minute firefight between opposing infantry lines only 70 to 80 yards apart. When darkness finally put an end to the slaughter, Confederate casualties

[7] 1871 Civil War Claim of John C. Brawner – Statement by Mary Brawner

[8] Hennessey, John, Memorandum to Superintendant, MNBP = Evidence regarding the role of the Brawner House (Douglas Hall) in the fight of August 28, 1862, no date.

exceeded 1,250 men killed, wounded, and missing while Union losses totaled 1,025. This action was a prelude to even greater events on August 29 and 30, when the Battle of Second Manassas raged to the east and south of Bachelor's Hall."[9] While the property was referred to as Bachelor's Hall in the Prince William County Land Records from 1851 to 1860, various accounts of the battle refer to the property as either the Douglas House and/or Brawner Farm/House. Several spellings of each name appear. After 1860, no name is listed for the property in the Land Records.

The Brawner family remained on the farm through the Civil War, with two of the sons joining the Confederate army. George Brawner was with Co. F. 17th VA Inf. CSA and Charles Brawner was with Co. A 4th VA Cav. In John Brawner's Civil War Claim, several statements are made by John and Mary Brawner indicating the family returned and lived in the battle-damaged house after the Second Battle of Manassas. The extent of the damage and how long they remained in the house is unknown.

As stated earlier, archeological evidence concluded that a two-story Georgian style house stood on the site at some point. Previous historical research in 1987 determined that the 1866 to1868 Prince William County Land Records showed an increase in the land/building assessed value of $639.00.[10] It was conjectured that this amount would have been sufficient to repair a damaged structure or rebuild a smaller structure using salvaged materials. Based on this information, the theory was developed that the two-story Georgian house was the house that the Brawner's resided in during the Civil War. In 1868, that house was replaced with a smaller 1 ½ story, two room structure utilizing portions of the original foundation walls.

However, the land and building values of this property remained unchanged from 1857 through 1870 with "value added on account of buildings" listed as $400 and the "total value of land and buildings" listed as $3834. The "value on account of buildings" column remained at $400 until 1895. Therefore, there is no evidence to suggest when or if the house that the Brawner's lived in was rebuilt. The Land Record books also have a column marked "Explanation or Alterations." If a structure was destroyed or demolished, or a new structure built or added, it was generally noted in this column. Also, in 1865, it was generally noted in this column if a property sustained damage during the war[11]. The "Explanations" column for the Douglas/Brawner property is blank from 1856 through 1870 and beyond. The 1855 notation refers to 7 acres sold by George Douglas, reducing his estate to 319 ½ acres.

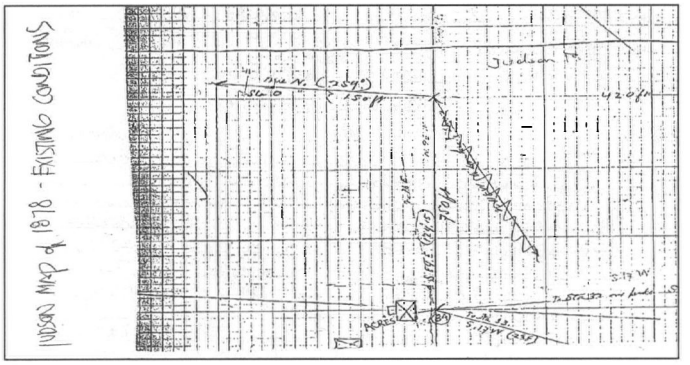
By the1870 Census, John Brawner and his family were no longer listed. In 1878, a Warren Survey Map lists the property as "Acres". It was likely meant to be Akens, for Benjamin Akens, the farmer who was renting the property at that time. The Akens family is listed in the 1870 Prince William County Census but is not listed in the 1880 Census. However, Akens does appear in the 1880 Agricultural Census. A report written on the Brawner Farm by NPS

[9] Potter, Stephen R., Sonderman, Robert C., Creveling, Marion C., and Dean, Susannah L; "No Maneuvering and Very Little Tatics": Archeology and the Battle of Brawner Farm, Report submitted to MNBP, VA, Regional Archeology Program, National Capital Region, National Park Service, Washington, D.C., 2001

[10] Parker, Kathleen, An Archeological Assessment of the Brawner Farm House, University of MD, College Park, 1988

[11] Discussion with Don Wilson, Historian, RELIC Center, Bull Run Regional Library, Manassas, VA.

Historian Stuart Vogt in 1973, states that the property was leased and occupied by William Henry Wilkins between 1880 and 1896. He notes that Mr. Wilkins daughter, Mary Tyrone Wilkins, married George Ayers, the last private owner of the Stone House. (This information has not been verified to date.)



Augusta Douglas Lynn (she married Luther Lynn sometime after 1860) passed away in June of 1872[12], leaving the property to her son Pendleton Douglas. Pendleton Douglas came of age in 1876, but there are no records in the Prince William County Court Minutes or Chancery Records indicating any proceedings to claim his inheritance.

Pendleton Douglas mortgaged the property twice during his ownership. A Deed of Trust dated 4/6/1887 was found between Pendleton and J.E. Harrell & Patapsco Guano Co. in the amount of $222.89. The Deed contained 362 ½ acres, which included 43 acres that belonged to Augusta Douglas and bordered the Douglas property. The second Deed of Trust was dated 1/19/1891. It was in the amount of $350 and described the property only as "known as Douglas Hall." Several local newspapers were checked searching for any sale advertisements with no success.

According to the Prince William County Land Records, the land held a steady value from 1857 through 1890. In 1890, a reassessment year, the total value of the land per acre dropped from $9.00 to $5.00. The building value remained at a constant $400. In 1895, also a reassessment year, the value per acre remained the same but the building value dropped to $159. It is unknown whether the value of the property dropped due to neglect, damage or other economic factors. According to Researching Your Historic Virginia Property, a reduction in the "value added due to buildings" column does not mean that the buildings were destroyed or damaged. It could indicate a reduction in the value of an older building during a reassessment year.

In 1895, Pendleton Douglas sold the property to William M. Davis. The deed, dated January 31, 1895, only describes the tract of 319 acres as "known as Douglas Hall." William M. Davis first appears in Prince William County Census Records in 1870. At that time, he was a boy of 10 living in his father's house in Gainesville. In 1886, William Davis married Ella Walker. By the 1900 Census, the couple had 6 of their 7 children. It was under the ownership of William

[12] Turner, Ronald Ray, Prince William County Death Records 1853-1896, 1993

M. Davis that the structure, "known as Douglas Hall", was transformed into the building that exists on the Battlefield today (2002).

By 1904, the Davis family had grown, with seven children ranging in ages from 22 to 6. It is likely that the 1 ½ story, two-room house that is believed to have stood on the site in 1895 was not large enough to accommodate them. The Land Tax Records show a jump in the "value added due to buildings column" from $160 in 1904 to $500 in 1905. Also in 1905, the "explanations/alterations" column states "$340 added for buildings." From this information, we can conclude that between 1904 and1905, the 1 ½ story, two-room house was remodeled into the two story building that exists today. Unfortunately, William M. Davis did not live long to enjoy his new home. William died intestate on February 26, 1906, leaving the property to his wife Ella, and their seven children. By the 1920 Census, Walker Davis, the oldest male child, is listed as the head of the household. The property remained in the Davis family through 1985, when the National Park Service purchased it. Walker Davis never married and was the last Davis family member to reside in the house. His obituary in the Manassas Journal Messenger gave his date of death as July 16, 1984 and notes he was a retired farmer.

Manassas National Battlefield Park was established in May, 1940. In 1937, a Report on Proposed Boundaries for Manassas National Battlefield Park was completed by Joseph Mills Hanson, Assistant Park Historian. He identified the Davis Brothers tract of 319 as the number five priority for acquisition.[13] After many debates, and an ensuing Court case with Walker Davis' 17 heirs, the National Park Service was successful in acquiring the property.[14] Since 1985, numerous projects have been undertaken by the National Park Service to determine the evolution of the current building. In 1985, a Historic Structures Report was completed through a cooperative agreement between the National Capital Region of the Park Service and the University of Maryland. It concluded, based on architectural evidence and historical research, that the original structure on the property was a modest two room farm house of post and beam construction probably built during the early to mid 1800s. Then, in 1904 the house underwent a "radical" transformation adding a second floor to the original structure and building a new two story addition to the south.

Archeological excavations conducted at the site in 1987 followed the HSR. This again was produced through a cooperative agreement with National Capital Region of the National Park Service and the University of Maryland. The findings were compiled in An Archeological Assessment of the Brawner Farm House, September, 1988. It was during this excavation that an antebellum foundation and three chimney footings were uncovered, along with a set stone walk, rubble from an outbuilding, antebellum domestic material and "a high number of in situ militaria." This report concluded that "Bachelor's Hall" was consolidated and rebuilt after the Second Battle of Manassas utilizing the original south foundation wall and portions of the east foundation wall.

[13] Hanson, John Mills. A Report on Proposed Boundaries and Areas for a Manassas National Battlefield Park Virginia, November, 1937 (HAFE Library).
[14] Zenzen, Joan, Battling for Manassas, The Fifty-Year Preservation Struggle at Manassas National Battlefield Park University Park, 1998

In the same time period, the National Park Service,Williamsport Preservation Training Center conducted an architectural fabric investigation of the building. The purpose of investigation was to examine for: 1) evidence of historic period fabric that relates to the Battle of Brawner of Farm 2) architectural details as relate to historic period construction and 3) sequence of construction of the existing building. This report concluded that while the construction technique and material of the timber framed portion of the house indicated an early 19th century construction date, the lack of projectiles and projectile holes suggested a construction date after the battle. The theory was that the timber framed portion of the exiting house was hastily constructed after the battle using early 19th century techniques and salvaged materials. This theory was based on an errant dovetail located in the 2nd floor south sill and the lack of corner braces in the west elevation of the timber framed portion of the house. It was also noted that the same elevation had a half-lap joint in the sill plate.

As the archeological investigation and the architectural fabric investigations were conducted in the same period, both reports refer to the other for additional evidence to support their theories.

In 1994, additional archeological excavations were completed to determine if evidence of the firing lines still existed east of the house. The positive conclusions were reported in "No Maneuvering and Very Little Tactics" Archeology and the Battle of Brawner Farm. In 2002, the National Capital Region, Cultural Landscape Program completed a Draft Cultural Landscape Report. The purpose of the report was to investigate and record the site's historic and existing landscape conditions, to assess the integrity of the current landscape and to make treatment recommendations.

The latest project undertaken has been this Addendum to the Historic Structures Report. Unlike the1987 effort, much more of the building has been exposed, either through the elements or human intervention, allowing a more in-depth look at the structure and its architectural fabric. Contrary to the 1987 report, more evidence was discovered to support that the timber-framed section of the house was constructed as a thought-out, integrated design using various materials and techniques of the late 18th and early 19th centuries (See Fabric Analysis section for further comments). However, the fact remains that the current structure shows no indication of battle damage.

The architectural and historical evidence recently discovered, and the existing archeological evidence appear to be in conflict with each other. It is possible that additional information regarding the sequence of construction will be yielded in the design/construction phase of this project. Adding to the inconsistency, extensive research has failed to yield any historic photographs of the building, pre or post-war. For a structure that witnessed "one of the fiercest firefights of the Civil War"[15] it has managed to remain anonymous.

[15] Potter, Stephen R., Sonderman, Robert C., Creveling, Marion C., and Dean, Susannah L; "No Maneuvering and Very Little Tatics": Archeology and the Battle of Brawner Farm, Report submitted to MNBP, VA, Regional Archeology Program, National Capital Region, National Park Service, Washington, D.C., 2001

Timeline = Brawner House

1789 = 1820: George Tennille purchased over 500 acres of land in Prince William County.
Prince William County Land Assessment Records, District I
Prince William County Deed Book 1, pp. 40 and 43
Prince William County Deed Book 7, p.534

1820: A building value is noted on the land tax assessment records. (Note = this is the first year that buildings were listed on land assessment records so it is possible that a building pre-existed this date).
Prince William County Land Assessment records = District I = 1820

1840: George Tennille died, leaving "the house now living in to grandson George A. Douglas"
Prince William County Will Book O, p. 443, p. 468

1843: Newspaper advertisement in Alexandria Gazette on December 1st advertising the sale of slaves and land "the interest which was devised to George A. Douglass, by George Tennil"....."and a tract of land in the County of Prince William, to take effect after the death of the widow of George Tennil" (no description of property given).
Prince William County VA 1784 = 1860 Newspaper Transcripts, Ronald Ray Turner

1844: Newspaper advertisement in the Alexandria Gazette on January 1, 1844 (repeating sale advertisement of 12/1/1843).
Fairfax Regional Library, Virginia Room, Microfilm Reel # 71, Alexandria Gazette 1/27/1843 = 2/10/1844

1846: George Tennille's grandson, George A. Douglas took over the property after Sarah Tennille's death (George Tennille's widow).
Prince William County Will Book O
Prince William County Land Records, District 1

1846: Broadside published on October 9, 1846 advertising the sale of 160 acres and a comfortable dwelling house 'upon the Turnpike near Groveton" by James Tennille.
Library of Virginia, Special Collections, Broadside 1846 T98 FF

1851: Property referred to as "Bachelor's Hall" in land tax records.
Prince William County Land Assessment records = District I – 1851

(Bachelor's Hall is described as a two story, four room Georgian-style house based on the foundation plan unearthed in archeological assessment)*.
"No Maneuvering and Very Little Tactics: Archeology and the Battle of Brawner Farm = Stephen R. Potter, 2001
** No existing architectural evidence to support this theory.*

1855: George A. Douglas died on October 3rd.
Prince William County VA Death Records 1853 = 1896, Ronald Ray Turner
Alexandria Gazette, 10/17/1855, p.2

He died intestate, Augusta Douglas and Thomas Gaines were named Administrators
Prince William County Clerk of Courts, Bond Book 7, 1852-1873 = 11/5/1855

1857: Augusta Douglas rented property to John C. Brawner and his family.
1871 Civil War Claim of John C. Brawner – Mary Brawner's statement
1860 Prince William County Census

1862: August 28, 1862 Second Battle of Manassas erupts on the Brawner farm.

House referred to as "Douglas House" by John Gibbon, commander of federal troops, in an account describing the battle.
Recollections of the Civil War, p.54

1862: The Brawner family returned to their battle ravaged farm after the Battle, and remained their at least through the War.
1871 Civil War Claim of John C. Brawner = John and Mary Brawner's statements

1865 = 1870*: A 1 ½ story structure was built replacing "Bachelor's Hall" or the existing structure was repaired/consolidated due to likely damage sustained during the battle.
1987 Architectural Fabric Investigation, Williamsport Training Center
An Archeological Assessment of the Brawner Farm House, Kathleen A. Parker, University of Maryland, 1988
"No Maneuvering and Very Little Tactics: Archeology and the Battle of Brawner Farm = Stephen R. Potter, 2001
*(*Note = no architectural evidence or historic records to indicate rebuild date)*

1872: Augusta Douglas Lynn died on June 26th.
Prince William County VA Death Records 1853 - 1896, Ronald Ray Turner

No will found for Augusta Douglas Lynn.
Prince William County Will Index.

Pendleton G. Douglas, George & Augusta Douglas' son, inherited the property.
Prince William County Courthouse Records, DB 43, p. 354

1870: John C. Brawner is not listed in county census records
1870 *Prince William County Census*

1878: Farm rented by Benjamin Akens
1*878 Warren Survey Maps*
1870 Prince William County Census

1880: Benjamin Akens no longer listed in county census records
1880 Prince William County Census

Benjamin Akens is listed in the Agricultural Census records
1880 Prince William County Agricultural Census

1880 - 1896: Property leased by William Henry Wilkins
Vogt, S., The Brawner Farm, September 26, 1973 (not verified)

1887: Pendleton Douglas entered into a Deed of Trust with J.E. Harell & Patapsco Guano Co. for $222.89 payable in 12 months - does not describe house only "362 ½ acres including 40 acres in which C.L. Lynn has ½ interest"
Prince William County Courthouse Records, Deed Book 37, p. 243
Checked Manassas Gazette for any sale advertisements during that period - none found.

1891: A second Deed of Trust is entered for the property between Pendleton Douglas and E.E. Meredith and B.J. Thornton for the amount of $350 payable in two years. Again, no description of the property is given only states "Douglas Hall".
Prince William County Courthouse Records, Deed Book 40, p. 250
Checked all available sale advertisements for that time period - nothing found.

1895: Pendleton Douglas sold the property to William Davis. No description of the property given; just states "known as Douglas Hall"
Prince William County Courthouse Records, DB 43, p. 354

1895: Value of buildings on property drops from $400 (value they held since 1857) to $159.
Prince William County Land Records, District I, 1890 -1895

1904-1905: William Davis enlarged the house.
Prince William County Land Records, District I, 1904 and 1905

1906: William Davis died, leaving his estate to his wife, Ella Walker Davis, and their seven children.
Prince William County Burial Index, Ronald Ray Turner
Manassas Journal, June 1, 1906 = Memoriam
1910 Prince William County Census Records

1920: All seven Davis children residing in Prince William County. Walker Davis now listed as head of household.(Ella not listed).

Walker M. Davis	30
William C. Davis	27
George Davis	25
Edward P. Davis	22
Earnest L. Davis	21
Frederica O. Davis	16
Anne M. Hereford	31 (daughter)
Roscoe C. Hereford	26 (son-in-law)

1920 Prince William County Census Records

1937: Aerial photo taken of the Brawner property.
National Archives
(check Draft Cultural Landscape Report, p101 for complete list of all aerial photos)

1984: Walker Davis, the last member of the Davis family to reside in the house, passed away.
Manassas Journal Messenger, Obituaries, July 18, 1884

1985: The National Park Service filed a declaration of taking to take possession of the land by condemnation. The property was purchased in May of 1985.
Battling for Manassas, Joan Zenzen

1985: Initial Historic Structures Report and architectural measured drawings completed.
Douglas Hall Historic Structures Report, John M. Hill, University of Maryland, 1985

1985: Windows and doors boarded up by the Park Service to prevent additional theft and vandalism.
Interview with Jim Thompson, Chief of Maintenance, Manassas National Battlefield Park

1987-1988: Architectural Fabric Investigation completed by NPS Williamsport Preservation Training Center.
Fabric Investigation of Douglas Hall, Elizabeth Sasser & Keith Newlin, , Williamsport Preservation Training Center, 1987, Unpublished Manuscript

1987-1988: Chimney above roofline on west gable end taken down, as it was a safety hazard.
Interview with Rick Maestas, Exhibit Specialist, Maintenance Dept, Manassas National Battlefield

1988: Archeological Assessment of Brawner Farm completed.
An Archeological Assessment of the Brawner Farm House, Kathleen A. Parker, University of Maryland, 1988

1993: A cyclone fence was installed around the perimeter of the house.

2001: The Park Service performed emergency repairs to roof.
Interview with Jim Thompson, Chief of Maintenance, Manassas National Battlefield Park

2001: Report completed addressing archeological findings and history of the Second Battle of Manassas by Regional Archeology Program, NPS.
"No Maneuvering and Very Little Tactics": Archeology and the Battle of Brawner Farm, Stephen Potter, Robert Sonderman, Marian Creveling and Susannah Dean, 2001

2002: Draft of Cultural Landscape Analysis and Evaluation completed by National Capital Region Cultural Landscape Program
Draft, Part I -Brawner Farm Manassas National Battlefield Park Cultural Landscape Report, Judith Early and Kay Fanning, National Capital Region National Park Service Cultural Landscape Program, May 2002

2002: Structural assessment of Brawner House completed for the NPS Historic Preservation Training Center.
Brawner House Evaluation, Michael Damron, P.E., Structural Engineer, Alpha Corporation, May, 2002.

2002: Historic Structures Report and architectural measured drawings update completed by NPS Historic Preservation Training Center.

PUBLIC SALE OF LAND

By virtue of two decrees of the Circuit Superior Court of Law and Chancery for the county of Prince William in the suit of Lipscomb against Tennille, the undersigned who have been appointed commissioners for the purpose, will proceed to sell, at Groveton in the said county, on Tuesday, the first day of December, 1846, at public auction, the tract of land in the neighborhood of said place, devised by George Tennille to his widow for life, with remainder to Jas. D. Tennille. As the widow of the said George Tennille is now dead, the purchaser will acquire on estate in fee simple in said land. This tract

Contains About 160 Acres,

lies upon the turnpike near Groveton, 27 miles from Alexandria, is well watered and has an abundance of wood and timber. The improvements consist of a comfortable dwelling house, and the necessary farmhouses. By the the terms of the decrees aforesaid, the purchaser will be required to pay down 10% of the purchase money, to meet expenses of the suit aforementioned, but on the residual of the purchase money, divided into 3 equal installments, a credit of 12, 18 and 24 months will be given the purchaser executing bonds with sufficient security and a deed of trust upon the premises to secure the said installments.

Oct 9th 1___

John w. Tyler} Comm'rs
M.W. Wallace}

Broadside, Special Collections, Library of Virginia

PRINCE WILLIAM COUNTY LAND RECORDS

The following chart outlines the Land Tax Records for the Brawner Farm House from 1851 through 1910. For earlier years, refer to the draft copy of the Cultural Landscape Report, Appendix A.

The Land Records are a valuable resource, as they note the owner of the property, the number of acres, the value of the property and, starting in 1820, the value of the buildings on the property. The column for the value added to land because of buildings is particularly important. Not only does it let us know that there was a structure on the property, but according to Researching Your Historic Virginia Property complied by the Virginia Department of Historic Resources, the values give an indication as to the size of the dwelling. "As a rough rule of thumb, in the first half of the 19th century, a value of $500 or so might indicate a small story-and-a-half frame dwelling. A value of $1,500 or $2000 could suggest an elaborate frame house or a relatively modest two-story brick dwelling one room deep. Values of more than $3000 generally hint at mansion-sized houses, often of brick, two stories high, and two rooms deep on each story."

If a building was altered, enlarged or damaged, a change in value would occur in the value added due to buildings column, along with a notation in the Explanations column stating the change.

However, a change in the value added due to buildings column does not always reflect a change in the structure. It could indicate a tax reassessment year. Statewide reassessments were made in 1817, 1819-1820, 1839-1840, 1850, 1856, 1870, 1872, 1875, and every five years thereafter. A decrease in value does not always mean that the building was damaged, but could merely reflect a reduction in value due to the age of the building.[1]

[1] Salmon, John. Researching Your Historic Virginia Property, Virginia Department of Historic Resources, 2000.

Prince William County Land Records										
Year	Name of Person who owns the land	Residence of Owner	Nature of owners estate – held in fee or in file	Number of acres in each tract	Name of Tract and description of land	Distance and Bearing from Courthouse	Total value of land per acres including buildings	Sum included in value of each tract of land on account of buildings	Total value of land and buildings	Explanations of alterations …
1851	George A. Douglas	Prince Will. County	Fee	326 ½	Bachelor's Hall/ On Turnpike Road	NW & 8	$7	$250	$2285.50	Blank
1852	George A. Douglas	Prince Will County	Fee	326 ½	Bachelor's Hall/ On Turnpike Road	NW & 10	$7	$250	$2285.50	Blank
1853	George A. Douglas	Prince Will. County	Fee	326 ½	Bachelor's Hall/ On Turnpike Road	NW & 10	$7	$250	$2285.50	Blank
1854	George A. Douglas	Prince Will. County	Fee	326 ½	Bachelor's Hall/ On Turnpike Road	N & 10	$7	$250	$2285.50	Blank
1855	George A. Douglas	Prince Will. County	Fee	319 ½	Bachelor's Hall/ On Turnpike Road	N & 10	$7	$250	$2236.50	Reduced by Deed to M.G.R.R. Co.
1856	George A. Douglas estate	Prince Will. County	Fee	319 ½	Bachelor's Hall/ On Turnpike Road	N & 10	$7	$250	$2236.50	Blank
1857	George A. Douglas estate	Prince Will. County	Fee	319 ½	Bachelor's Hall/ On Turnpike Road	N & 10	$12	$400	$3834	Blank
1858	George A. Douglas estate	Prince Will. County	Fee	319 ½	Bachelor's Hall/ On Turnpike Road	NW & 10	$12	$400	$3834	Blank

Prince William County Land Records										
Year	Name of Person who owns the land	Residence of Owner	Nature of owners estate – held in fee or in file	Number of acres in each tract	Name of Tract and description of land	Distance and Bearing from Courthouse	Total value of land per acres including buildings	Sum included in value of each tract of land on account of buildings	Total value of land and buildings	Explanations of alterations …
1859	George A. Douglas estate	Prince Will. County	Fee	319 ½	Batchelor's Hall/ On Turnpike Road	NW & 10	$12	$400	$3834	Blank
1860	George A. Douglas estate	Prince Will. County	Fee	319 ½	Bachelor's Hall/ On Turnpike Road	NW & 10	$10	$400	$3834	Blank
1861	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff estate	NW & 10	$12	$400	$3834	Blank
1862	Missing									
1863	Missing									
1864	Missing									
1865	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff estate	NW & 10	$12	$400	$3834	Blank
1866	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff estate	NW & 10	$12	$400	$3834	Blank
1867	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff estate	NW & 10	$12	$400	$3834	Blank
1868	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff estate	NW & 10	$12	$400	$3834	Blank
1869	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff estate	NW & 10	$12	$400	$3834	Blank
1870	George A. Douglas estate	Prince Will. County	Fee	319 ½	Manassas Township	NW & 10	$12	$400	$3834	Blank

Prince William County Land Records										
Year	Name of Person who owns the land	Residence of Owner	Nature of owners estate – held in fee or in file	Number of acres in each tract	Name of Tract and description of land	Distance and Bearing from Courthouse	Total value of land per acres including buildings	Sum included in value of each tract of land on account of buildings	Total value of land and buildings	Explanations of alterations …
1871	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff	NW & 10	$10	$400	$3195	Blank
1872	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff	NW & 10	$10	$400	$3195	Blank
1873	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff	NW & 10	$10	$400	$3195	Blank
1874	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff	NW & 10	$10	$400	$3195	Blank
1875	George A. Douglas estate	Prince Will County	Fee	319 ½	Adjoins Cundiff	NW & 10	$10	$400	$3195	Blank
1876	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff	NW & 10	$10	$400	$3195	Blank
1877	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff	NW & 10	$10	$400	$3195	Blank
1878	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff	NW & 10	$10	$400	$3195	Blank
1879	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff	NW & 10	$10	$400	$3195	Blank
1880	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff	NW & 10	$10	$400	$3195	Blank
1881	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff	NW & 10	$9	$400	$2876	Blank
1882	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff	NW & 10	$9	$400	$2875	Blank

Prince William County Land Records										
Year	Name of Person who owns the land	Residence of Owner	Nature of owners estate – held in fee or in file	Number of acres in each tract	Name of Tract and description of land	Distance and Bearing from Courthouse	Total value of land per acres including buildings	Sum included in value of each tract of land on account of buildings	Total value of land and buildings	Explanations of alterations …
1883	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff	NW & 10	$9	$400	$2875	Blank
1884	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff	NW & 10	$9	$400	$2875	Blank
1885	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff	NW & 9	$9	$400	$2875	Blank
1886	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff	NW & 9	$9	$400	$2875	Blank
1887	George A. Douglas estate	Prince Will. County	Fee	319 ½	Adjoins Cundiff	NW & 9	$9	$400	$2875	Blank
1888	George A. Douglas estate	Prince Will. County	Fee	319	Adjoins Cundiff	NW & 9	$9	$400	$2871	Blank
1889	George A. Douglas estate	Prince Will. County	Fee	319	Adjoins Cundiff	NW & 9	$9	$400	$2871	Blank
1890 re bk	George A. Douglas estate	Prince Will. County	Fee	319	Adjoins Cundiff	NW & 9	$5	$400	$1595	Blank
1891	George A. Douglas estate	Prince Will. County	Fee	319	Adjoins Cundiff	NW & 9	$5	$400	$1595	Blank
1892	George A. Douglas estate	Prince Will. County	Fee	319	Adjoins Cundiff	NW & 9	$5	$400	$1595	Blank
1893	George A. Douglas estate	Prince Will. County	Fee	319	Adjoins Cundiff	NW & 9	$5	$400	$1595	Blank
1894	George A. Douglas estate	Prince Will. County	Fee	319	Adjoins Cundiff	NW & 9	$5	$400	$1595	Blank

Prince William County Land Records										
Year	Name of Person who owns the land	Residence of Owner	Nature of owners estate – held in fee or in file	Number of acres in each tract	Name of Tract and description of land	Distance and Bearing from Courthouse	Total value of land per acres including buildings	Sum included in value of each tract of land on account of buildings	Total value of land and buildings	Explanations of alterations …
1895 re bk	George A. Douglas estate	Prince Will. County	Fee	319	Adjoins Cundiff	N & 6	$5	$159	$1435	Blank
1896	Not listed									
1897	Wm. M. Davis	Prince Will. County	Fee	319	Adjoins Cundiff	N & 6	$4.50	$159	$1435	Blank
1898	Wm. M. Davis	Prince Will. County	Fee	319	Adjoins Cundiff	N & 6	$4.50	$159	$1435	Blank
1899	Wm. M. Davis	Prince Will. County	Fee	319	Adjoins Cundiff	N & 6	$4.50	$159	$1435	Blank
1900	Wm. M. Davis	Prince Will. County	Fee	319	Adjoins Cundiff	N & 6	$4.50	$160	$1436	Blank
1901	Wm. M. Davis	Prince Will. County	Fee	319	Adjoins Cundiff	N & 6	$4.50	$160	$1436	Blank
1902	Wm. M. Davis	Prince Will. County	Fee	319	Adjoins Cundiff	N & 6	$4.50	$160	$1436	Blank
1903	Wm. M. Davis	Prince Will. County	Fee	319	Adjoins Cundiff	N & 6	$4.50	$160	$1436	Blank
1904	Wm. M. Davis	Prince Will. County	Fee	319	Adjoins Cundiff	N & 6	$4.50	$160	$1436	Blank
1905	Wm. M. Davis	Prince Will. County	Fee	319	Adjoins Cundiff	N & 6	$5.50	$500	$1776	"$340 added for buildings"
1910 re bk	William M. Davis	Prince Will. County	Fee	319	Adjoins Cundiff	N & 6	$5	$500	$2093	Blank
1915 re bk	Wm. M. Davis estate	Prince Will County	Fee	319	Near Groveton	NW & 7	$6	$600	$2514	Blank

Part I. Developmental History

B. Chronology of Development and Use

Fabric Investigation, Analysis and Interpretation

The following is an analysis and interpretation of the building materials and construction techniques found in the Brawner Farm House. Extensive fabric investigation was included as part of the documentation process described elsewhere in this report. The goal of the fabric investigation was to determine the relative age of the material that constitutes the extant building, and to determine if any age dates could be assigned. Also, part of this investigation was to verify previously conducted fieldwork, and to locate and document the fabric that is used to describe the chronology of the structure.

Fieldwork was conducted simultaneously by the Bucks County Community College (BCCC) Historic Preservation Program Historic American Buildings Survey (HABS) team and by the National Park Service Historic Preservation Training Center (HPTC). The structural frame of the building was thoroughly documented by the BCCC HABS team, noting the construction technologies found and the methods of tooling used[1]. Further investigation by HPTC and the removal of additional siding, plaster and floorboards allowed greater access to the structure, revealing additional information regarding the sequence of construction of the building.

As more of the structural elements were exposed throughout this project, additional evidence was continually being discovered. Every effort was taken to leave extant fabric in-situ for future documentation and analysis. It is likely that the structure will yield even more information during the design/construction phase of this project when larger areas of the structure will be "opened up" during the preservation project. Both investigation and documentation will be critical during the construction process to capture all new information.

During the course of the fabric analysis several schematic development scenarios were considered. Many of them have key points of merit that are proved out by the extant fabric. Many of them are reliant on interpretation of historical, archeological and architectural information that is inconclusive. Nevertheless, these theories persist.

Dating structures is not an exact science. The documentary information, such as histories of the structures and its occupants and knowledge of detail styles and methods of construction of different periods can be critical to a thorough analysis of a buildings evolution. Where these do not exist or are inconsistent, even more reliance is placed on "reading the fabric".

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[1] *Brawner Farm House Documentation Project, Methodology for Architectural Documentation.* Kathryn Ann Auerbach, Bucks County Community College Historic Preservation Program, Newtown, PA, October 11, 2002. This report was produced as part of the architectural documentation project between HPTC and BCCC. Project work was accomplished through NPS Cooperative Agreement H268002002 and Task Agreement 001, Architectural Documentation of the Brawner Farm House, Manassas National Battlefield Park, Manassas, Virginia. Other tasks included HABS quality architectural measured drawings and large format photographs to be accessioned into the Library of Congress NPS collection.

When a structure has been subjected to as much activity as the Brawner Farm House a simple conclusive outline can be evasive. The following illustrations are an attempt to graphically present some of the evidence as it is understood as a result of the research and investigation required producing this report.

Schematic Geometry for Structure Based on Archeology Reports of Excavated Foundation at Douglas Farm.

This illustration is based on the description of the excavated foundation as presented by Parker in the 1988/89 report. Using the dimensions given in the report the basic geometry of variant house plans is outlined. It results in two distinct possibilities: four 12 X 12 foot square rooms with an 8 foot wide center hall, and four 12 X 16 foot rooms with no center hall and passage connections between them. Both of these concepts fit the geometry based on measurement increments of 8 feet, which seems common in vernacular architecture of the 18th and 19th century in northern Virginia.[2]

Footprint Overlay Plan

This illustrates in more detail and to an approximate scale the overlay of the second house (what is today called Brawner Farm House) on the foundation of the first house. It also indicates the location of various features presumed to have existed at some point, but no longer extant: i.e., the external masonry chimneys, the east porch and the inside ell porch = or south and west porches, as well as the possibility of the north porch (Judson, 1878), and the south center porch (based on fabric evidence and the presumed geometry and symmetry of the first house fenestration layout.

Schematic Development Sketches

This illustration presents a few ideas. The Schematic Geometry of First House Plans shows again the three possible geometric arrangements for the structure which stood on the archeological foundation; 4 rooms with hall, 4 rooms without hall, and "catslide"[3]. The "Catslide" plan is predicated on the possibility that the first house had three chimneys, not four. The northwest chimney is not included in this plan which calls for a two room structure that occupies the south half of the footprint and an extension to the rear with a continuous roofline, or catslide roofline (similar to New England saltboxes but with slightly less pitch).

First House Foundation and Outline indicates the overlap of the footprints of the second (extant) house on the foundation of the first.

[2] Author's interpretation of consolidated readings of various works by Henry Glassie, as listed in the Bibliography.

[3] The term "catslide" is taken from an article written by Allan G. Noble and included in his book *Wood, Brick & Stone* as Chapter 6, English Colonial Houses in the Chesapeake Bay Hearth, see bibliography.

Second House Development indicates the extant structure shortly after the 1904 remodeling and expansion project. It indicates the east porch and possibilities for a north porch (as shown on Judson's 1878 surveyors' map), and suggestions for a porch structure at the inside ell to accommodate all those doors which are built 24 to 30 inches above the finished grade. The extant house is lastly presented in its 2002 form.

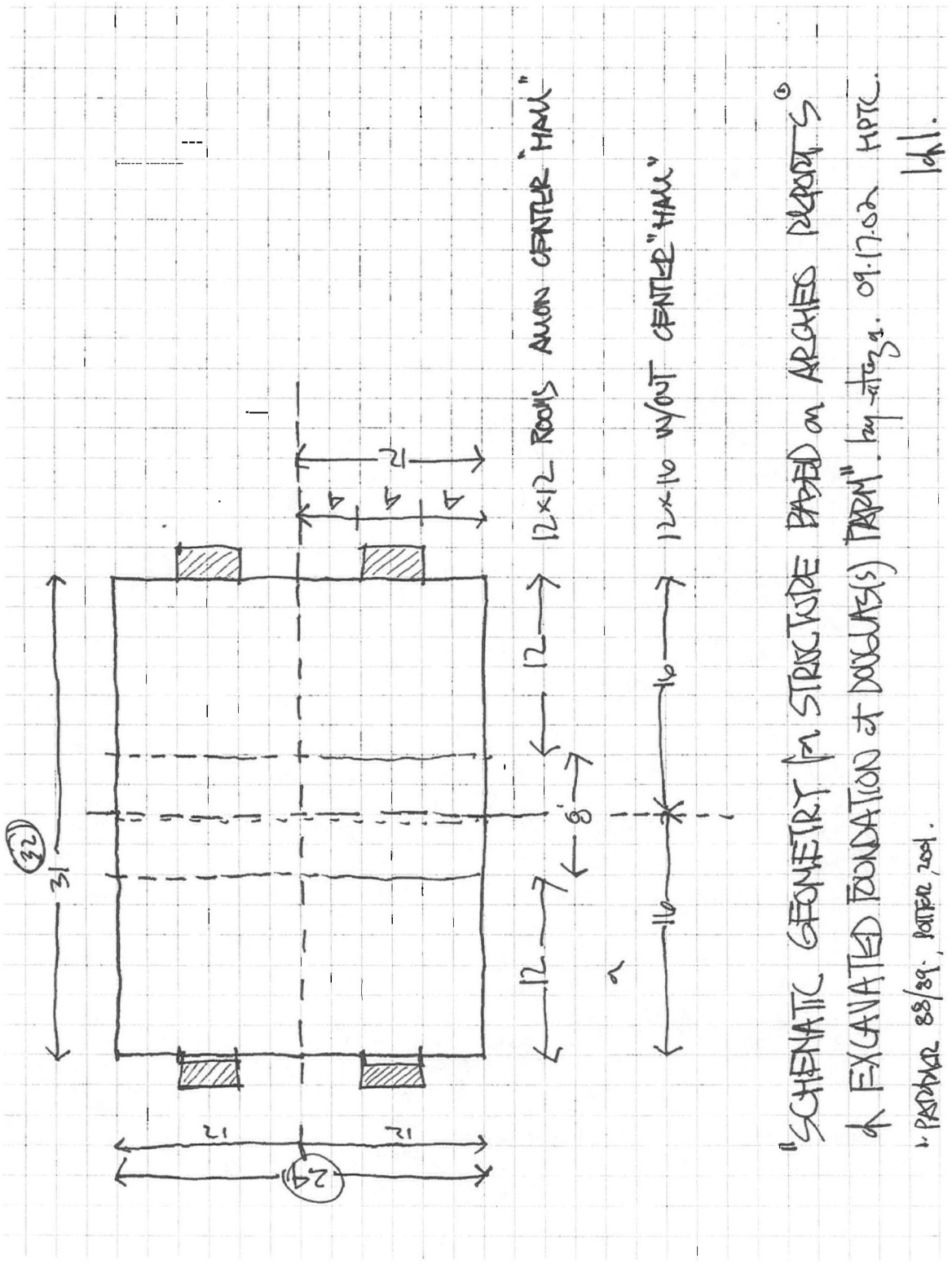
Overview Exterior

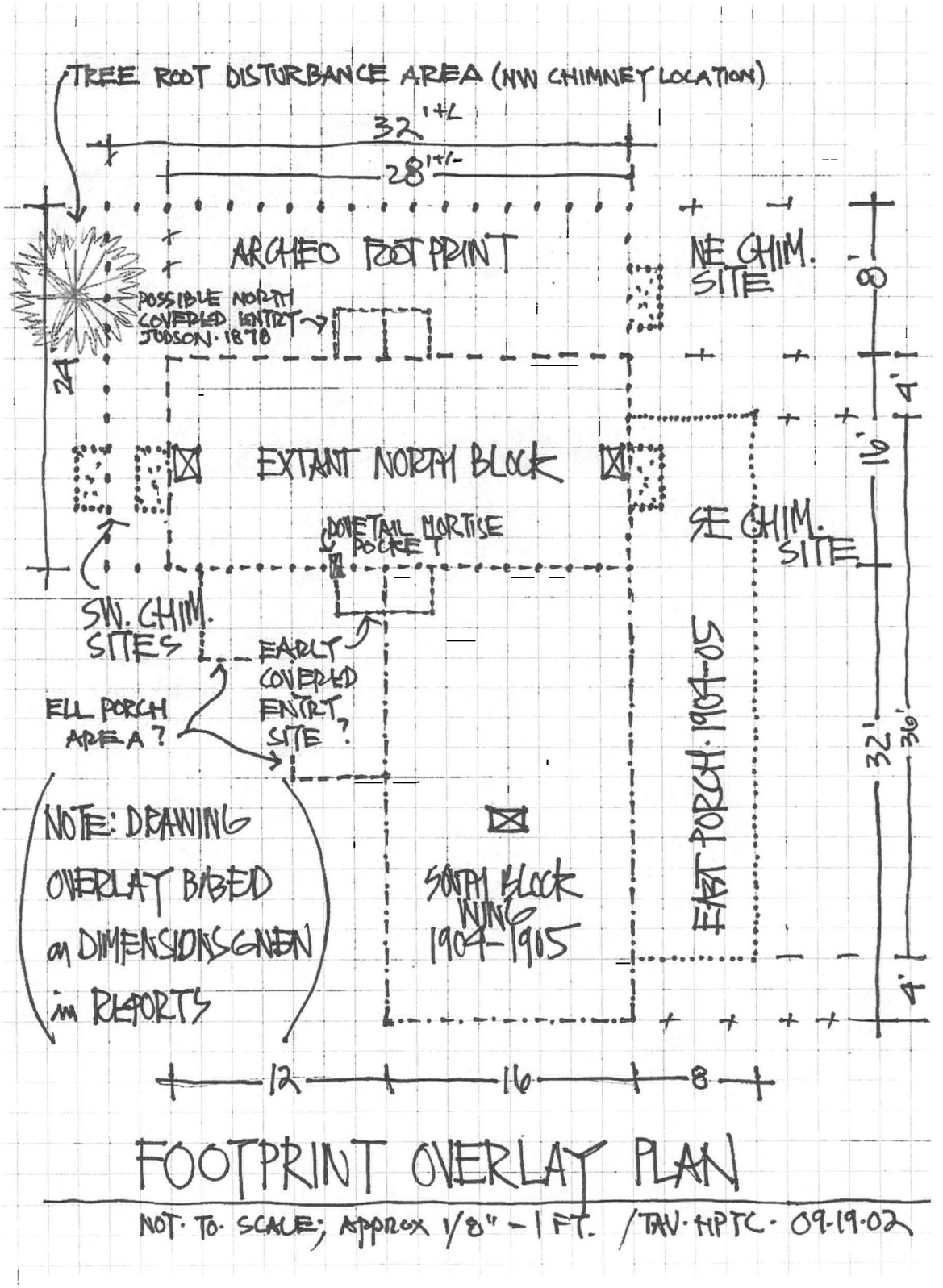
The exterior of the building reflects its 1904/05 appearance upon completion of the addition of the south block and total updating/ remodeling of the north block by the Davis family. The exterior remains remarkably intact from that time period with the exception of wear and tear on the structure, the changing of the roof surface from wood shingle to standing seam metal, the loss of exterior paint through extreme exposure to the weather and the vandalism incurred over the years. Missing from the extant structure are the porches. These would have figured prominently in the appearance and grandeur of the structure. These will be discussed later in this section in the Notes on Non-Extant Historic Features.

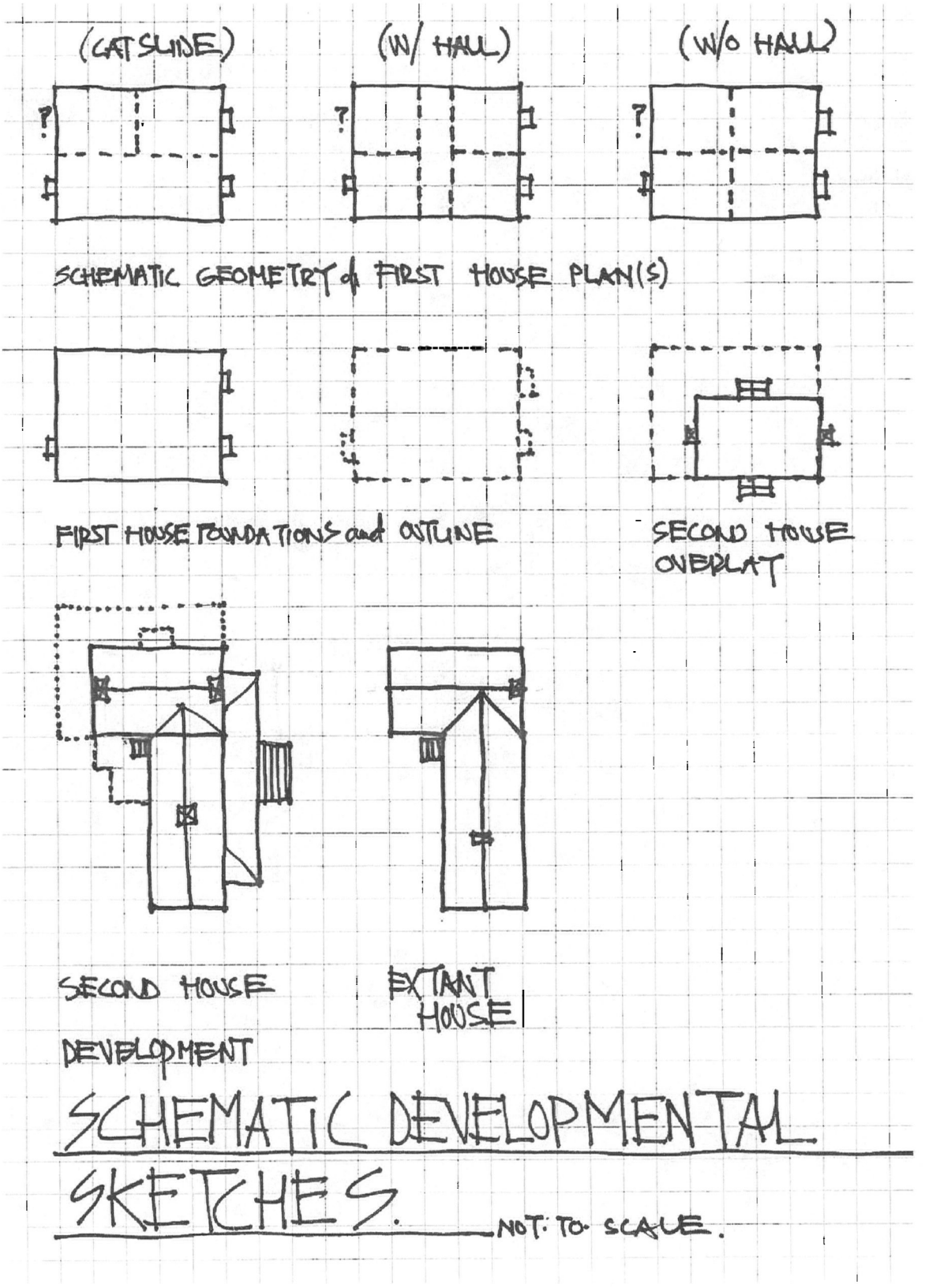
It should be noted that the materials used in 1904/05 were not "top-of-the-line". Wood roof shingles are thin and narrow, exterior siding boards are plain undressed planks, and many of the interior surfaces were apparently left unfinished for many years. The Davis' had the resources to expand the house but it was not first class construction.



East elevation at juncture of north and south blocks. D108 (photo left) became the main door into the entry hall. It was accessed from the non-extant east porch.


12×12 ROOMS AROUND CENTER "HALL"
12×16 W/OUT CENTER "HALL"
12
12
12
12
8'
16
16
31
32
24
"SCHEMATIC GEOMETRY IN STRUCTURE BASED ON ARCHES REPORTS & EXCAVATED FOUNDATION AT DOUGLAS(S) FARM". by-thgs. 09.17.02. HPTC.
1. PASCHER 88/89. PORTER 2001.


TREE ROOT DISTURBANCE AREA (NW CHIMNEY LOCATION)
32' +/-
28' +/-
ARCHEO FOOTPRINT
NE CHIM. SITE
POSSIBLE NORTH COVERED ENTRY JOHNSON · 1878
24'
EXTANT NORTH BLOCK
DOVETAIL MORTISE POCKET
SE CHIM. SITE
SW. CHIM. SITES
EARLY COVERED ENTRY SITE?
ELL PORCH AREA?
NOTE: DRAWING OVERLAY BASED on DIMENSIONS GIVEN in REPORTS
SOUTH BLOCK WING 1904-1905
EAST PORCH · 1904-05
8'
4'
16'
32'
36'
4'
12
16
8
FOOTPRINT OVERLAY PLAN
NOT TO SCALE; Approx 1/8" - 1 FT. / TAV · HPTC · 09-19-02


(GAT SLIDE)
(W/ HALL)
(W/O HALL)
?
?
?
SCHEMATIC GEOMETRY of FIRST HOUSE PLAN(S)
FIRST HOUSE FOUNDATIONS and OUTLINE
SECOND HOUSE OVERLAY
SECOND HOUSE DEVELOPMENT
EXTANT HOUSE
SCHEMATIC DEVELOPMENTAL SKETCHES.
NOT TO SCALE.

Overview Interior

Most of the interior surfaces and finishes date to the second period of construction at the house; the 1904 addition and remodeling of the north block. Floors, walls and ceilings were examined as part of the fabric investigation as well as all interior features. The project did not include detailed material analysis such as paint, plaster or wallpaper analysis as most of this material would date from the time after the 1904 project, with several notable exceptions discussed later. Clues exist that create a partial vision of the appearance of the interior prior to the 1904 remodeling project that so changed the entire building.

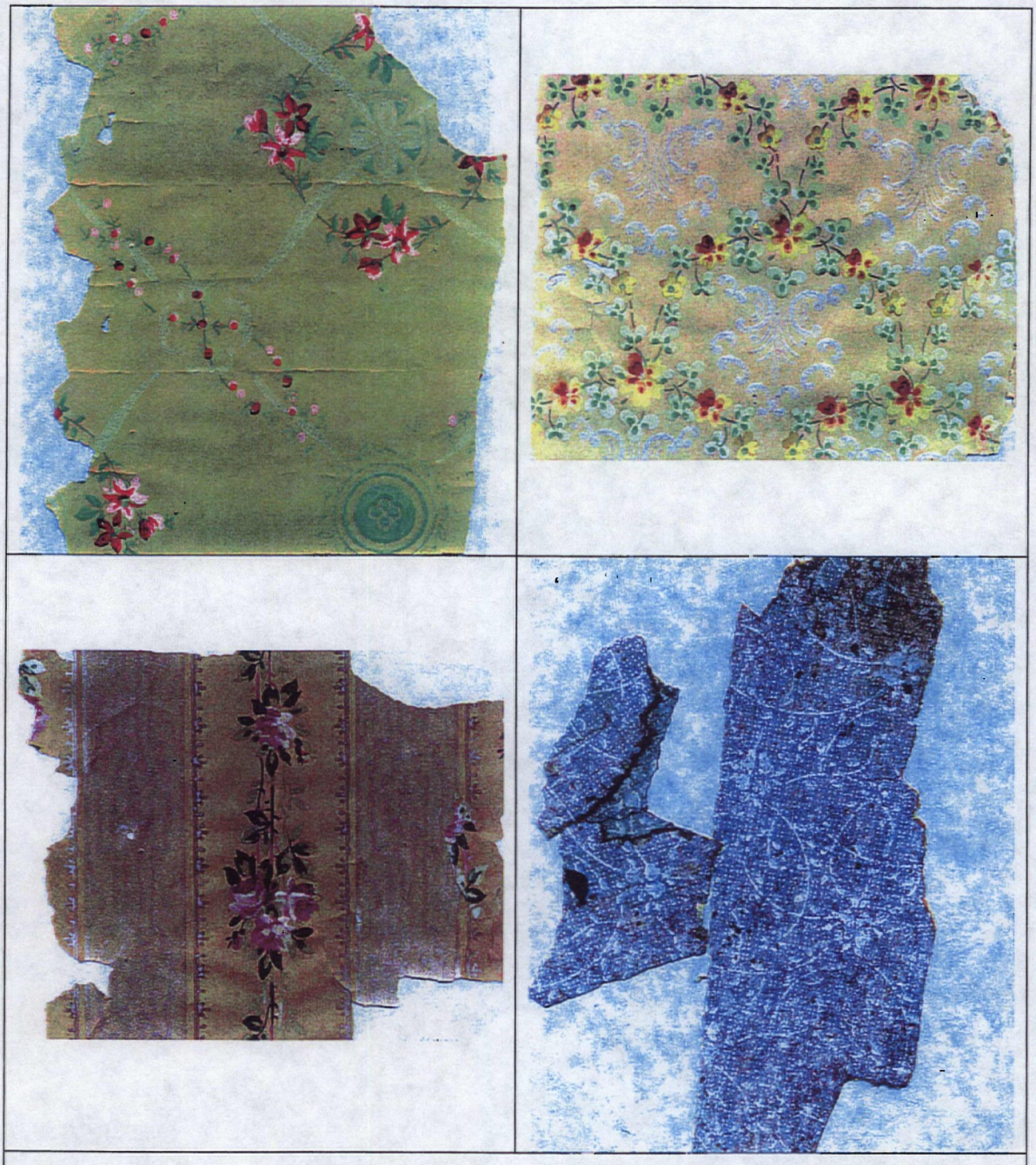
Paint and Wallpaper – while not examined in a scientific method, many of these surface features are noted in the detailed description of the interior[4]. What is particularly noteworthy is the lack of built up layers of paint anywhere in the structure. Also noteworthy is that the entire interior of the structure seems to have received at least one, and in some instances, three layers of wallpaper. A sampling of the extant wallpaper was collected in 1985 as part of the HSR project and is kept in the park collection. Fragments of wallpaper continue to exist in protected locations throughout the interior. Most of this paper can be identified as being from the 1930's and 1950's.

Random samples of extant wallpaper were collected and sent to the National Park Service Northeast Cultural Resource Center in Lowell, MA for a visual examination. A telephone conversation was held with an Architectural Conservator on the Center staff (Barbara Yocum). It was determined that the samples could be broadly categorized based on their pattern, ink, method of manufacture, and the base paper.

Many of the samples were printed on a plain paper ground, meaning that the unprinted paper is visible behind the printed pattern. This indicates a very inexpensive and a mass-market paper. Almost all of the extant samples collected were of this variety. Ceiling papers from several room interiors consisted of patterned prints over a printed background essentially covering the base paper. This indicates a higher quality paper used in these areas with patterns still attributed to the 1930' – 50's.

A study of the collected wallpaper fragments in the park collection, especially border papers, may help determine the relative age of the papers. A study of these papers and any remaining extant fragments should be undertaken as part of the proposed project.

[4] See Part 1C, Physical/ Architectural Description.



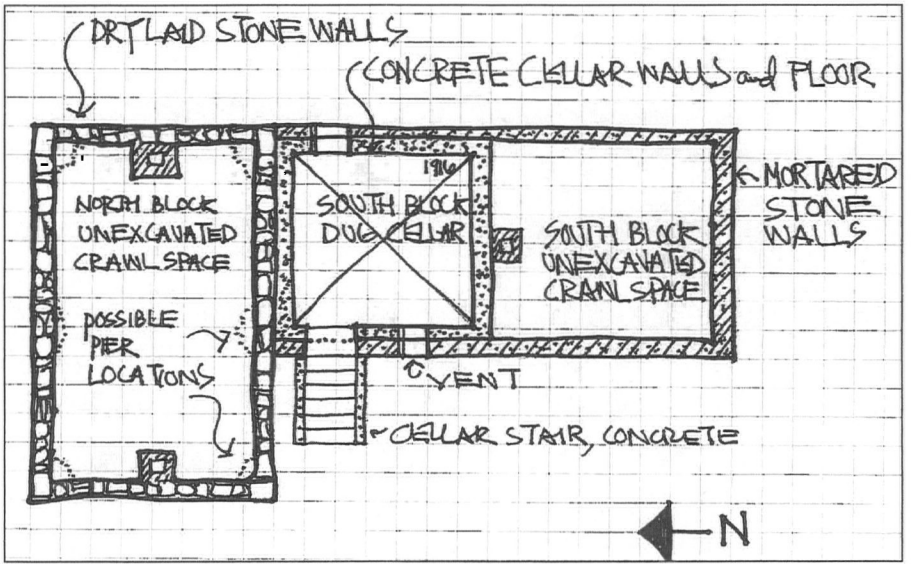
Representative random samples of wallpaper styles and types recovered from unspecified locations at Brawner Farm House, August 2002

/1

Foundation[5]

The above ground foundation of the extant structure is constructed in two parts. This has been documented by all previous reports. Suffice it to say the north block foundation is an integral foundation constructed in one building episode, and that it was originally laid up using dry-laid masonry techniques (without mortar between the stones). It is very clear that the south block foundation is built adjacent to the north block foundation, and is a later and more sophisticated type of construction (mortar was used to lay up the stone in this section). Both sections of foundation have been repointed several times on the exterior surfaces with a post WWII mortar type in which portland cement is a primary constituent. This effort was in an attempt to keep the stones in place as the foundation aged. This technique = face pointing = indicates the relatively unsophisticated construction knowledge of the repair team.

Of interest during the fabric investigation of the crawl area under the north block are the stone outcroppings reminiscent of piers. They are located at the corners and midpoints of the north and south elevations. There is not enough evidence to say without a doubt that the house was at first supported by a series of piers and that the openings were later filled in with matching stone, but this is certainly a possibility and a time honored tradition as the building aged and settled. Perhaps more detailed archeological investigations would be able to determine this by examining the soil structure in these locations. Archeological excavations would also reveal the depth of the current stem wall foundation. This would be useful for structural purposes.



Foundation Plan

[5] The historic foundation, which is in-situ as an archeological feature beneath the existing finished grade, was not examined as part of this project. Recommendations are not offered as to its eventual re-excavation, stabilization and preservation as part of the proposed redevelopment project at the Brawner Farm site.

Construction Technologies Found in Brawner Farm House[6]

Method of Manufacture (Tooling)	Hand or Machine	Time Period in Use	Section of the House Method Located
Hand Planed Boards	Hand	1700s to Present (around since Roman times)	Diagonal boards on stair in Room 102; Hand-split lath on East wall in Rm. 102 and West wall in Room 101
Hand Planed Molding	Hand	1600s to 1880s	Trim around Door 102 = both sides
Hand Planed Tongue & Groove	Hand	1700s to 1880s	Floorboards in Rooms 201 and 202
Hewn	Hand	1700s to present	Frame of North block (Sills, plates, studs. Joists); Sill plates and interior wall plate in South block
Adzed	Hand	1700s to present	Floor joists in North block
Pit Saw	Hand	1600s to 1750s	Frame of North Block (Studs and joists)
Ratchet Saw/ Vertical Saw	Machine	1700s to 1860s	Exterior siding; Plaster lath
Circular Saw	Machine	1840 to present; Largely after 1845, dominant after 1910	Framing members around doors and windows in North Block; Frame of South Block; Floorboards in South Block; 2nd layer flooring in North Block; Plaster lath
Machine Planed	Machine	1850s to present	1904 moldings and trim in North and South Block
Timber Frame	Hand	1600s to 1850s	1st floor frame of North Block
Balloon Frame	Machine	Invented 1832, dominant after 1890	Frame of South Block; 2nd floor frame of North Block

This table gives the general dates of use for the above methods. In certain areas, due to expense or unavailability, the outdated methods continued in use past the noted dates.

With regard to the Prince William County, VA area, it was a rural area so it is likely that some of the more labor-intensive methods continued in operation beyond the average dates in the country. However, several sawmills were present in the county by 1800.[7]

[6] Thanks to Bill Hose, Senior Exhibit Specialist (Restoration), HPTC with assistance in preparation of this table.

[7] Reeves, Matthew B., Views of a Changing Landscape: An Archeological and Historical Investigation of Sudley Post Office (44PW294), p. 2.1; Manassas National Battlefield Park, Manassas, Virginia, 1998

North Block

While an exact date of construction can not be verified for this structure, the architectural evidence discovered to date indicates that the structural frame of the 1st floor of the north block was constructed in the late 18th and/ or early 19th century. Moreover, contrary to previous studies, the evidence suggests that this section of the structure was a well thought out, integrated design. While the discovery of hand wrought nails or hewn sill plates can not alone date a building, it is the abundance of late 18th and early 19th century building techniques and materials found in this structure that leads to this conclusion. The timber frame construction method initially points to the relative age of the structure. However, when combined with the techniques of hewn posts and sill, hewn and pit sawn studs, adzed floor joists, mortise and tenon joinery, pegged connections, hand wrought nails, marriage marks on the adjoining framing members, and hand planed finish boards, more evidence is given to support those conclusions.

The following points address the construction techniques used and observed. The interpretation of these techniques is presented to aid in the understanding and historical integrity of the material as they relate to the age of the structure.

Frame - First Floor

- *Hewn sill plates; hewn corner posts; hewn and pit sawn studs; diagonal corner braces; pit-sawn and adzed floor joists; hewn top plates; Mortise and tenon joinery between sills, posts, stud, braces, floor joists and top plates; Pegged connections.* - While timber frame construction can still be found today, as well as hewn timber, it was prevalent from 1600 to 1850. Also, pit sawing, an extremely labor intensive process, was in use from 1600 to 1750s. Several saw mills were in the area by 1800, and although the area was economically depressed after the war, it not likely pit sawing would be used in 1860. The mortise and tenon joinery between the sill, floor joists and studs indicates that this section was built as a complete unit.

- *Marriage marks on adjoining framing members* = On all four elevations; studs, posts and/or braces are scored with roman numerals. This was a common practice employed in the "scribe method" of timber frame construction. The frame carpenter laid them out as the timbers were cut and fitted together on the ground. They are used to ensure that each framing member was correctly matched to the adjoining member during the construction sequence. The sequence of roman numeral follows around the house indicating that the existing frame was a thought out, integrated design. See *Old Ways of Measuring*, by Christian and Son for further explanation of "scribe rule" (which uses carpenters marks) versus the later and more technologically advanced "square rule" method of structural frame assembly.

- *Hand wrought nails* – Prevalent from 17th century to early 19th century. While it was common to reuse nails, the high percentage found in the structure suggests pre-civil war construction. (See Table 1 in the *Nail Survey, Assessment and Analysis Report 2002* for description of the sampling taken, the exact locations, and an analysis of the type and manufacture of the nail).

- *Treenails (wood pegs) in situ at joint of north sill and center sill plate*

- *Empty mortise pockets above and below extant window openings that follow spacing of hewn and pit sawn studs* - Studs removed to allow for inserted infill framing of existing 20th century windows. Circular sawn studs are nailed in around current window and door openings.

- *Mortised and pegged studs around existing north elevation door opening (D101) indicating this was the original placement of the door.* Note that door frame of south elevation door (D103) is severely deteriorated and of no use in fabric analysis.

- *Half-lap joint in hewn sill at west elevation* –The two (2) extant pieces of sill have different hewing/ adze marks, indicating they were cut by different people most likely at different times. The north section of the west sill matches the dimension of the north sill and is pegged to the north sill (not verified). The South section of the sill is smaller in dimension and is nailed to the south sill. (See illustration)

- *First stud on north end of west wall is hewn and pit sawn* – The stud is mortised into the sill. The remaining studs in this section of wall are circular sawn and nailed to the sill creating an infill panel to replace the original framing material in conjunction with installation of new window openings or removal of external chimney (or both). Unlike the north, south and east elevations, the west elevation was constructed without evidence of a diagonal corner brace.

- *Large patch visible in floorboards from crawlspace under west elevation* - Patch matches location of exterior chimney footing uncovered in archeological investigation and does not go past the second floor joist. No crossties were found to indicate placement of a hearth as large section of sill has obviously been replaced (see above discussion). However, a notch was found in a joist were a crosstie likely would have placed.

  The west wall has been rebuilt, possibly due to damage or as a result of the removal of the exterior chimney.

- *Two pairs of mortise pockets found on the underside of top plate in the west elevation* - One pocket used for hewn and pit sawn stud on north end. Three remaining pockets are empty. The pockets are unique in that each pair has

one large pocket = 7 to 8" long and one smaller pocket = approx. 3" long. It is possible that these pockets were for previous window openings in the west elevation, or that they held heavier structural posts instead of using diagonal braces (to allow for window openings).

- *Pattern of empty mortise pockets found on the top side of the first floor wall plate in east and west elevations* = These pockets are spaced two feet on center and were likely for vertical framing members to form a ½ story wall in the gable ends of the building. No pockets were found in the top side of the adjacent wall plate in the north and south elevations. This pattern would follow if the structure was a 1-½ story with a gable roof. The east and west ends would have formed the gable walls. Also, the floorboards on the second floor have been notched around these mortise pockets. This indicates the floor was laid at the same time the mortise pockets were carved as part of the scribe rule methodology of construction.



Empty mortise pocket on top side of west top plate = floorboards notched around pocket

- *Two empty mortise pockets found on the underside of the top wall plate above the existing exterior door (D103) opening in the south elevation* = The pockets match the spacing of the hewn and pit sawn studs. Circular sawn boards have been installed around the existing door opening in the south elevation. This indicates this was not the original placement of the door. Other framing evidence (and architectural symmetry) indicates this may have been the location of a window in the pre 1904 house.

- *Two empty mortise pockets found on underside of top wall plate in south elevation = east of D105 and adjacent to ST102* = While currently an interior wall, this would have been the exterior wall of the original structure. The empty pockets align with the empty pockets found above the existing window in the underside of the top wall plate at north elevation. These could be old stud pockets or openings for windows. Architectural symmetry for the openings would also provide for an opening at this location opposite the opening in the north wall.

- *Unexplained inverted dove tail pocket in south elevation top plate near intersection of west wall of south block* – There is no corresponding cross member, and no matching pockets were found in south or north sill. The pocket could have been used to hold an "outlooker" to serve as nailer for a cornice or soffit. This type of inverted dovetail notch is also known to be used to support cantilevered outriggers that were the structural base for gabled hoods over doorways. As this is near the central door opening of the old exterior south elevation, this may be another possibility to consider. See Buchanan, *The 18th Century Frame Houses of Tidewater Virginia.*

  Note: this is the only unexplained mortise pocket found in the frame of the north block. While other empty pockets exist, they follow the spacing of the existing studs or likely placement of windows. Based on this, it is unlikely that framing materials were salvaged or reused as previously thought.



South elevation, North Block at inside ell. Locator for inverted dovetail notch near intersection of west wall of south block to south wall of north block.



Detail of unused and singular inverted dovetail notch west of center bay opening of previous exterior wall of north block prior to 1904c addition.

- *Pieced hewn sill plate in east elevation* = The east gable sill plate is composed of three pieced together members. Unlike the west sill, both end pieces are contiguous with other sill members and appear to be from the original sill. This is determined by the similar dimensions of the members as well as the fact they have pegged connections. The mid-section of the sill does not match the two corner pieces suggesting that it was not part of the original frame and was added afterwards. This would allow for the placement of the external masonry chimney mass (for which there is archeological evidence) at this location (similar to Henry House sill plate frame construction).

  The interruption of the external wall sill plate for a chimney mass is not unusual. Additional cross tie members were used to connect the outside sill

with the first internal floor joist. This created the rigid exterior frame required to support the exterior wall frame and prevented the sill plate from shifting. Upon the later removal of this chimney mass the sill plate was connected with the in-situ lumber to create a continuos sill plate.

- *Patch in floorboards visible from exterior and from crawlspace under house in east elevation* - From east side exterior, a patch of tongue and groove floor boards is visible. The remainder of floor boards are butt jointed. The patch matches the length of the break in the sill and does not go past the second floor joist. From under house, crossties are visible indicating the placement of a hearth.

- *Diagonal corner brace on north end of wall of east elevation* - Hewn and pit sawn studs are connected with mortise and tenon joinery and pegs. Marriage marks are present on the braces, posts and hewn studs. The remainder of wall is built with circular sawn studs nailed to sill. The wall has been rebuilt, possible due to damage, or more likely, as a result of the removal of the exterior chimney.

- *Interior Partition Wall* – A mortised diagonal corner brace is located in north end of wall. Brace matches up with the brace in east exterior wall. Studs in the wall are hewn and pit sawn and mortised into center sill plate. This evidence indicates that the interior partition wall on the first floor was original and integral to the design of the structure.

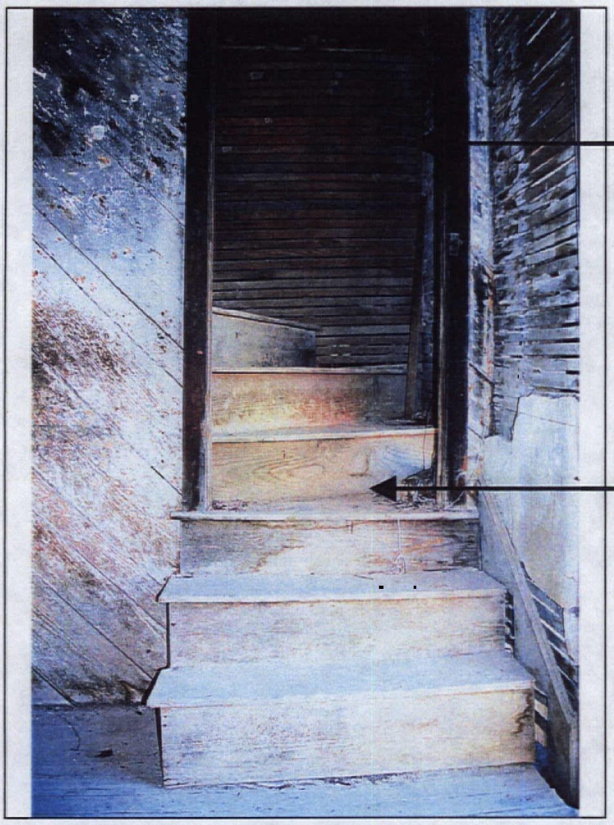
First layer floor boards, full length, hand planed, random width.



Second layer wood strip floor boards (1904) removed for observation.

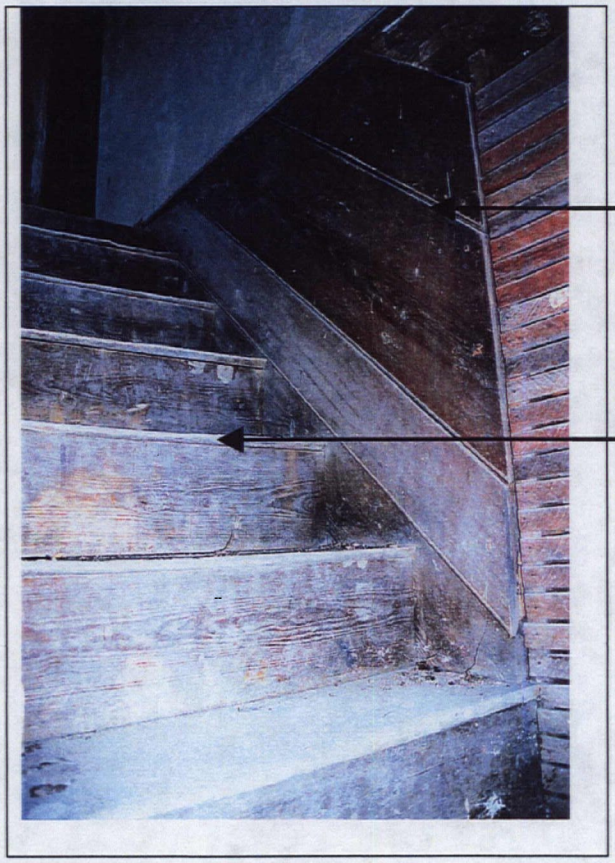
First layer floor boards that are cut to fit patched area in floor. Area of patch overlaps footprint of interior hearth associated with external masonry chimney removed c.1904.

RM 102, hole burnt through floor revealing various floor board layers and patches.



North block interior box stair from RM102. Unplastered common circular sawn wood lath indicates area of reconstructed wall associated with reverse of winder stairs from north to south.

Winders reversed from original position opening to the north rather than the south. Stairs with box were reused while external stair treads and risers were replaced with new material when the entry was changed.



Hand planed beaded and tongue and groove panel boards lining both sides of box stair above level of winder landing.

Risers and treads are original to construction period of box stair. Most nails removed from this area were identified as hand wrought nails.



West Elevation, North Block: Sill Plate Evolution. SW section of original sill plate replaced in conjunction with removal of west external chimney. Supplemental sill plate added to span west elevation and provide ledger for vertical frame elements added in c1904 remodeling.



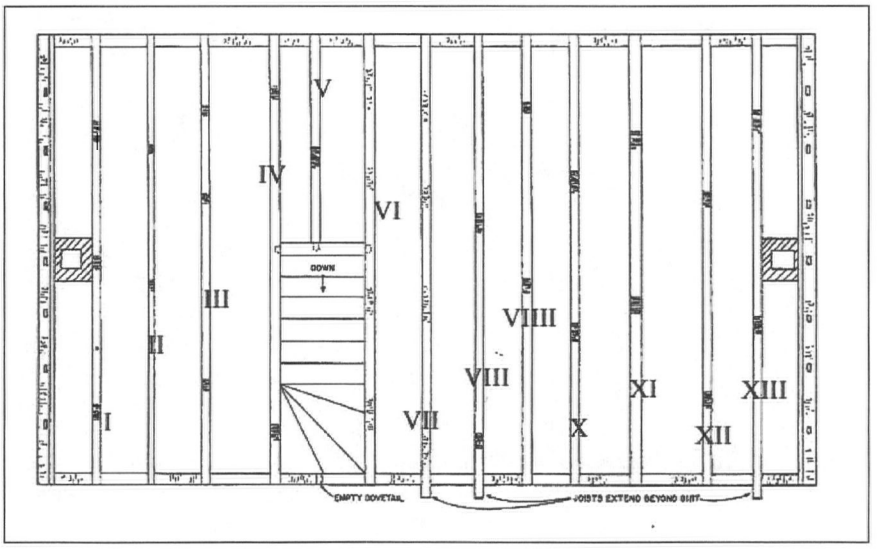
Detail of sill plate half lap; note differing adze tooling techniques.



East Elevation, North Block: Sill Plate Evolution. Mid-section of original east sill plate was not installed to allow for placement of east external chimney (chimney structure interrupted sill plate). Supplemental framing materials and vertical wall frame elements added c.1904 during remodeling of house and east elevation when chimneys were relocated to interior positions.

Frame - Second Floor

- *Numbered floor joists* - The hewn and pit sawn floor joists are scored with roman numerals in Room 201. Starting at number VII which bisects the D202 opening, the numbers continue east - XIII, XIIII, X, and XI. The remaining sequence of joists was not visible in Room 202 because the joists are severely deteriorated from water damage - and most likely the roman numerals are no longer visible. Starting at the first joist at the west wall plate (girt) and counting east, the numbers follow the placement of the joists; i.e., the seventh joist is labeled VII. The wall plate was not included in this sequence but all other integral frame members are accounted for and fit in with the sequence. This again points to the structural frame having been constructed as a complete system. This would indicate the west elevation has not been consolidated over time and represents the full extent of the frame.



Layout of scribe rule method roman numerals on 2nd floor joists; beginning at first west joist and progressing eastward. Note overhanging joists at VII, VIII, and XIII; these joist ends are concealed within the footprint of the 1904 wing - reference the first floor plan of the building for the entire floor plan.

- *Overhanging floor joists within Room 201* - From Room 103, three overhanging floor joists can be seen through investigative openings cut in the ceiling plaster. Two of these joists are in the west end of the wall and one is in the east end. These are also visible on the second floor of the structure; one in Closet 204 and one at D202 where floorboards have been removed. The other overhang is visible only from the Stair 102. The two joists in the west end protrude approximately 8" while the one in the east end protrudes approximately 6". The remaining joists have all been cut to the same length,

flush with the edge of the wall. The overhanging floor joists appear to be remnants of a soffit from the original structure.

It is significant that the three remaining overhanging joists are enclosed within the room where the new south wing adjoins the old south wall of the north block. The three remaining overhangs are all located precisely where they do not interfere with the new construction of the south wing, or where they do not interfere with the remodeling of the exterior of the south block. They were allowed to remain, as it was not required to remove them as part of the new construction by the Davis family. All other supposed overhanging joists at the north elevation and at the west exposed end of the south elevation are now flush with the wall frame to allow the exterior siding to be applied in a consistent manner and ST102 to be installed properly.



Overhanging floor joist at south interior elevation as viewed from RM103

- *Carved peg holes in top side of second floor joists* = Approximately 3 feet in from the north and south walls, a series of square peg holes (approximately one inch square and deep) can be found in every other joist. They are also located in the center of the room. As the floorboards in this room have hand planed tongues and grooves, the holes were likely carved to facilitate the installation of the floor. The holes would allow for some type of leverage tool and improve the installation process with a tighter fit in the grooves.

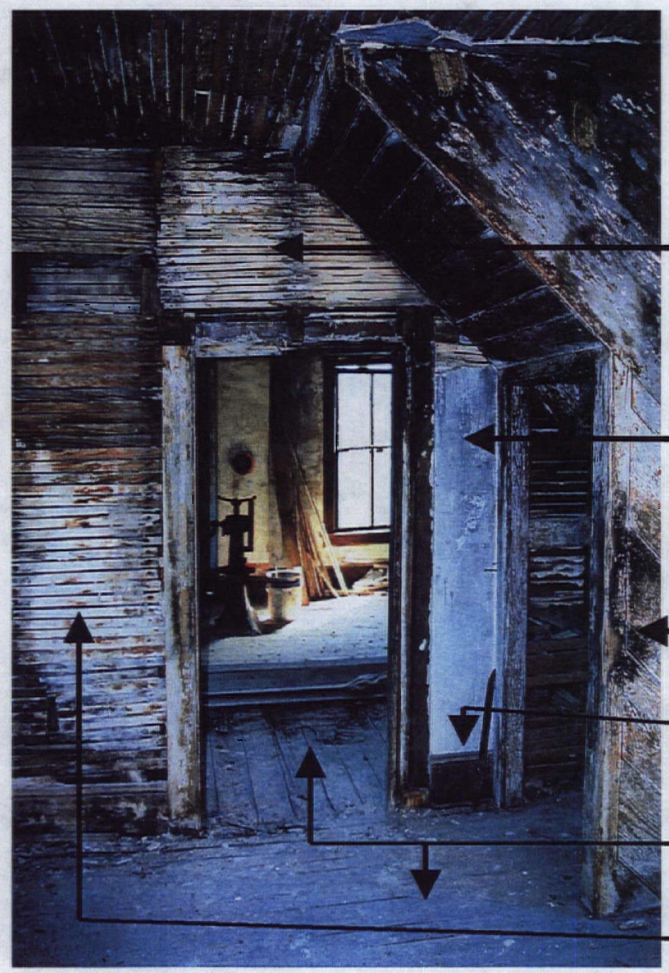
- *Walls framed with 2x4 circular sawn lumber* – the framing method used in the second floor of the north block resembles the balloon framing method utilized in the south block. Similar 2x4 dimensionally sawn studs and braces were found. This leads to the conclusion that the south block and 2nd floor of the north block were added at the same time.

- *Circular sawn wall plate laid on top of 2nd story floorboards in east and west ends* – On the extreme east and west end of the 2nd story floorboards, a circular sawn board is visible. The circular sawn wall studs are nailed to this board on each end. A circular sawn board is also visible from the north elevation. Again, the 2nd story studs are nailed to this board. This is further evidence that the second story was added onto the existing first floor at a later date.

Interior

General = A picture of the historic pre-1904 interior gradually emerges after an analysis of the historic fabric as detailed in this section. It appears that during early periods of occupancy (likely including Brawner) and up until 1904 the interior surfaces of the walls and ceiling were not plastered. This is suggested by several factors including the lack of evidence of lath nails, nail holes and plaster ghosts or fragments on the exposed interior surfaces of exterior wall joists that can be associated with the first period of construction. The single interior partition wall has been reworked several times but seems to have always been plastered.

The ceiling was also unfinished with the chamfered floor joists exposed on the interior. The whitewashed joists and second level floorboards were exposed to the first floor living spaces. Random width hand planed planks were installed as floors in both first floor rooms, while hand planed tongue and groove joined boards were used for the second floor. Architectural trim was scarce with the exception of the interior stair and associated wall panels. The exact nature of the windows and doors is unknown although their placement can be estimated.



View from RM102 through D102 into RM101

Area of hand split lath mixed with circular sawn lath and various nail types (hand wrought and machine cut).

Area of ancient plaster over hand split lath attached with hand wrought nails. ***This section of fabric should be preserved in-situ at all costs.***

Box stair with diagonal hand planed and beaded boards.

1904 style baseboard applied over first house plaster and 1904 floor.

Original hand planed floorboards (up) and 1904 overlay wood strip floor (down).

Area of circular sawn lath (C.1904).

- *Whitewash visible on exposed floor joists* = Whitewash can be seen on the undersides of most of the exposed floor joists. A chamfer is also discernable on many of the joists along the lower edges. Exposed plaster can also be seen between the joists and above the current ceiling from the first floor. All of this indicates that the structure once had an exposed beam ceiling that was whitewashed and that plaster was used to cover the interior partition walls of the house at some time. See notes that indicate other walls with extant circular sawn plaster lath show no evidence of earlier lath nail holes, etc. = this may indicate that certain interior wall surfaces were not plastered until 1904. This means that at various points in time certain walls were plastered and others were not, while the ceilings appear not to have received plaster until 1904.

- *Boxed winder stair in Room 102* = The stair is believed to have been constructed in the early 19th century. The stair is enclosed with hand planed beaded paneling. Also, a large number of hand wrought rose head and "T" head nails were found in the stair. With the exception of the first few, the winders are hewn and whitewashed. An indentation on floorboards in Room 101 indicates that stair originally turned east. The replacement winders at the bottom of the stair support this theory. The mortised header at the top of the stair frame indicates this was the original placement of stair within the frame of the building = it does not appear to have been imported from another structure.

- *Hand planed trim around interior partition doorway (D102) in Room 101* = The trim found around the door is a double architrave with an applied cornice. In conjunction with being hand planed, this style was prevalent in the Federal period (circa 1780 = 1830).

- *D102 doorway smaller than remainder of doors in house in interior partition wall between Rooms 101 and 102.* This would indicate the door frame opening within the partition is one of the oldest extant features remaining within the building envelope. The shorter height may also indicate an earlier period when door openings were not as large as those installed in 1904.

- *Hand split lath in Rooms 101 and 102* = While the majority of the walls are covered with circular sawn lath c.1904, sections of hand-split lath can be seen around the doorway in Rooms 101 and Rooms 102. The lath above D102 in Room 102 is attached with early machine cut nails (1790-1830) and the lath to the south of D102 is attached with hand wrought "T" head nails (Pre-1790). This indicates that work on the lath of the east partition wall took place at least three times during the structure's evolution.

- *Similar hand wrought nails found in floorboards in Rooms 101, 102, 201 and 202* – Both the 1st layer of floorboards in Rooms101 and 102 and the only

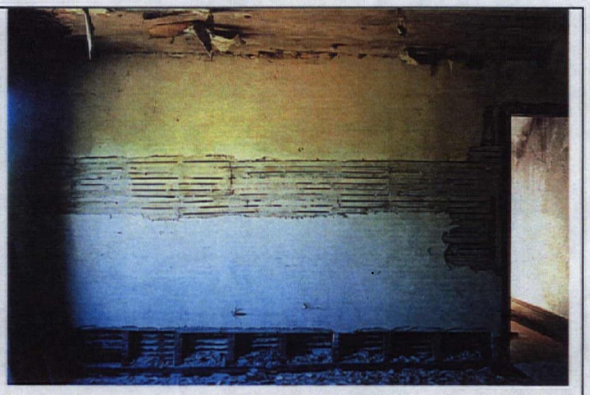
floorboards in Room 201 and 202 are attached with hand wrought, flat point, "L" head nails (pre-1790). The uniformity of the wrought nails suggests that these floors were installed within the same construction sequence. These floorboards were fabricated with hand planed tongues and grooves on the 2nd floor. Hand planing and hand wrought nails are within the same period of construction.

- *Current interior chimneys (both east and west)* are cut through the older floor boards on both the 1st and 2nd floors. Remnants of floor board are visible behind the extant chimney from the exterior within the wall cavity. Walls were constructed over installed floorboards (consistent with theory of balloon frame techniques) so fragments survived within the cavities. Observation of floor boards at chimney line shows cut marks to remove floorboards.

- *Circular sawn lath c.1904 on walls and ceilings* = this is used as an indicator that extant 2nd floor interiors were part of the 1904 construction period and expansion of the first house. The second floor rooms were built out during this time so all exterior and interior walls date from 1904. Evidence of hand split lath was not discovered on the 2nd floor. Evidence of hand wrought nails was not discovered associated with wall and ceiling finishes or features on the 2nd floor. Floorboards date from first period of construction and are attached with hand wrought sprig headed nails.



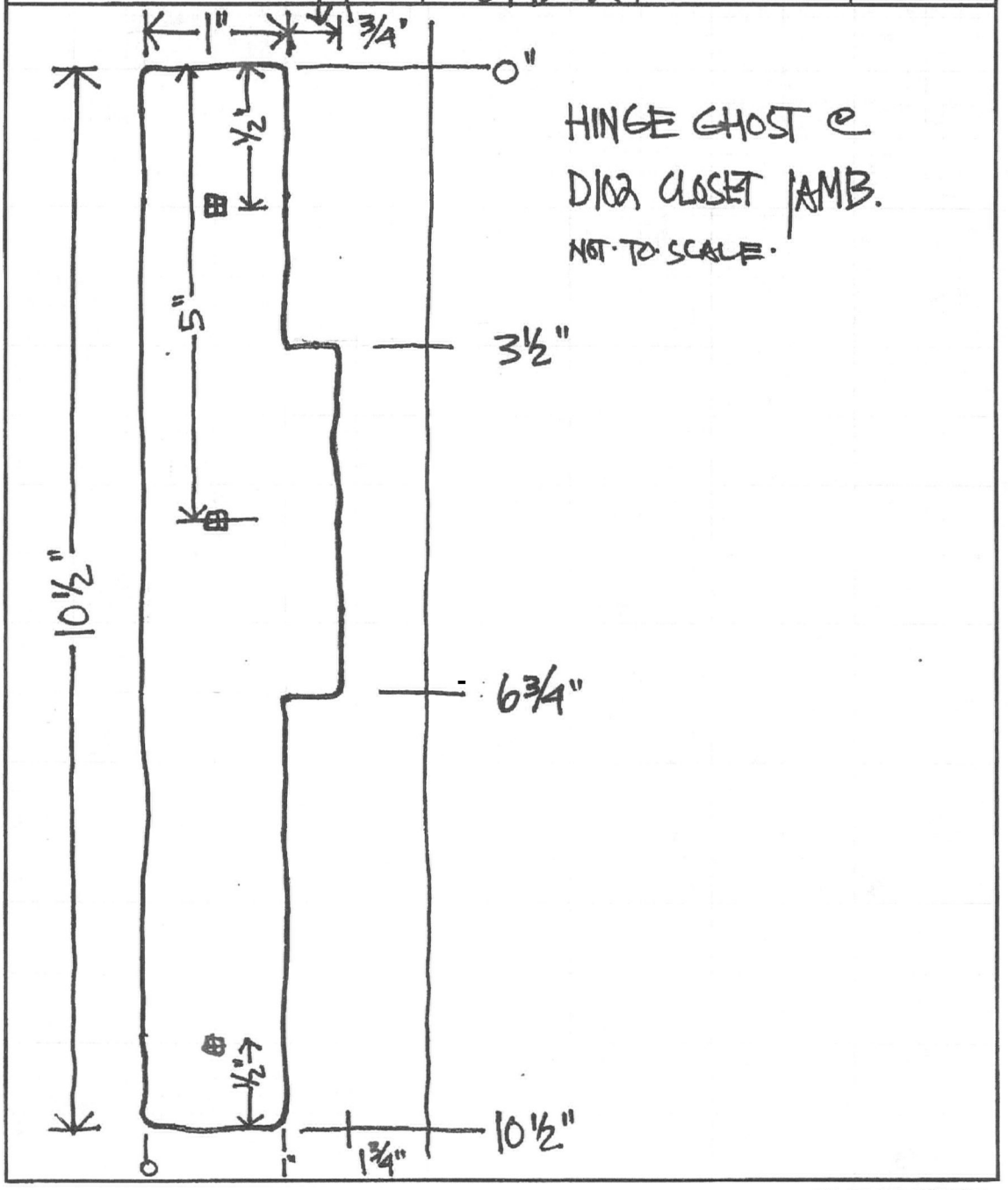
RM202. Stair opening and rail in SE corner of room. Plaster and lath date from 1904 installation. Floor dates to first construction period of house



RM201. South wall of room with plaster removed for fabric investigation. The wall frame and plaster and lath all date from 1904 expansion of first house with addition of second floor.

- *Hinge Ghost at D102CL* = The north jamb of the door frame of the under stair closet door in RM102 exhibits the ghost mark of a late 18th / early 19th century style hinge. It was attached to the frame with three (3) fasteners. The hinge and door are no longer extant. The evidence of this hinge may prove useful in eventual age determination of the structure.

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*U.S. GPO: 2000-467-092/39519

South Block

This section of the house was added circa 1904 –1905 in one sequential construction period. Historical documentation supports this statement. The method of construction and the materials used also support the time period. The south block was constructed utilizing a modified type of the balloon frame typically known as the "combination", "half" or "transitional" frame because it included throwbacks to the older heavy timber method of construction, or "full frame", as seen in the north block; i.e., hewn, mortise and tenoned sill plates and wall girts. This type of wood frame construction was favored after 1890. The true balloon frame or "western frame" became dominant after WWI (c. 1920)[8].

The following points address the construction techniques used and observed, and the interpretation of these techniques is presented to aid in the interpretation of the material as to the age of the structure.

Frame

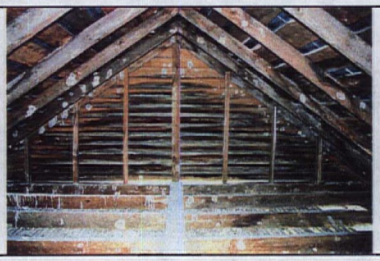
Hand hewn sill plates butted up against sills in north block, half-lap joints in east and west sill, hewn wall plate used to tie east and west sill plates together, 2 story diagonal braces visible in south elevation - These construction details are consistent with the early development of the balloon frame technique.

Roof Frame

All elements of the roof frame are consistent with the 1904 expansion of the house. Roof framing elements (rafters, sheathing boards) indicate the roof over the north block is constructed in conjunction with the roof of the south addition.



North attic west gable with partially dismantled chimney.



South gable end wall frame.



Junction of south and north blocks.

[8] *Audels Carpenters and Builders Guide # 3.* Theo. Audel & Co. Publishers, New York, 1923. Chapter 37, House Frames.

Interior

The following features support the construction date and sequence previously described for the south block:

Machine made moldings and trim are used throughout the south block structure interior. They are different from trim found in the north block interiors. See 1985 and 2002 architectural drawings for comparison of different molding profiles.

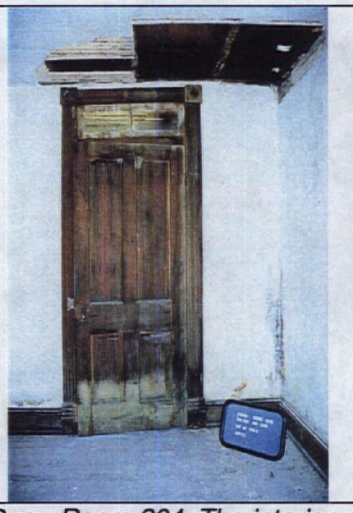
Stove holes were installed into the interior chimneys so every room had a stove to provide heat. This is seen as a modernization of the heating system with the removal of the gable end external chimneys and the addition of interior chimneys.

Dimensional sawn wood strip T&G pine floorboards were installed as the finish floor in the south block directly over the floor joists. This type of material was also used to overlay the old plank floorboards of the 1st floor in the north block. 2nd floor T&G boards were retained in the north block presumably because they were in good condition having served as an attic floor prior to this date.

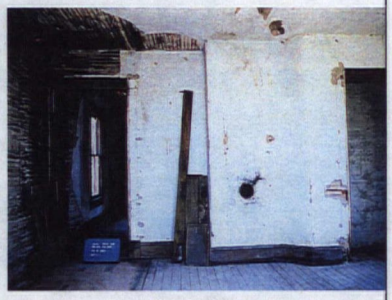
Circular sawn common lath and 20th century wire nails are all consistent materials for the south block.



2nd floor hallway from Rm. 205; newel posts and complete section of rail and baluster.



Door, Room 204. The interior transom window is a feature of this room with only one exterior wall and window.



Curved wall, Room 205. Shows attempt to curve baseboard around chimney enclosure.

Cellar

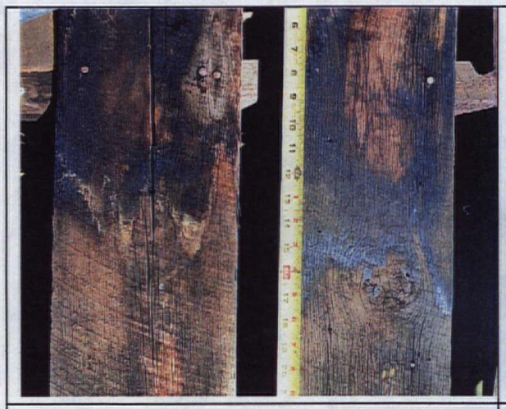
Added after the completion of the south block, the cast in place concrete cellar was dated "1916" and initialed "E.P.D." (Edward Piercey Davis). The concrete walls are positioned within the stone walls of the actual building foundation. It is not a load bearing structure.

Notes on Non-Extant Historic Features

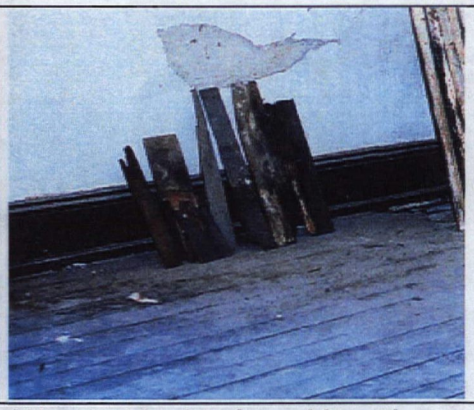
Wood Shingle Roof Cover

Architectural investigation has determined the extant sheet metal roof is not the original roof covering of the building. A wood shingle roof was the first roof covering placed on the 1904 roof structure. The extant sheet metal roof was installed to replace the wood shingle roof approximately 30 years after the wood roof was installed. The wood shingle roof was removed and the sheet metal roof installed over the original 1904 roof sheathing and roof frame system. This sequence is based on an average service life of 25 to 30 years for a wood shingle roof placed on solid skipped sheathing boards as per the extant building.

Physical evidence includes wood shingle fragments discovered in the attic space of the house; the shingle fragments are documented in the attached sketch. They are narrow, thin shingles with about a 4 ½ to 5 inch exposure to the weather. They were nailed to the roof sheathing with square cut shingle nails (machine cut, flipped, machine headed, 2 ¾ inch nominal). The roof sheathing was examined from above by prying back a section of the hand-crimped standing seam sheet metal roof. Nail patterns on the sheathing boards indicate a previous application of roof surface material. The nail hole pattern is consistent with a wood shingle roof. It should be noted the sheathing itself is consistent with the installation of a wood shingle roof = spaced or skipped sheathing. Historic sheet metal roofs were often installed over solid sheathing. The sheathing was also examined for nail patterns associated with its attachment to the roof frame rafters. Only one nail pattern was located indicating the sheathing has been intact since it was constructed during the 1904 campaign.

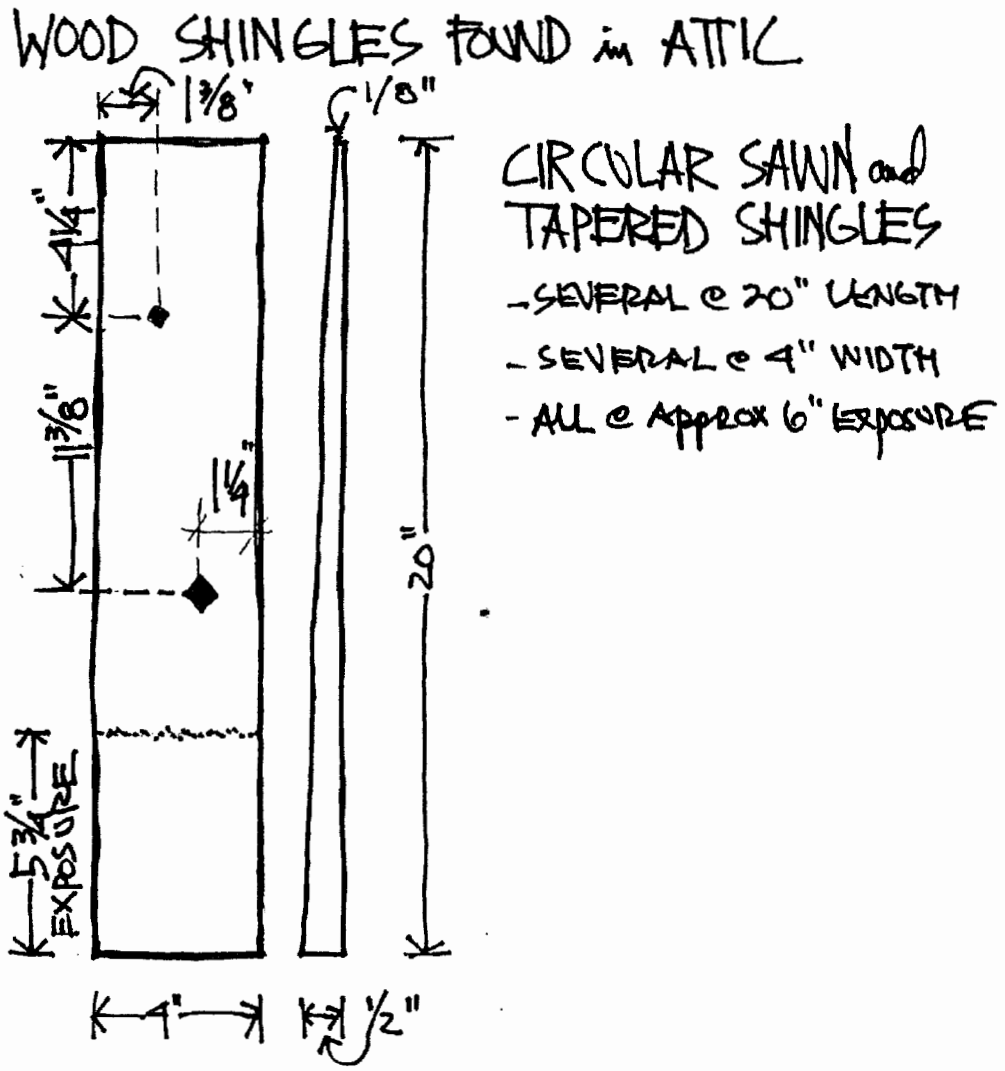


Shingle nail pattern in sheathing boards



Wood shingles found in attic

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Porches

Physical evidence suggests the previous existence of at least four separate porch structures. The largest of these was the East Porch. After 1904 the east elevation became the front of the house and the front door located here with the addition of a commodious roofed porch. The 1985 HSR points out the existence of roof flashing that locates the slope and extent of the former porch roof. It was a hipped roof and extended 2/3 the length of the east elevation. The 1985 HABS drawings document the location of the porch flashing and structural contact points with the east wall of the house. This information is also recorded in the 2002 architectural measured documentation drawings.

Archeological information also indicates the location of two porch piers (could be used to establish the width of the porch), as they were within the boundary of the area excavated by Parker in 1987. They are noted as "Modern Porch Pier" in Figure 1, Brawner Farm Plan of the 1989 revised copy of *The Archeological Assessment Report.* They are not dimensioned but appear to be approximately 8 to 10 feet from the foundation wall. Other physical evidence recorded in 1985 included a ledger to support the floor frame and notch in the south end of east elevation to carry a breast beam for the roof structure. Also, roof flashing remains attached to the exterior siding. Most obvious, the main door (D108) is approximately 2 feet above finished grade.

Evidence for the other porches, each centered on an exterior first floor door, is non-extant. The north porch is seen diagrammed in the Judson Map of 1878 (a surveyor's field notes from measuring the battlefield). The area immediately adjacent to the north door (D101) has not been excavated therefore no archeological evidence can be claimed.

For the remaining two lessor porches at the south (D103) and the east (D104) elevations reasoning for a porch is dictated only by the fact that these doors are 24 to 36 inches above finished grade and some method of communicating with the ground was most likely provided. A common method of handling the multiple door situation was to combine several door porches into one larger roofed entrance structure, presuming all door thresholds are at the same height above the ground and lead to a unified interior floor level.

One other exterior feature, which came after the construction of the cellar in 1916, is the cellar bulkhead. This opening into the cellar was most likely covered at a later date by a gable roof that was attached to the side of the building. Evidence in the way of ghost lines is extant at this location and documented in the architectural measured drawings and photographs.

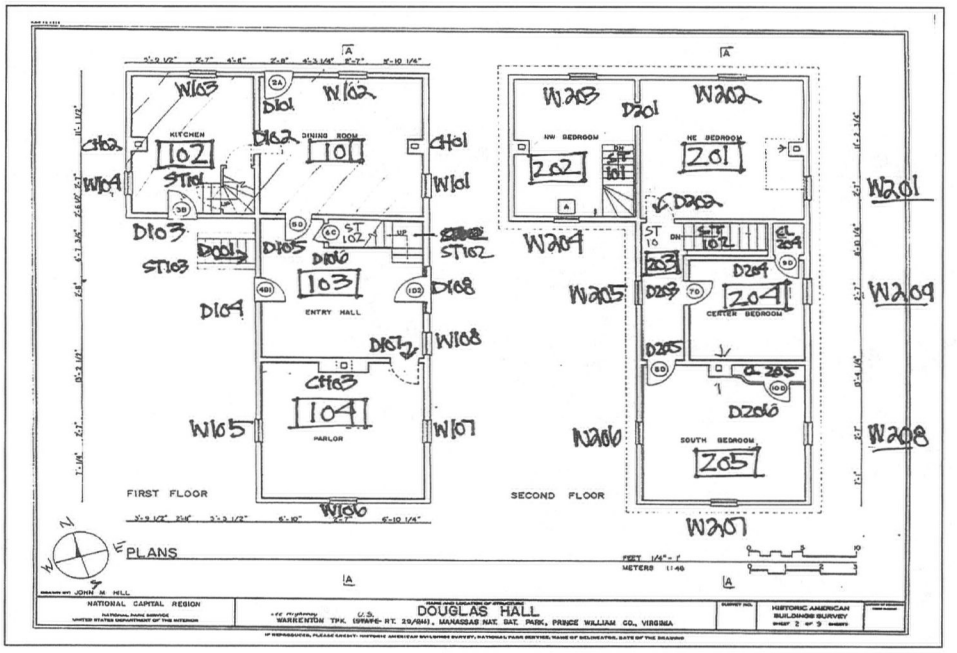
Part I. Developmental History

C. Physical / Architectural Description of Existing Conditions

Physical Description of Existing Building

The following is an account of the current physical appearance of the Brawner House including all extant historic fabric. The Condition Assessment of the building is located in this section of the HSR. The Requirements for Treatment, Recommended Treatments are found in Part 2 of the HSR = Treatment and Use.

The following floorplan was used to identify room locations, window locations and door locations.



Overview

Site

The site and site features are fully described in the May 2002 draft copy of Part *I of Brawner Farm, Manassas National Battlefield Park, Cultural Landscape Report.* This report was authored by Judith Earley, Historical Landscape Architect and Kay Fanning, Landscape Historian of the National Capital Region Cultural Landscape Program.

The Brawner House is located in the northwest quadrant of Manassas National Battlefield Park. It is situated on roughly 319 acres of land and is located between Warrenton Turnpike (US Route 29) and Pageland Road. It is approached from a small gravel turn-off along Route 29 with a modern worm/stake and rider fence defining the boundary between the turn-off and the

farm. [1] A dirt and gravel service road leads to the farmhouse, about one-quarter mile to the north.[2] Trees surround the house to the west, north, and east sides of the property. The historic road trace to the east side of the house can still be detected.

General Appearance

The Brawner House is a 2 ½ story wood frame structure consisting of a partial basement, first floor, second floor, and a half-story attic. The house is an "inverted L" shaped structure with the north block measuring approximately 28' wide by 16' deep. The south block measures approximately 27' wide by 16' deep. The north block of the house forms the short leg of the "inverted L" and is situated along an east to west axis. The south block forms the long leg of the "inverted L" and has it axis along a north to south line.

The foundation is constructed of coursed, random laid, Triassic sandstone. The locally available stone was originally dry laid in all four walls of the north block. Some sections of the north block have been repointed with modern, high strength, gray portland cement. The south block is mortared in a traditional lime and clay based mix, which is original to its construction.

The exterior of the house is clad in weathered, horizontal lap siding made from southern yellow pine. The roof of the house is covered with traditional, hand-crimped, standing-seam metal roof pans. Sheets of double V-crimp metal panels have been tacked over badly deteriorated sections of the roof. No finish is apparent but an oxidized finish (rust) has occurred on the exterior surface of the metal pans.

The main entrance of the house (D108) is in the east elevation with another entrance located directly opposite it in the west elevation (D104). Secondary entrances are also located in the north (D101) and south elevations (D103). All of the windows in the house are 2/2 double hung wood sash with the exception of one 6/6 double hung wood sash window (W204). This window is located on the second floor south elevation of the northern block.

The house appears to have been constructed in at least two distinct phases. Framing members that have been exposed during fabric investigation reveal traditional timber frame construction on the first floor of the north block. Balloon framing is utilized in the south block, which was added circa 1904 -1905. What existed prior to 1905 is questionable and will be discussed further in the Fabric Analysis section of this report. The second floor of the north block appears to

[1] Brawner Farm, Manassas National Battlefield Park, Cultural Landscape Report, Judith Early and Kay Fanning, NPS Cultural Landscape Program, May 2002; pp. 1, 37 –38.
[2] Ibid.

have been added as part of the 1904-1905 remodel. The cellar may not have been added as part of the 1904 -1905 addition, but dug out at a later date.

Considering the age and lack of cyclical maintenance, the house is in fair condition. Much of the historic fabric is intact from the 20th century addition, with portions of the older structure remaining. Few modifications appear to have been made to the house since the early 20th century as the structure contains no plumbing, electrical service, or climate control devices.

Structure

Two distinct types of framing can be found in the existing Brawner House. In the north section of the building (called Section A in the 1987 Architectural Fabric Investigation Report), braced timber framing exists. The more recent south block addition (called Section B in the 1987 Architectural Fabric Investigation Report) was constructed using balloon framing. However, during the remodel in 1904-1905, new windows were installed throughout the house causing the addition of new studs and the removal of existing framing members from the north block.

North Block Frame

First Floor

The exposed exterior walls show mortised and tenon joinery and pegged connections between the sill plates and corner posts. Also evident in the north, south, and east walls are the diagonal corner braces, scored with marriage marks matching the adjoining studs. These are also pegged. The west wall was constructed without the corner bracing present in the three other elevations. The center sill plate is mortised into the north and south sills and pinned with treenails. From the south elevation, it is evident that the floor joists are integral to the construction, set in mortise pockets in both the south and north walls. The 2nd floor sill is also mortised; all evidence that these members were part of an integral design meant to go together.

While the oak sills are hewn on all sides, many of the other framing members in this section of the house are both hewn and pitsawn. Mud and straw infill is located in the north and south walls with no insulation in the east and west walls. The nails found integral with the frame are hand wrought.

A pattern of empty mortise pockets can be seen in the underside of the 2nd floor sill plate in the north, south, and west walls. The east 2nd floor sill could not be viewed; a wood ledger board has been nailed to the sill's underside. In the north and south exterior walls, the two empty mortise pockets are above each of the windows. On the interior south wall, two more empty pockets are found which align with the pockets in the opposite north exterior wall. On the west side, two

of the empty pockets are above the existing window (W104) with the other two placed toward the north end of the wall. Unlike the north and south walls, the paired pockets in the west wall are different sizes. Each pair has a larger 7 to 8" pocket and then a smaller 3" pocket. The larger pocket on the north end matches up with a peg hole in the top sill plate. The Roman numeral III is scratched in the top sill plate above the extreme south pocket. It is possible that these openings may have been for pre-existing window openings, or more likely old stud pockets that supported the window frames, as they match the spacing of the existing studs.

In the south elevation, an unexplained dovetail is cut into the exterior 2nd floor sill plate. There is no matching cross-member and no other dovetail exists on the interior side of the south top sill, or on the north top sill.

In the east and west walls, another pattern of empty mortise pockets was found in the top side of the 2nd floor sill plate. The pockets are placed approximately 2 feet on-center with the 2nd story floorboards notched around the pockets. No empty pockets were found in the top side of the 2nd floor sill plate of the north and south elevations. If the original structure was 1 ½ stories with a gable roof, this pattern would follow. No vertical framing members would have been necessary in the north and south sills, as the east and west sides would have formed the gable ends.

A half-lap joint exists in the sill plate on the west elevation. The hewn marks and dimensions of the north section of the sill are consistent with the sill in the north elevation. They are joined with a pegged connection. The south section of the sill has different hewn marks and it is smaller in dimension. A spacer was nailed to the top of the plate to equal the height of the north section. The south section of the sill is not mortised to the sill plate in the south elevation; it is nailed. The sill in the east elevation is also pieced, but it is not half-lapped. The midsection of the sill has been cut out and a board was nailed to the face of sill, to join the two matching pieces. Archeological excavations uncovered the footing of a chimney adjacent to the missing piece of sill. From the crawlspace, crosstie members are visible between the first joist and the sill, indicating the placement of a hearth. On the west side, as a portion of the original sill has obviously been replaced, no crossties exist. However, in the first joist, a slight notch is apparent for the crosstie member.

Both the east and west walls have been re-framed. The north end of the east wall is constructed from hewn and pit sawn studs and corner posts, with a mortised diagonal brace. The remaining wall is infilled with circular sawn studs. On the west wall, the corner post on the north end and the first stud are also hewn, and mortised to the sill. The remaining studs are circular sawn.

In the north side of the interior partition wall, between rooms 101 and 102, a substantial corner brace is tied into the frame with a wooden peg, indicating that it is part of the original design. On the south end of the interior partition wall, hewn and pit sawn framing members are still in place for the attached enclosed stair in Room 102. Also, a mortised header at the top of stair indicates that the location of the stair was intentional and part of the original fabric.

In the south interior wall of room 101,which would have been the exterior wall of the original house, another brace can be seen, but no evidence of a window is apparent. From Room 103, three overhanging floor joists can be seen through investigative openings cut in the ceiling plaster. Two of these joists are in the west end of the wall and one is in the east end. The two joists in the west end protrude approximately 8" while the one in the east end protrudes approximately 6". The remaining joists have all been cut to the same length, flush with the edge of the wall. These overhanging floor joists are thought to be remnants of the pre-1904 form of the house.

Second Floor·

Similar to the first floor, the hewn top sill plate is mortised, indicating that it was part of the original timber frame. Hewn and pit sawn floor joists are connected to the sill with mortise and tenon joinery and run north to south. They show evidence of whitewash, and a slight chamfer can be detected on most. In room 201, Roman numerals are visible on the joists. They start at number VII (by D202) and continue east, with the succeeding joists numbered XIII, XIII, X, and XI. Exposed plaster is present above the joists, which in conjunction with the whitewash and chamfered edges, indicate that the rooms below had an open beam ceiling.

The remaining framing matches the system that was used in the 1904 construction of the south block. Constructed with circular sawn 2x4s and braces, it is likely that it was added or cribbed onto the existing structure. From the north elevation, a circular sawn board is visible above the joists. The studs are nailed onto this board. On the east and west sides, a board was laid horizontally across the floorboards and the studs attached to the board.

South Block Frame

This section of the house was constructed using balloon framing. In this system of wood frame construction, studs are continuous from the sill to the roof plate, with the upper floor joists supported by a ribband board that is let into the studs. The joists are set on the ribband and nailed to the studs. [3] Diagonal braces that run from the sill to the roof are visible in the south elevation.

[3] Dietz, Albert G.H. Dwelling House Construction. Cambridge, MIT Press, 1987.

The sills in this section are still hand hewn. However, the remainder of the lumber is circular sawn. A half-lap joint is present in the same spot on both the east and west sill. It is likely that there was not a piece of timber long enough to support the frame. Double studs are located on each side of the window openings, with triple studs above the main entrance (D108). Double studs are also present on both the east and west wall at the location of the interior partition wall. A hewn center sill plate, running east to west, is located under the interior partition wall.

Foundation and Cellar Walls

The foundation of the house is constructed of coursed, random laid, Triassic sandstone = a local red stone. Archeological evidence indicates that the north block's south wall, and portions of its east wall are constructed on an 1820's antebellum foundation. The majority of the foundation in the north block is dry laid, with sporadic patches of modern portland cement applied to the exterior. The foundation under the south block is mortared. Large gaps exist throughout the foundation. The foundation wall sits level on the ground with the sill plates positioned directly on top. The stones vary in length and width. The depth of the wall is not known.

A cellar exists under the northern portion of the southern block, measuring approximately 13 x 13 feet square in plan and 7 feet deep. Six steps descend down to the basement, which has concrete walls and a concrete floor. The concrete walls were cast-in-place against the interior of the previously existing stone foundation walls. Small foundation vent / window openings were built into the walls on both the east and west sides and most likely held wood frames and windows or screens. The cellar is accessed by a stairway on the west side of the building. On the interior east wall, the initials "E.P.D." are carved with the date 1916. "E.P.D." is believed to be Edward P. Davis, the son of William M. Davis. William Davis purchased the property in 1895.

Floor Framing System

Large, hewn, oak sill plates support the floorjoists. In rooms 101 and 102, floor joists running north to south are mortised directly into the sill plate. Random width plank floorboards are attached to the hewn and pit sawn joists with hand-wrought, L-head nails. The undersides of the boards are rough sawn and adzed to accommodate variations in size of the floor joists. This allows for a flush surface. The plank boards are approximately 5 ½" to 7" wide and run east to west.

Attached directly to the first layer of flooring is a 20th century wood strip tongue and groove pine floor. The circular sawn boards are about 3 ½" wide and run north to south. They are attached to the first layer of flooring with 20th century machine cut nails and are blind nailed.

In rooms 201 and 202, the floorboards are random width, tongue and groove pine. They measure 4 ½ to 6 ½" wide and are laid east to west. The boards are attached to the hewn and pit sawn joists with hand-wrought, L-head nails. In Room 201, exposed joists reveal a pattern of 1 x 1" peg holes in the topsides. The holes sit approximately 3' in from the north and south walls, and are placed every other joist. They are also placed every other joist in the center of the room. A similar pattern exists in Room 201. The holes can be found along the north and south walls, and also in the center. However, the holes along the south wall in Room 201 are located in joists #1, #3, and #4, if counting over from the west wall. The holes are approximately 2" deep and were likely carved into the joists to help install the tongue and groove floorboards. Some type of wedge could be used for leverage, to get a tighter fit in the joints[4].

In the remainder of the house, circular sawn tongue and groove pine flooring is found. Circular sawn floor joists, which run east to west, are attached directly to the frame. The floorboards, laid north to south, are about 3 to 3 ½" wide and nailed directly to the joists with 20th century machine cut nails.

Wall Framing System

In Rooms 101 and 102, the corner posts and sills are the major structural load bearing elements. Hewn and pit sawn studs are mortised into the posts and sills. Circular sawn studs have been nailed in to form the current door and window openings. In the remainder of the house, 2x4 circular sawn wall studs, spaced 16" O.C., are the load-bearing elements.

On the interior, circular sawn lath is attached directly to the studs with machine cut nails. The lath is covered with finish coat plaster. In Room 102, above and to the south of the interior partition doorway (D102), hand-split lath is attached to the studs with both hand wrought, T-head nails and early, machine cut nails. The average interior wall thickness throughout is 5 ¾".

The exterior of the house is covered with ratchet sawn horizontal lap siding, which is nailed directly to the studs with 20th century machine cut nails.

Roof Framing System

The roof framing system is constructed of rough sawn 2x4 rafters that are spaced approximately 2' apart. The rafters are mitered together at the apex of the roof. A 1x6 board is attached perpendicular to the notched ceiling joists and the beveled end of the rafters is nailed to the board. The overhanging ceiling joists cantilever out to create the box cornice.

[4] Interview with Bill Hose, Senior Exhibit Specialist Restoration/Carpentry, HPTC, Frederick, MD

Rough sawn sheathing boards of random lengths and widths are nailed to the rafters with 20th century wire nails. The boards are laid horizontally across the rafters and are spaced approximately 2 inches apart.

Exterior Envelope

Roof Surface Covering

Hand-crimped, standing-seam, galvanized metal panels cover the roof framing system. There is no visible applied finish however a naturally formed oxidized patina (surface rust) has occurred on the exterior surface of the metal. The staggered panels are installed vertically across the roof with each panel measuring 24 ½" wide by varying lengths. The aggregate length of each row is approximately 11'5" with a 2 to 2 ½" overhang in the original tin. Pre-fabricated, machine-made, 5V-crimp, galvanized metal panels have been intermittently placed over deteriorated sections. Each panel measures about 25" in width, and has a center ridge at approximately 13 ½ ". The modern metal has an overhang of 7" to 9". At the gable ends, no overhang is present, as the edges are wrapped. Where the two sections of the roof intersect, original tin, which measures 24" in width, is fit into the open valley on each side. All of the panels are nailed directly to the roof sheathing with machine cut nails.

Remnants of a previous nail pattern are visible on the topside of the roof sheathing boards. Machine cut shingle nails with stamped heads were found in-situ. The nail holes are spaced approximately 3 ½" to 4" apart; this would indicate the presence of a wood shingle roof prior to the installation of the metal system. The nail hole pattern on the sheathing matches the nail hole pattern of the wood shingles located in the attic.

Brick chimneys located in the east gable end of the north block, and in the center of the south block, penetrate the roof. The sheet-metal roof material surrounding the chimney has been bent up and covered with tar as a method of flashing. The west gable chimney of the north block has been dismantled to just below the roofline of the house.

Roof Overhang and Box Cornice

The roof overhangs on all sides of the building creating a box cornice. A box cornice is a slightly projecting hollow cornice of boards and moldings nailed to rafters and lookouts.[5] The cornice is made up of three parts: the fascia – a vertical board attached to the overhanging floor joists; the soffit = the board attached to the underside of the joists; and the frieze = the vertical board which sits directly under the soffit and is attached to the wall of the building.

[5] A Visual Dictionary of Architecture, Francis D. K. Ching, Van Nostrand Reinhold Publishing, New York, 1995

In this cornice, a piece of bed molding sits in the joint between the wide frieze board and the soffit; and a piece of crown molding is attached to the fascia. The bed molding is in the shape of an ogee topped by a half-round = a double curve in the shape of an "S" topped by a molding having a semi-circular cross-section. The crown molding has a double ogee shape = a double curve in the shape of an elongated "S". The cornice returns around the gable ends of the house. Faded green paint is visible on some sections of the cornice. A combination of wire nails and machine-made cut nails are used to fasten the cornice to the roof structure.

Roof Drainage System

No roof drainage system presently exists on the building. However, on the south elevation of the south block, rusted downspout straps are attached to the corner-boards on both sides. Also, several 8-foot lengths of 3-inch diameter, round, galvanized metal downspouts were found in the crawl space under the south block.

A single wire gutter bracket was found on the southwest corner of the north block. This is a twisted wire bracket measuring approximately 5" wide and 3" deep and appears to accommodate a 5 inch half round gutter.

Chimneys

The current building was constructed with three brick chimneys = one in the east gable end (CH01), one in the west gable end (CH02), and one in the center of the south block (CH03). Currently, only the east gable end and center south block chimneys are visible from the exterior. The Park, during a roof repair project in 1987-1988, dismantled the west gable chimney above the roofline. The two exterior chimneys extend 13 brick courses above the roofline, with the last two courses projecting outward. The chimney in the east gable end is topped with a chimney pot, while a cap covers the chimney in the south block. Steel plates currently sit on top of each chimney stack as a temporary capping device.

On the interior, the east and west gable end chimneys are visible. The first floor portion is covered in stucco and the second floor was left as exposed brick. Modern brick and high-strength, gray portland mortar is used, indicating that the chimneys were rebuilt at some point. Holes were cut into the existing floorboards to accommodate the chimneys. From the exterior, floorboards are visible between the exterior walls and the chimneys. Each chimney is 18" x 18" square.

No fireplaces exist in the building. Stovepipes can be found in each room. In the north block, stovepipes are located in the east wall of Room 201 and the west wall of Room 202. In the south block, they are located in the south wall of Room

103, the north wall of Room 104, the south wall of Room 204, and the north wall of Room 205.

Wall Surface Covering & Finish

The exterior of the house is covered in wood, horizontal lap siding. It is constructed from Southern yellow pine. The siding is weathered and some sections show evidence of what may have been whitewash, or white paint. The siding is run right to window and door openings and butt jointed with adjoining pieces where necessary. The boards are ratchet sawn and have a uniform appearance. Each board has a 4 ½" exposure and is nailed directly to the wall framing with 20th century machine cut nails. A layer of rosin paper is visible in some sections under the siding.

On the east elevation, above W107, remnants of flashing from the demolished front porch remain. The flashing is laid on an angle indicating that the porch had a hipped roof. Also, approximately 4' in from the south end of the east elevation, a notch is cut into the siding, presumably for the porch.

Architectural Trim

The vernacular building is adorned with very simple trim. The windows and doors are surrounded by plain face, flat cut molding. At each corner where the two edges of siding terminate, corner boards are used. Small wooden blocks top the corner boards, giving them the appearance of a column with a capital. The only other trim is at the cornice. A wide frieze board with bed molding and the fascia with crown molding can be seen. The bed molding is in the shape of an ogee topped by a half-round = a double curve in the shape of an "S" topped by a molding having a semi-circular cross-section. The crown molding has a double ogee shape = a double curve in the shape of an elongated "S". The cornice is present on all elevations, and the frieze board returns in the gable ends. The trim is nailed using 20th century wire nails.

Wall Openings

Windows

In the north block, circular sawn studs were nailed in between the original hewn and pit sawn members to form the current window openings. In the south block, the windows are built directly into the balloon frame.

All of the windows are double hung sashes that were operated by sash cords and weights. However, most of the cords are missing or broken. The sashes are all 2/2 with the exception of one 6/6 in the 2nd floor south elevation of the north

block. There is no indication that the 6/6 window predates 1904. The windows are simply constructed with mortise and tenon joinery. They are topped by a lintel and have slightly projecting sills. A drip cap is visible on some windows. The exterior sashes are painted white.

Doors

Exterior door openings are present in the north elevation of the north block, the south elevation of the north block, the west elevation of the south block, and the east elevation of the south block. All of the doors sit above grade.

In the south block, the doors are framed directly into the balloon frame. In the north block, circular sawn studs have been nailed in between the hewn and pit sawn studs to form the current door openings. In the north elevation (D101), mortised and pegged studs are still in place on either side of door, indicating that it was the original placement of the door.

Only a remnant of the door (D108) in the east elevation remains. The east elevation was the main entrance (D108), which consisted of a four-panel wooden door surrounded by sidelights and a double pane transom. The two sidelights are arranged vertically with raised wooden panels below. White paint is visible on the doorframe.

The door in the west elevation (D104) is directly opposite the main entrance (which enters into Room 103). It is a standard sized door opening with a transom above. Remnants of green paint can be seen within the doorframe. The original door is missing and has been replaced with makeshift plywood.

The doors in the north and south elevation are missing or destroyed.

A previous study performed in 1985 shows all four doors still on the building. This report illustrates the doors in the west (D104) and south (D103) elevations as two panel wooden doors. The door in the north elevation (D101) was a 5 panel (horizontal) wooden door.

Exterior Cellar Entry and Cover

This feature (D001) is located on the west elevation where the north and south blocks meet. It is a rectangular opening built onto the exterior of the house. The cement walls are built 17" up from the ground and the opening is approximately 4' wide. Six steps descend into the concrete basement. A plywood wooden cover, constructed by the Park Maintenance staff in August 2002, is used as a temporary protective lid on the stair opening.

Cellar / Foundation Vents

Two small window vents are cut into the foundation walls on the east and west elevations of the south block. Each measures approximately 30" in width and 14" in height. No window exists in either opening.

Interior Envelope

North Block

This section of the building consists of four rooms = Rooms 101 and 102 on the first floor and Rooms 201 and 202 on the second floor. Overall, this section of the house is less formal than the south block. Simple architectural woodwork is found throughout and other architectural features are less ornate. The general characteristics of each room will be described in this section of this report.

Room 101 (First floor, NE corner room = Dining Room)

Floor Surface and Finish - The top, or 2nd layer, of floorboards in this room is dimensionally sawn pine, approximately 3 ½" wide. The tongue and groove boards run north to south and are nailed directly to the first layer of floor with 20th century machine cut nails. No finish is apparent.

The 1st layer of floorboards is the original floor in this section and consists of random width pine planks about 5 ½ " to 7" in width. They are butt jointed and are nailed directly to the floor joists with hand wrought, L-head nails. The boards run east to west and show evidence of white paint or whitewash. From the exterior east elevation, a patch of random width, tongue and groove boards is visible. The patch matches the width of the break in the sill plate and does not extend past the second floor joist.

Wall Surface and Finish = The interior surfaces of the walls are constructed of plaster over wood lath. While the majority of the walls are covered with circular sawn lath, a small section of hand split lath exists. It can be seen on the bottom of the west wall, (to the south of the interior partition doorway). Newer studs were nailed on top of the existing lath. Original plaster can still be seen behind the studs.

The circular sawn lath is nailed directly to the wall studs with 20th century machine cut nails. The lath is spaced to allow for a plaster key of approximately ½". Plaster is applied with three coats, including the finish coat. Animal hair is visible in the plaster. The walls do not appear to have been painted, but evidence of wallpaper exists.

Ceiling Surface and Finish = The ceiling is constructed in a similar fashion as the walls. Circular sawn lath is nailed to horizontal strips that were nailed between the joists. The lath is covered with a finish coat plaster. No paint is evident, but remnants of wallpaper exist.

Architectural Woodwork/Window and Door Trim = Both windows (one in the north wall, W102, and one in the east wall, W101) are surrounded by unadorned trimwork. It is plainfaced with flat cut cornerblocks.

The door trim is slightly more decorative. Hand-planed, double architrave trim with a bead and applied cornice surrounds the interior door (D102) in the west wall. Plinth blocks, measuring 5 ½ " in height, are on each end. Remnants of a hinge can be seen on the south side. The interior door (D105) in the south wall is missing the top and east side sections of the trim. The west side piece remains, with a 10" plinth block and two corner blocks. All are plainfaced. The four-panel door is still in place. The exterior doorway (D101) in the north wall is missing both the door and the trim.

While all of the door openings in this section of the house are approximately 6'6" in height, the interior door opening between Room 101 and Room 102 (D102) is only 6'2".

Baseboards surround the perimeter of the room. They are approximately 9 ¾ " high with a plain face. A piece of shoe molding sits in the joint between the baseboard and the 2nd layer of floorboards. Removed 2nd layer floorboards show approximately an inch of space between the baseboard and the 1st layer of floorboards. However, the 5 ½" plinth blocks on the either interior side of the interior door (D102) run directly to the 1st layer of floorboards.

Architectural Features = The only other feature in this room is the chimney that is located in the center of the east wall. It is plaster over brick and projects inward 18". The stove hole sits half way up the stack.

Interior Partition Wall – the north end of the interior partition is constructed with a diagonal brace and corner post, which matches up with the diagonal brace located in the east exterior wall. The studs are both hewn and pit sawn in the north end of the wall and also by the stair (ST101) located in the south end of the wall. The center sill plate, which runs under this wall, is mortised and pegged into the north and south sill plates. The wall studs are then mortised into the center sill plate along with the door framing members. All of this indicates that this wall was an integral part of the original timber frame.

The majority of the wall is covered with circular sawn lath and 3-coat plaster. However, a section of hand-split lath remains above and to the south of the interior partition door (D102) in Room 102. A small-section of hand-split lath can

also be found to the south of the interior partition door in Room 101. The hand split lath to the south of D102 is attached with hand wrought, L-head nails and the lath above D102 is attached with early machine cut nails.

Room 102 (First floor, NW corner room = Kitchen)

Floor Surface and Finish – as in Room 101, the top layer, or 2nd layer, of floorboards in this room is a tongue and groove, dimensionally sawn pine floor. The boards are approximately 3 ½" wide. The boards run north to south and are nailed directly to the first layer of floorboards with machine cut nails. No finish is apparent.

The first layer is the original floor in this section and consists of random width pine planks about 5 ½ " to 7" in width. They are butt jointed and nailed directly to the floor joists with hand wrought, L-head nails. The boards run east to west with no finish evident. A patch consisting of 3 ½" tongue and groove boards is located on the west side of the room surrounding the chimney. This patch does not extend past the second floor joist but is much wider than the patch in Room 101. There are only 3 plank boards on the north end of the room and three plank boards on the south end of the room. The remaining boards are the tongue and groove patch.

Wall Surface and Finish = The interior walls are made up of circular sawn lath covered with plaster. The lath is attached to the studs with machine cut nails and covered with three coats of plaster including the finish coat. The lath is spaced to allow for a plaster key of approximately ½". Animal hair is visible in the plaster. The walls do not appear to have been painted but sections of the plaster have a grey tone.

Above the interior door (D102) in the east wall, a section of hand-split lath remains. The hand split lath to the south of D102 is attached with hand wrought, L-head nails and the lath above D102 is attached with early machine cut nails.

Ceiling Surface and Finish = The ceiling is constructed in a similar manner to the walls. Circular sawn lath is nailed directly to the joists with machine cut wire nails and covered with a finish coat plaster. No finish is evident.

Architectural Woodwork/Window and Door Trim = The two windows, one in the north wall (W103), and one in the west wall (W104), are decorated with plain faced trim and cornerblocks.

There are two doors in the room, one interior and one exterior. The interior door (D102) is located in the east partition wall. The trim found around this door is approximately 4 ½" wide and has a hand planed beaded edge.

The exterior doorway (D103) is located in the south wall. Plain face trim with a beaded edge is used. The door is missing, but a remnant of the rail with hinges remains. Evidence of green paint exists on the rail and the jamb.

The baseboards match Room 101. They are approximately 9 ¾ " high with a plain face. A piece of shoe molding sits in the joint between the baseboard and the 2nd layer of floorboards. The baseboard is topped with a base molding.

Stairs = An enclosed winder stairway (St. 101) is located in the southeast corner of the room. Hand-planed paneling, which is installed diagonally, encloses the stair. The boards are decorated with an incised 3/8" bead. The stair turns toward the west, however, an indentation in the floor of Room 101 indicates that the stair may have turned east at one time. Also, the floorboards by this indentation are extremely worn, measuring only ½" of their original 1" thickness.

The doorway to the stair is surrounded by plain faced, wood trim that is in keeping with 1904 trim. The actual door to the stair is missing. Ghost lines of a hinge can be seen on the north side of the trim; a wooden knob is nailed to the south side of the trim. A closet was built in under the winder stair. The closet door is missing. The ghost lines of an "HL' hinge can be seen on the east side of the closet opening. The underside of the stairway is visible from this closet space. All but the bottom two winders, which have been replaced, are hand hewn. A whitewash finish can be seen on the hewn boards. The stair is constructed with hand wrought T-head and rose-head nails.

Architectural Features = A chimney (CH02) is situated in the center of the west wall. As in Room 101, the brick chimney is covered with plaster. The chimney projects 18" from the wall and the stove hole sits approximately three-quarters of the way up the stack.

Room 201 (Second floor, NE corner bedroom)

Floor Surface and Finish = The floors in this room are random width, tongue and groove pine ranging from 4 ½" to 6" in width. It is difficult to ascertain any saw marks on the boards as they have been sanded, but the tongue is hand-planed. The floorboards are laid east to west and nailed directly to the floor joists with hand-wrought, L-head nails. The boards span the full length of the room, with the exception of a patch on the east side. Located slightly off center and south of the chimney (CH01), the patch consists of 12 staggered boards and measures approximately 5' 8" in width. Another patch is located by D202. That patch is 6 boards wide, measuring 2'7" by 3'9". A finish is barely discernable on the floorboards.

Exposed floor joists in this room reveal whitewash and a chamfered edge. Plaster can also be seen above the first floor ceiling. This indicates that the joists and underside of the floorboards were once open to the first floor rooms, before being enclosed by plaster and lath.

At the threshold between Room 201 and Room 203, the Roman numeral VII is carved in one of the floor joists. Upon closer examination, the succeeding joists are also numbered up to Roman numeral XI. There are twelve joists in all. If counting over from west to east, the numerals match the placement of the joists.

Wall Surface and Finish = The walls in this room are similar to rooms below. Circular sawn lath is nailed directly to the studs with machine cut nails. The plaster is not as thick as in the rest of the house, with only a scratch coat and a brown coat. Total thickness measures approximately ¼". No finish exists, but remnants of wallpaper remain.

Ceiling Surface and Finish = The ceilings are constructed of plaster over lath. The circular sawn lath is nailed directly to the joists and covered with 2-coat plaster. No finish exists presently, but remnants of wallpaper have survived in sections.

Architectural Woodwork/Window and Door Trim – Two windows exist in this room = one in the north wall (W202), and one in the east wall (W201). Both windows are missing the bottom sash. Only the top piece of trim remains. This piece of trim matches the molded trim found in the south block, but it is nailed with the reverse (flat face) forward. The board is painted white, and roller shade hooks are placed on each end.

Flat cut, plain-faced trim surrounds the door (D202) in the south wall. The door is missing, but hardware remains on the east side of the trim. The trim has been removed from the door (D201) in west wall.

No evidence of baseboards exist in this room.

Architectural features = The chimney continues from the floor below and sits slightly off-center in the east wall. Unlike the first floor, the brick of the chimney is left exposed. The stove hole is about a quarter of the way up the stack.

Room 202 (Second Floor, NW corner bedroom)

Floor surface and finishes = Random width, tongue and groove pine boards constitute the flooring in this room. The boards range from 4 ½" to 6 ½" in width and are laid east to west. The boards are nailed directly to the floor joists with

hand-wrought, L-head nails. The boards are unfinished. As in Room 201, it is difficult to ascertain any saw marks on the boards as they have been sanded, but the tongue is hand-planed

Wall surfaces and finishes = Similar to Room 201, circular sawn lath is nailed directly to wall studs with machine cut nails. The lath is covered in two-coat plaster approximately ¼" thick. No finish is evident.

Ceiling surfaces and finishes = Circular sawn lath is attached to the joists with 20th century machine cut nails and covered with plaster. No finish is visible on the plaster.

Architectural Woodwork/Window and Door Trim = This room contains two windows. The window in the north wall (W203) matches the windows found throughout the house = 2/2 double hung sash windows. All trim has been removed.

The window in the south wall (W204) is unique in the house. It is the only 6/6 double hung sash window, but no evidence exists to suggest that it pre-dates the 1904 remodel. All of the trim has been removed.

No evidence of baseboards exist in this room.

Architectural features = The stair (St. 101) from Room 102 opens directly into this room. The hand planed, beaded paneling stops at the start of the east wall. An open railing, consisting of two vertical posts with a horizontal board nailed between, is constructed to the west of the stair. The circular sawn posts are nailed directly to the floorboards.

The chimney (CH02) is situated in the center of the west wall. The brick is left exposed and the flue is about a third of the way up the stack.

South Block

The rooms in this portion of the house are part of an addition that was added circa 1905. The interior finishes are similar throughout, with identical architectural trim used in each room. The floor and walls surfaces are similar as well. This section of the house has a more formal appearance than the north block. The main entrance (D108) opens into a large entry hall (Rm. 103). To the right is a paneled stairway (St. 102) which leads to the second floor. To the left of the entrance is a parlor/sitting room (Rm. 104). While there are no fireplaces in this house, great effort was made to give the parlor the appearance of having a fireplace. The chimney wall was built out around the stove flue to mimic the appearance of a fireplace. The ghost lines of a mantel can be seen on the

protruding wall. The mantel was removed from the structure prior to the 1985 HSR photos. No evidence of the mantelpiece remains.

Floor Surface and Finish = All of the floors are covered with tongue and groove pine flooring approximately 3" to 3 ½" in width. The boards are all circular sawn and attached directly to the circular sawn floor joists with 20th century machine cut nails. The joists run east to west and the floorboards are laid north to south. The floorboards are unfinished.

Wall surfaces and finish = The walls are constructed of plaster over lath. The circular sawn lath is attached to the wall studs with 20th century machine cut nails and covered with a three-coat plaster. Remnants of wallpaper can be found in each room.

Ceiling surfaces and finish = The ceilings are constructed in the same manner as the walls. Circular sawn lath is attached to joists with 20th century machine cut nails. The lath is then covered with a three-coat plaster. Evidence of wallpaper remains on the ceilings.

Architectural Woodwork/Window and Door Trim = The moldings in this section of the house are more detailed than in the northern block. They are used ensuite throughout this block. The doors are surrounded by profiled trimwork, with 10" plinth blocks and bulls-eye corner blocks. The windows are also surrounded with profiled trimwork and bulls-eye corner blocks. The edging on the returns of the window apron are cut to match the profile of the trim.

Baseboards surround the perimeter of each room. Each measures about 9 ¾ - 10" in height. The baseboard is topped with a base molding, and a shoe molding sits in the joint between the baseboard and the floor. A bead is incised in the center of the baseboards in Rooms 103 and 104, and also on the treads of Stair 102.

Windows and Doors – All of the windows are 2/2 double hung wood sash windows. They were operated by sash cords and weights. They are constructed with simple mortise and tenon joinery and single pane glass was used. The interior trim appears to have been finished with a stain.

The remaining doors are all four-panel wooden doors. They are all blind tenoned constructed with the exception of the closet door (D204) in Room 204. That door is thru tenoned and the frame is pegged. The hardware on the doors that remain are surface mounted rim locks.

Architectural features = Architectural features for each room will be described in the room descriptions below.

Room 103 (First Floor = Entry Hall)

The main entrance (D108) to the house is situated in the east wall. A two-pane transom and rectangular vertical sidelights surround the door. A secondary entrance (D104) located in the west wall, sits directly opposite the main entrance. The door is missing but the opening for the transom remains above it.

An interior doorway (D105) connecting Rooms 103 and 101 is located in the west end of the north wall. The four-panel door remains intact, along with a white porcelain-like doorknob. The interior doorway between Room 103 and Room 104 (D107) is surrounding by the same trim found on D105. Both have profiled side pieces, along with bulls-eye corner blocks and molded plinth blocks.

There is one window in this room (W108). It is situated to the south of the main entrance in the east elevation. This is the only window that is not symmetrically placed on the exterior facade. Like the remainder of the windows in the house (except W204), it is a 2/2 double hung sash window constructed using simple mortise and tenon joinery. Single pane glass is used.

The main feature of this room is the wood-paneled, quarter-turn stair (St. 102) leading to the second floor. Two steps lead to a landing and then, turning right, twelve steps lead up to Room 203, the second floor communicating hallway. The stair is built against the north wall and houses a closet underneath. The banister and newel post are missing, along with finials that were sawn off. All were removed prior to the 1985 HSR photos. A section of the railing on the second floor survives intact. A baseboard is located on the north wall of the stair as well as the south and east sides.

Unlike the northern block, the chimney is not exposed in this section of the house. The stove flue is visible in the center of the south wall.

Room 104 (First Floor = South End room /Parlor)

This is one of the brightest rooms in the house, with a window in each of the three exterior walls (West = W105, South = W106 and East = W107). It is also the only room on the first floor that does not have an exterior door.

The interior doorway (D107), which enters into Room 103, is surrounded by the same trim found in Room 103.

The interior north wall houses the chimney. This wall was built out around the stoveflue to give the appearance of a working fireplace. The center portion of the wall projects outward approximately 14". The projecting wall is 4'6" in width by 4' ¾" in height. While the mantel is missing, the ghost line of it remains.

Room 203 (Second Floor Hallway)

There is one window (W205) situated in the center of the west wall. A broken piece of a drapery rod hangs on the north side.

The stair (St. 102) from Room 103 enters into Room 203 at the northeast corner. On the east wall, two decoratively turned spindles remain in the surviving stair rail.

Room 204 (Second Floor = Center Bedroom)

A 4" threshold separates Room 203 from Room 204, along with a four-panel door (D203). Above the door sits a two-pane transom.

The only window (W209) is situated in the east wall. Half a drapery rod with a finial remains on the south side.

A closet (CL 204) has been built into the north wall over the entry hall stair (St. 102). The interior of the closet is constructed of unfinished plaster walls. Remnants of wallpaper remain on the closet walls. The four-panel closet door (D204) is still intact, but the hardware is missing.

The stove hole sits right of center in the south wall, aligning with CH03 in Room 205.

Room 205 (Second Floor = South End bedroom)

Like the Parlor below, this room has a window in each exterior wall (West = W206, South = W207 and East = W208). The entrance (D205) is situated in the north wall; remnants of a four-panel door remain. It appears to have been finished with a stain.

A closet (CL205) sits in the northeast corner of the north wall. This closet is unique in that the wall curves out to accommodate the chimney, making it deeper. The baseboards are kerfed (a series a parallel cuts allowing the piece of wood to be bent), so that they follow the curve of the wall. The cuts are exposed, indicating the lack of a skilled finish carpenter. A four panel door (D206) remains on the closet but only the top piece of molding is intact. Strips of wallpaper remain on the interior walls of the closet.

Utilities

Plumbing

No plumbing exists in the house.

Electrical

No electrical service exists in the house.

HVAC

No climate control devices are located in the house.

Egress

There are four potential exits on the first floor and one potential exit on the basement
level. All first floor exits are above grade. Three of the first floor exits have no stairs.

Intrusion Detection

There is no intrusion detection system in the building.

Fire Detection

There is no fire detection system in the building.

Fire Suppression

There is no fire suppression system in the building.

Seismic

There is no seismic reinforcement system in the building.

Accessibility

The building does not currently meet federal accessibility standards.

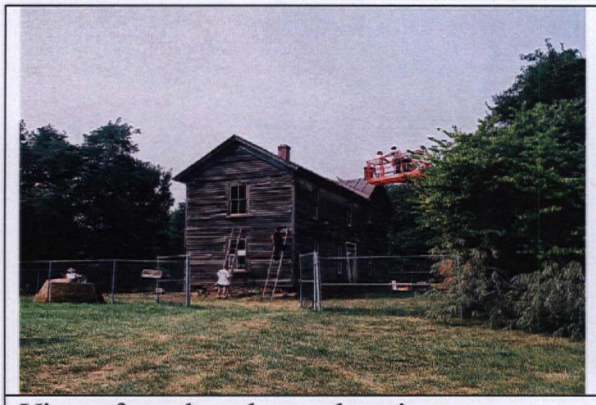
Public Health

There is no food, water, or sewer service associated with the building. No public health problems exist.

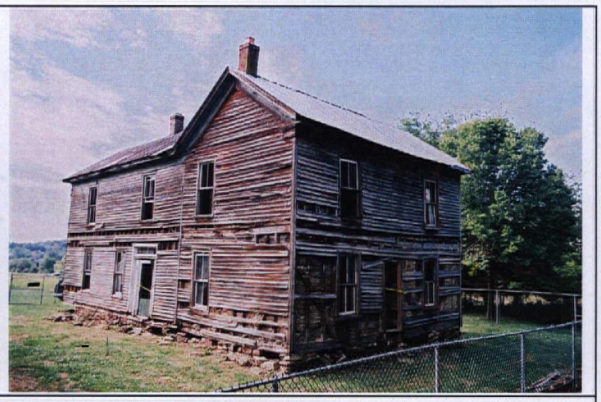
Hazardous Materials

A hazardous material survey has not been completed for the Brawner Farm House. Simple field tests for lead containing finishes indicated that lead is present in some of the exterior and interior wood trim. Testing of door surrounds was conducted and results will be located in the Door Survey. No testing was done for asbestos containing materials or other potentially hazardous materials.

Photographs



View of south and east elevations – approaching from access road



North and east elevations



View of frame – north block



View of frame – south block



Peg hole and marriage marks – north elevation, north block



Mud and straw infill; Unexplained dovetail pocket - north block, south elevation



East elevation = north block. Yellow tape marks pattern of empty mortise pockets



West elevation = north block. Yellow tape marks pattern of empty mortise pockets



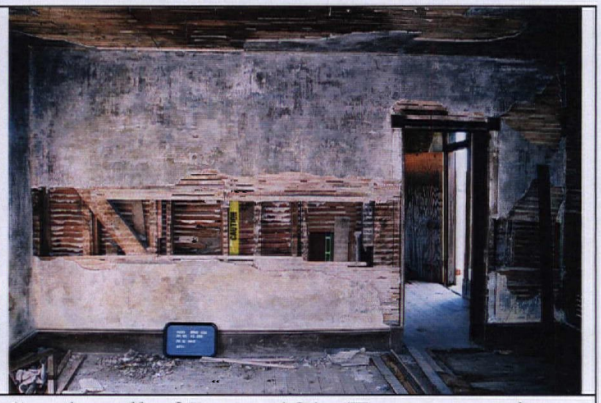
Crosstie under east elevation, north block = evidence of a hearth.



Half-lap joint in west sill = north block



Interior partition wall between Rooms 101 and 102 = north block (west wall Rm. 101)



South wall of Room 101. (Former exterior wall) = north block



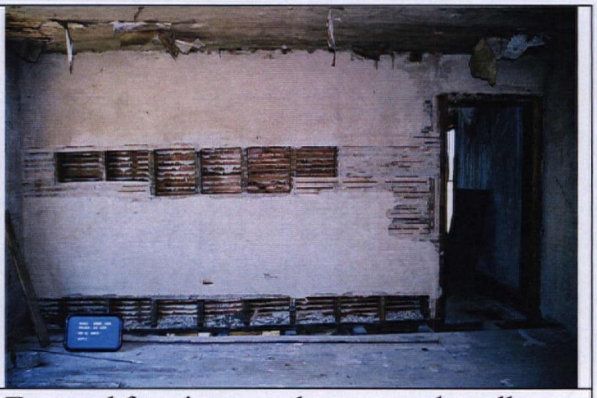
Diagonal brace – west wall Room 101 North block



Overhanging floor joists (taken from Rm.103)



2nd floor framing – north elevation, north block



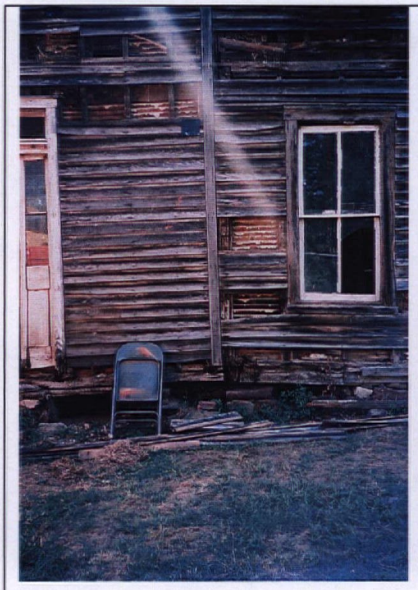
Exposed framing members – south wall, Room 201, north block



Roman numeral VII carved in floor joist – Room 201 north block



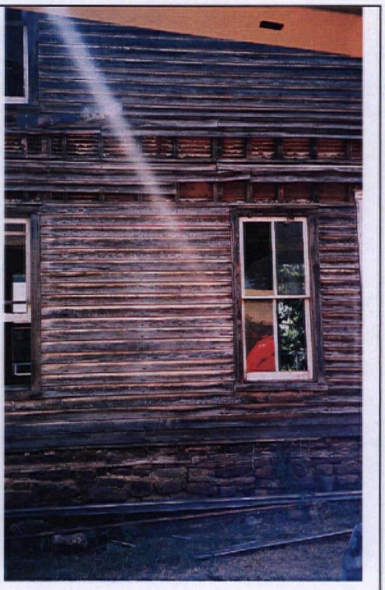
Exposed plaster from 1st floor; whitewash on joists – Room 201, north block



Joint of north and south block– east elevation



Diagonal braces = south elevation of south block



Hall-lap joint in east sill; exposed framing, south blk



Triassic sandstone foundation



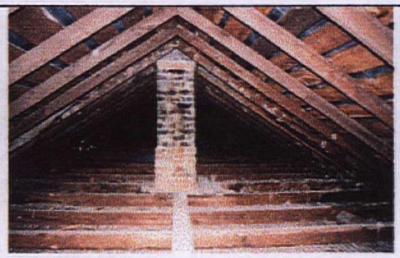
Cellar entry on west elevation = south blk.



View of cellar stairs = west wall



Initials "E.P.D. ,1916" carved in east wall

		
Floor joists in mortise pockets in south sill (NB)	Floor joists & adzed floorboards – under NB	Floors in Room 102 – patch by chimney (NB)
		
Peg hole in second floor joists – Room 202 (NB)	Patch in T&G floorboards in Room 201 (NB)	Circular sawn pine boards in south block
		
Roof framing system	Roof framing system	View of original tin and patches
		
Shingle nail pattern in sheathing boards	View of two exterior chimneys	Wire gutter bracket on SW corner of north block



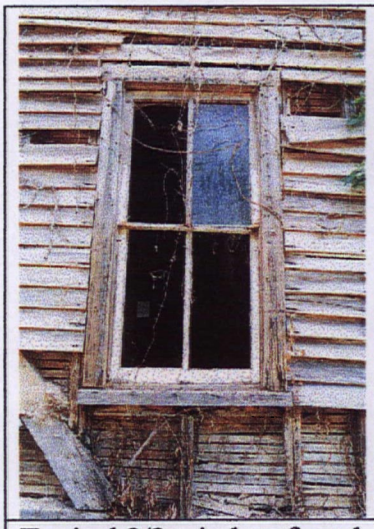
Gutter strap on South elevation, south block



View of box cornice and return



Box cornice; corner boards with wooden capital



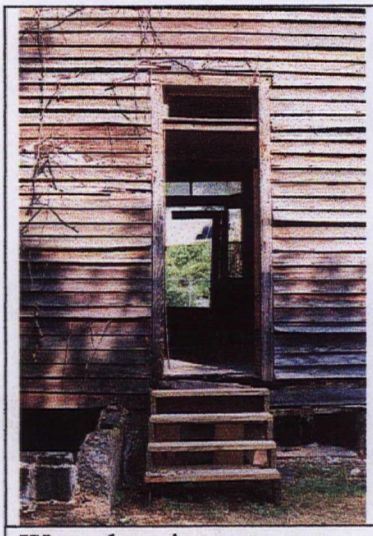
Typical 2/2 window found throughout house



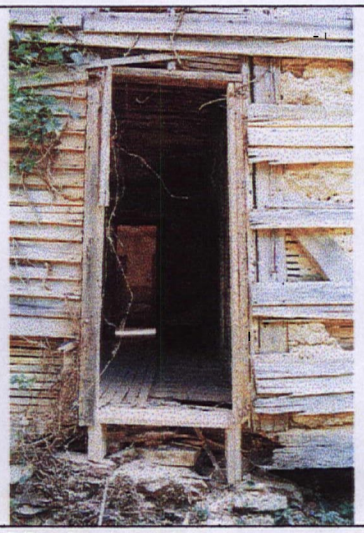
Only 6/6 window – 2nd floor south elevation, north block



Main entrance – East elevation, south block



West elevation entrance, south block



North elevation entrance, north block



South elevation entrance, north block



Indentation SW corner of floorboards = Rm.101 = evidence stair once turned east



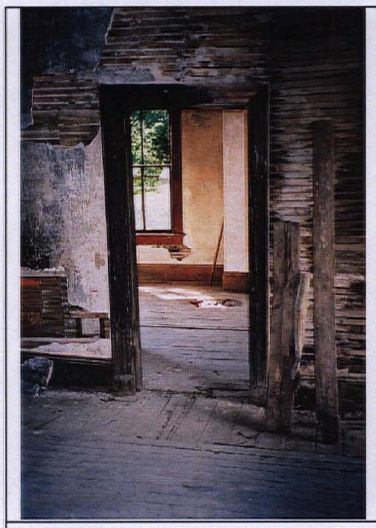
West wall Rm. 101 = hand split lath bottom right



NE corner of Rm. 101, north block



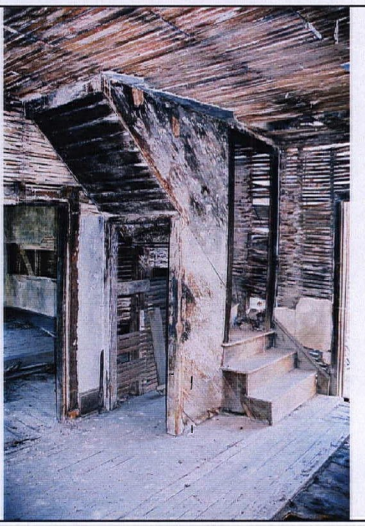
SW corner of Rm. 101, north block



Hand planed trim around D102; west wall Rm. 101



Hand split lath above D102, East wall Rm. 102



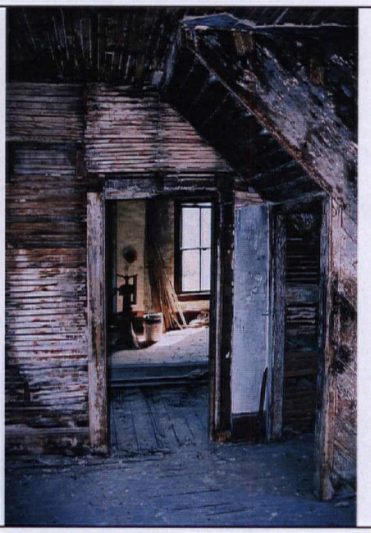
Enclosed stair (St. 101), SE corner Rm. 102



Closet under St. 101; whitewashed hewn winders



East wall of St. 101 = opens into R. 202 (north block)



East wall Rm. 102 looking into Rm. 101 (north block)



NE corner Rm. 102, north block



SW corner Rm. 102, north block



West wall of Rm. 201, NB

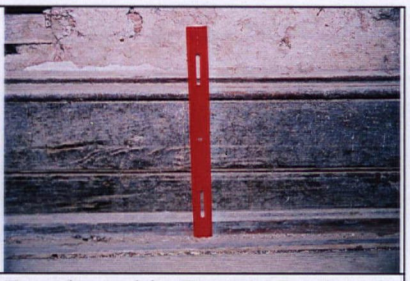


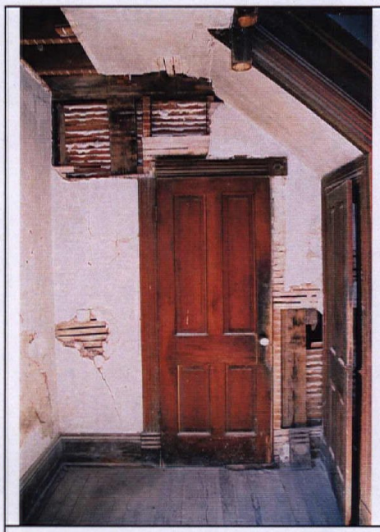
Floorboards Rm. 201, NB

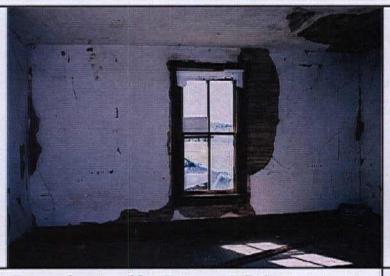
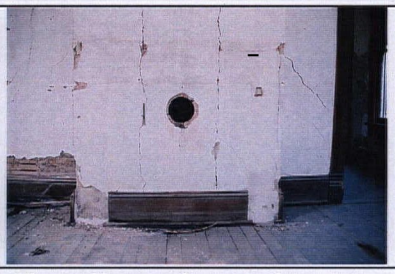


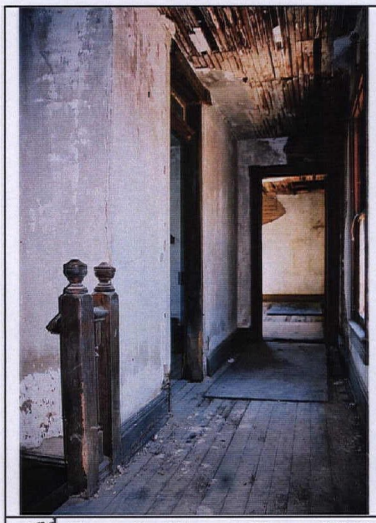
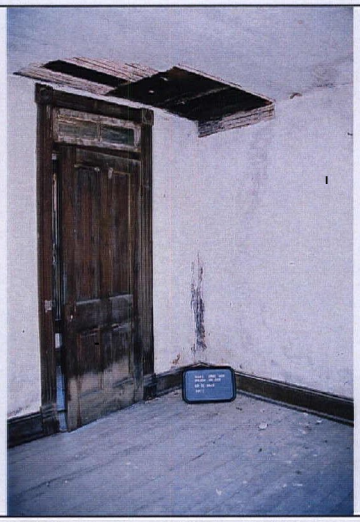
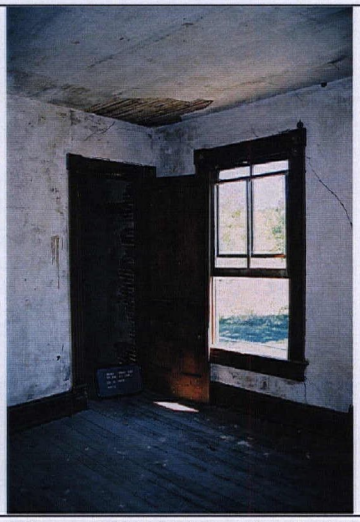
NE corner Rm. 201, NB

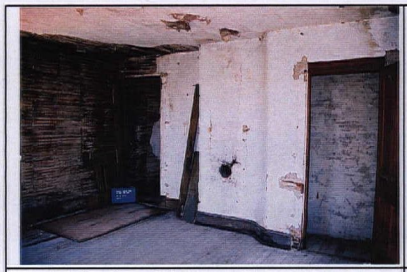
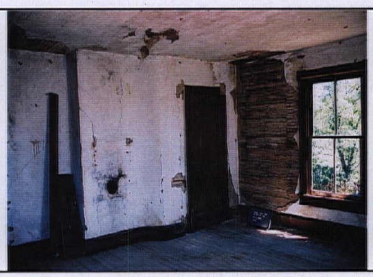
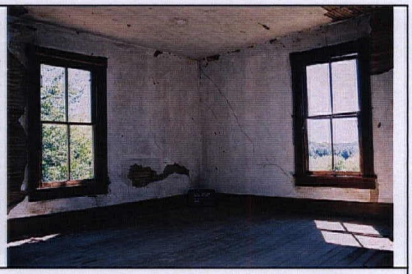
		
NE corner Rm. 202, NB	SE corner Rm. 202, NB	West wall Rm. 202. NB

		
Stair (ST. 102) in Rm. 103, SB	St. 102 from Rm. 203, SB	Baseboard in Rm. 103 = bead incised in center

		
Typical 4-panel door (D105) Closet under St. 102 (SB)	Bulls eye corner blocks & trim found in south block	Plinth blocks found in south block

		
Apron detail on windows in south block	South wall, Rm. 104 South block	Ghost lines of mantel on projecting North wall = Rm. 104, south block

		
2nd floor hallway (Rm. 203), south block	NW corner of Rm. 204; D203 (south block)	Closet (CL204) and window on east wall of Rm. 204 (south block)

		
North wall of Rm. 205 = curved wall and closet (CL205), south block	NE corner of Rm. 205 = south block	SE corner of Rm. 205 (SB)

Part I. Developmental History

C. Physical / Architectural Description of Existing Conditions

Character Defining Features

Character Defining Features of the Brawner House

Overview = *The Secretary of the Interior's Standards for the Treatment of Historic Properties* embody two important goals: 1) the preservation of historic materials and, 2) the preservation of a building's distinguishing character. By succeeding at these two goals, it is likely that a building's historic integrity will be preserved. Identifying and preserving a building's character defining features is essential.

Character defining features are defined in Director's Order 28 (a.k.a. NPS 28) *Cultural Resources Management Guidelines* as follows:

A prominent or distinctive aspect, quality, or characteristic of a historic property that contributes significantly to its physical character. Structures, objects, vegetation, spatial relationships, view, furnishings decorative details, and materials may be such features.

The following is an account of the building's Character Defining Features. Character is defined by the National Park Service as all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.[1]

Identifying and preserving a building's character defining features is essential. If the various materials, features and spaces that give a building its visual character are not recognized and preserved, then essential aspects of its character may be damaged in the process of change and loss of integrity will be the result.[2]



Brawner House, south elevation, view approaching from dirt and gravel access road of Route 29.

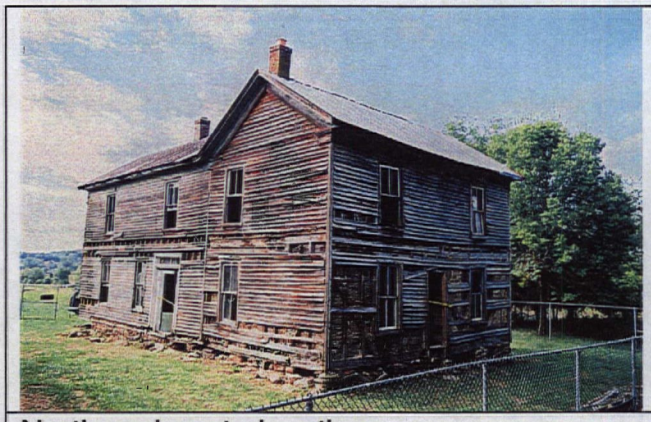
[1] Preservation Brief 17: Architectural Character, Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character; U.S. Dept. of the Interior, National Park Service, Cultural Resources, 1982.
[2] Ibid.

I. Identify the Overall Visual Aspects (Exterior)

Shape and Mass = 2 ½ story, vernacular, wood frame "L" shaped building consisting of a north block (short leg of "L") and a south block (long leg of "L"). There are 4 bays on the principal (east) façade (long leg of "L") (1 door and 3 windows); 3 bays on the north facade (1 door and 2 windows); 3 bays on the west facade (1 door and three windows); and 2 bays on the south facade (1 door and 1 window). A side gabled roof form with paired brick chimneys covers the north block (the west chimney is currently dismantled above the roof line). The side gabled south block with its center brick chimney intersects it at an open valley and forms the inside ell of the structure.

Roof and Roof Features -The standing seam, galvanized metal roof pans with hand crimped standing seams have no surface finish; it has naturally formed an oxidized patina (surface rust). The panels are approximately 24" in width and vary in length. The staggered panels are installed vertically (running up the slope of the roof) with an overhang of 2 to 2 ½". The roof is capped with a hand crimped standing ridge seam. Paired brick chimneys sit at either end of the north block and the center of the south ell. All are corbelled brick with the chimney in the East End topped with a stovepipe. Flashing is visible around the perimeter of both chimneys.

Other features include the roof overhang at the eaves and gable ends, which consists of a simple boxed cornice with returns. The placement of galvanized, non-historic, V-crimped roof panels over the historic roof, where it had been damaged, has temporarily repaired it. The pre-manufactured sheet panels are bright metal in color.



North and east elevations



South and west elevations

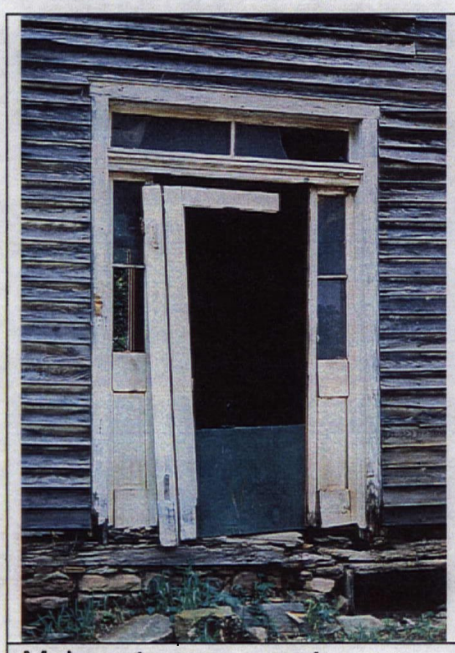


Roof plan = looking north

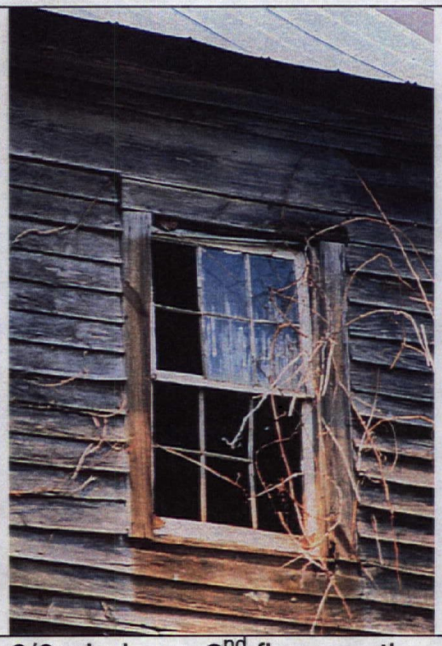


South & west view of roof

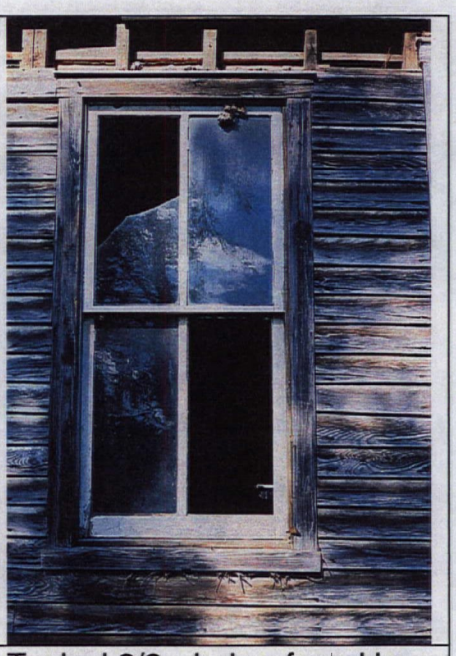
Openings = The majority of window openings are 2/2 double-hung wood with simple exterior trim. In the 2nd floor south wall there is one 6/6 double-hung wood window. Door openings are located in all four elevations. The only remaining remnant of an actual door is in the east elevation. This is the primary entrance consisting of a paneled doorway with a double transom and sidelights. The west opening also has a transom above. The openings are symmetrically placed but one window on the east facade. The openings reflect the location of each room on both floors as each room has one opening per exterior wall surface with the exceptions of the 2nd floor west facade, which has no opening and the 1st floor east facade, which has one additional opening.



Main entrance = east elevation



6/6 window – 2nd floor south elevation (north block)



Typical 2/2 window found in structure

Projections = A simple boxed cornice with returns overhangs at the gable ends and eaves. A strip of bed molding sits in the joint between the plain soffit and the wide frieze board (plancier) with a piece of crown molding attached to the fascia. The bed molding is in the shape of an ogee topped by a half-round = a double curve in the shape of an "S" topped by a molding having a semi-circular cross-section. The crown molding has a double ogee shape = a double curve in the shape of an elongated "S". A faded green paint finish is visible in some sections.

Trim and Secondary Features = The exterior is clad in weathered, lapped horizontal siding with approximately a 4 ½" exposure. Corner boards are topped with a small horizontal, projecting block of wood mimicking the appearance of a column with a capital. The windows are adorned with flat cut, plain face trim and a projecting sill. The door openings are trimmed with a similar plain style trim. The main entrance in the east facade is surrounded by sidelights with raised panels under the lights. A double transom tops the east entrance. A transom also sits above the door opening in the west facade.

Materials = The weathered horizontal lapped wood siding contributes to the overall character of the building by creating a strong visual pattern. Also, the random laid red Triassic sandstone foundation contributes to the overall character of the building both from a distance and at close range.

The patinated sheet metal panels of the roof surface contribute to the overall appearance of the building as viewed from the battlefield. The size, shape, texture and color of the standing seams and roof panels create a strong visual pattern on the exterior because of the patterning and the patina color.



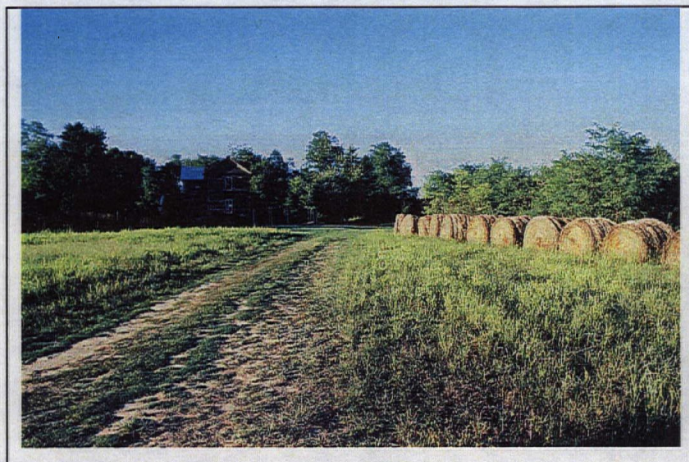
Original metal roof pans



Box Cornice; corner blocks capped by a wooden capital

While most of the window glass is non-extant, its reflectivity and pattern also contribute to the overall appearance of the building. Amounting to approximately 35 percent of the wall surface, the quality of the glass plays an important part in the overall appearance and geometry of the building. It is important because of the distinct texture of the historic cylinder glass, i.e., slight bubble inclusions and wave lines created through manufacturing process (as opposed to over distorted replica restoration glass that has been used for modern glass replacement). Retention of historic glass is of primary importance.

Setting = The structure stands by itself set back in a large open field surrounded by trees to the north, east and west. Few remnants of the outbuildings that surrounded the structure remain. On the east side, the trace of the historic farm road is visible running north past the house. A dirt and gravel road is now the main service road to the property running north and south from Route 29. A modern worm/stake and rider fence defines the boundary between the turnoff and the farm.[3] The house itself is surrounded by a modern chain link fence, which detracts from the setting.





Fields to the south Brawner Farm House; Dirt and gravel access road off of Route 29

II. Identify the Visual Character at Close Range (Exterior)

In some instances, the visual character is the result of the juxtaposition of materials that are contrastingly different in their color and texture. The surface qualities of the materials are important because they illustrate the craftsmanship and age that distinguishes historic buildings from other buildings. Many of these close up qualities can be easily damaged or obscured by work that affects those surfaces. There are a variety of surface materials, textures and finishes, which are fragile and can be easily lost. Therefore, it is imperative that

[3] Taken from Brawner Farm, Manassas National Battlefield Park Cultural Landscape Report; Judith Earley and Kay Fanning, May 2002.

they be preserved because their loss would diminish the historic character and integrity of the building.[4]

Materials at Close Range - Materials that have an inherent texture that contribute to the close range character of the building are the weathered horizontal lapped siding, the wide boxed cornice with crown molding and the red Triassic sandstone foundation.

Craft Details - Evidence of craft details that contribute to the character of the building can be seen in a majority of the framing members, with hewing marks visible on all of the sill plates. In the northern section of the house corner posts, studs and floor joists have both hewing and pit saw marks. Also in the northern section of the house, "marriage marks" are visible on exposed framing members.[5]



Diagonal brace, north elevation, north block



Half lap joint in hewn sill plate



Marriage marks on brace and corner post; peg hole

[4] Preservation Brief 17 – Architectural Character, Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character, U.S. Dept. of Interior, National Park Service, Cultural Resources, 1982.

[5] Marriage marks are symbols or roman numerals carved into adjoining framing members so that when the building is constructed the various studs, corner posts and braces are matched correctly.

In Room 102, large areas of exposed lath reveal corner bracing mortised into studs in the north, south and interior partition wall. Also, above the interior doorway hand-split lath is evident. In Room 101, again corner bracing is visible in the south and north walls.

Machine made lapped horizontal siding with visible saw production marks is another contributing craft detail along with the exterior architectural trimwork. Specifically, the cornerboards topped with small wooden blocks mimicking the appearance of columns.

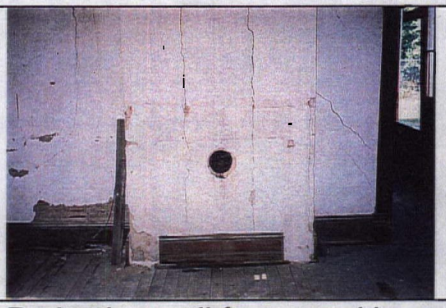
III. Identify the Visual Character of the Interior Spaces, Features and Finishes

Individual Spaces = All of the rooms are important to the character of the house for varying reasons. Each room helps us to understand the evolution of the building along with its pattern of use.

While similar floor and wall finishes can be found, there are distinct differences in each room that distinguishes it from the others. Also, there is an obvious difference in the treatment of the northern section of the structure and the south ell addition, with the rooms in the ell noticeably more formal. Second floor rooms in the north block were completed in an almost unfinished mode.

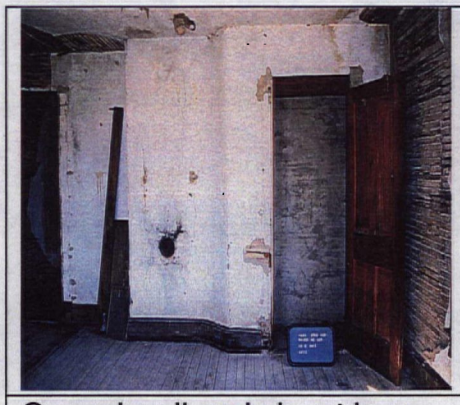
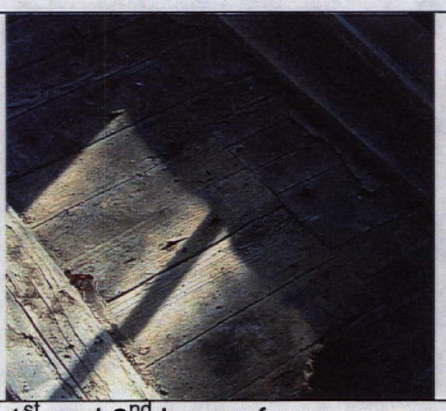
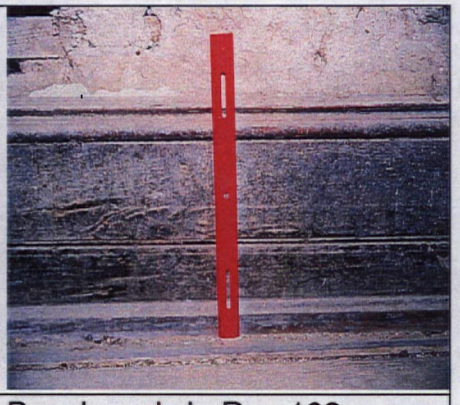
Related Spaces and Sequences of Spaces = In conjunction with the individual spaces, the sequence of the spaces helps establish the pattern of use. The large entry hall leads into the parlor and also up to the second floor hallway allowing for private bedrooms. In the northern section of the house, the entry hall opens into the dining room (Rm. 101). From there an interior partition wall leads into the kitchen (Rm. 102) where another stairway (St. 101) can be found. Much less formal than the stair located in the entry hall (St. 102), it walks up to second floor directly into Room 202. Again, there is the distinction of a more formal area and perhaps a service area.

Interior Features = All four rooms on the first floor have interior features that are significant to the visual character of the building. Foremost, is the distinction between the northern section of the house and the later south ell addition. The Entry Hall (Rm. 103) and the Parlor (Rm. 104) in the ell addition are noticeably more formal with molded trimwork around the windows and doors consisting of corner blocks and plinth blocks. Also, wide molded baseboards surround the perimeter of each room. In the Parlor, the ghost lines of a wood mantel can be seen on the North wall that was made to appear like a fireplace, the wall built out around the stovepipe. The Entry Hall houses the main entrance in the greek or colonial revival style with a paneled door surrounded by sidelights and topped with a transom. Also found in the entry hall is an elegant, vertically paneled stairway which leads to the second floor.

		
Apron detail on south block windows	Projecting wall for mantel in Room 104 (south block)	Stairway in Room 103, south block

The two other rooms on the first floor (Rm. 101 and Rm. 102) are located in the older north block and treated in a much simpler fashion. While baseboards and trimwork can be found around the doors and windows, it is much less ornate with a simple, plain face. Also, the door opening in the interior partition wall is noticeably lower then the rest of the openings in the house at only 6" 2".

In both of these rooms, the original random width tongue and groove floorboards can be seen under the dimensionally sawn pine floor, which is prevalent in a majority of the house. In Room 102 (Kitchen), an enclosed box stair is situated in the southeast corner. Hand planing marks are discernible on the diagonal, beaded panels.

		
Curved wall and closet in Room 205	1st and 2nd layer of floorboards in Room 102 (NB)	Baseboards in Rm. 103 (south block)

The second floor follows the pattern on the first floor, with the bedrooms in the south ell addition decorated with the more formal trimwork and baseboards. Also, both bedrooms in the south section of the house (Room 204 and Room 205) were constructed with closets. In room 205, the north wall curves out to accommodate the chimney creating a deeper closet. The baseboards are kerfed, small cuts in the wood allowing it to bend, so that it follows the curve in the wall. Installation of the kerfed and curved baseboard in Room 205 indicates the carpenter

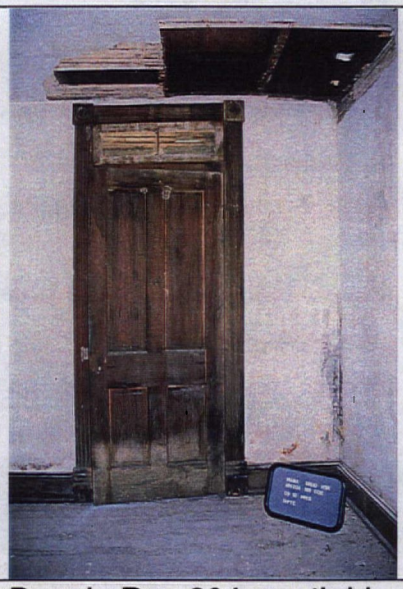
was unfamiliar with the proper method of this type of installation, as the kerf cuts that are visible should have been hidden from view.



Corner blocks found on windows in south block

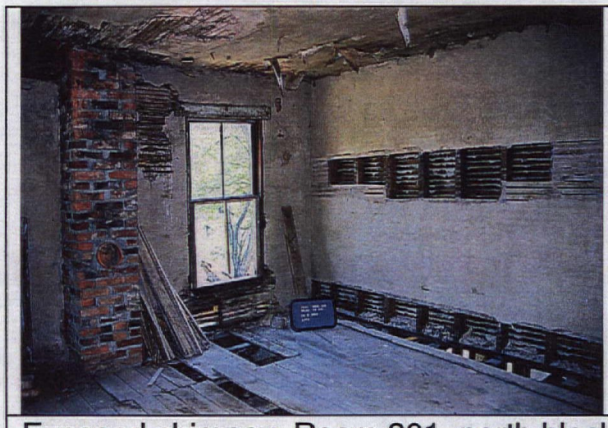


Plinths blocks used in south block



Door in Rm. 204, south block

The little trimwork that still exists in north block Rooms 201 and 202 is simple, plain faced trim. The floorboards are random width, hand-planed tongue and groove. Full-length floor boards are used in the north section of the room. Shorter length floor boards were used to complete the floor in the remainder of the room. As is traditional with non-full random width length boards they are laid in groups of the same length so as not to have random joints throughout the floor system. Joints are cut along 6 or 8 boards giving the appearance of a patch. There is such an inclusion, with a "patch", measuring 5' 8" cut out in room 201 by the chimney; it reverses itself along the south wall of the room. Both rooms feature exposed brick chimneys.

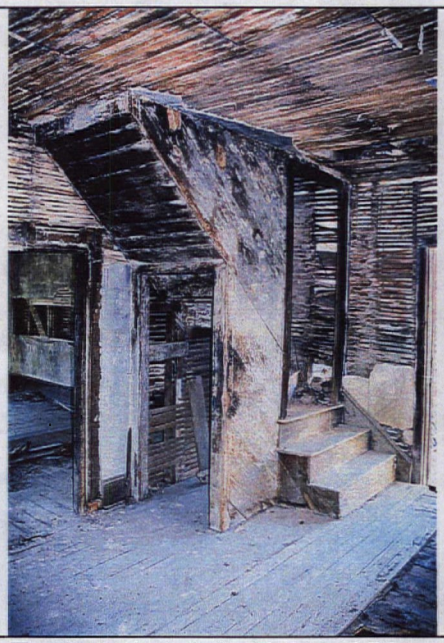


Exposed chimney, Room 201, north block

Surface Finishes and Materials - In this vernacular structure, it is the plainness of the surface materials that gives them their visual character. Simply finished tongue and groove, pine flooring is found throughout the house with finished plaster on the walls and ceiling. Remnants of wallpaper can be found in a majority of the rooms on both the walls and ceilings. It is noted that the Park has a collection of wallpaper samples that were removed as part of the 1985 HSR Project. Some wall surfaces on the second floor in the north block may have been left unfinished at the time of their installation.



Remaining spindle = Room 203, south block



Enclosed stair in Room 102, north block

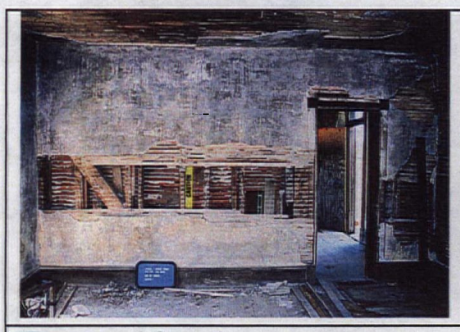


Hand planed beaded paneling on St. 101 in Room 102 (NB)

Exposed Structure - Spaces that exhibit exposed structural elements, which define the interior character, can be found in the northern section of the house. It does not appear that exposed structure is part of the original interior finish of the north block walls. All rooms have evidence of complete wall and ceiling plaster except as indicated in the north block room ceilings, and in the attic and unfinished cellar under the south block.

In Rooms 201 and 202 exposed floor joists reveal evidence of whitewashing and a slight chamfer can also be detected. This indicates that the structure once had an exposed beam ceiling in these rooms.

In the cellar, exposed floor joists from Rm.103 are visible from the unfinished ceiling. In the attic unfinished walls and floors reveal rough sawn rafters and ceilings joists.

		
Exposed framing members in South wall = Room 101 (previous exterior wall) (NB)	Roof framing system	Whitewashed floor joists in Room 202 = north block

Conclusion = This concludes the three-step process of identifying the visual aspects of the Brawner House and is intended as an aid in the preservation of the building's distinguishing character. It is not intended as a means of understanding the significance of the property, nor the events or people associated with it. That will be done through other sections of the HSR where further research and architectural fabric investigation will help document the significance of the structure.

Procedure and form taken from National Park Service Preservation Brief 17, Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character, by Lee H. Nelson, FAIA, 1982-1988.

Part I. Developmental History

C. Physical / Architectural Description of Existing Conditions

Condition Assessment

CONDITION ASSESSMENT

INTRODUCTION

The Condition Assessment consists of six (6) parts; development of the *Historic Structure Building Feature Master List*, merging this list with the National Park Service Facility Condition Assessment Survey (FCAS), field inspection of the various building features, determination of deficiency, condition and evaluation code using the approved NPS definitions (follows), and discussion of findings.

It should be noted that a separate Structural Investigation is included with this HSR, as an Appendix. It was completed by Michael Damron, a licensed engineer (P.E.) at Alpha Corporation in Dulles, Virginia. This company was chosen to conduct this structural evaluation because of its knowledge of the building as part of the National Park Service, Denver Service Center, Value Analysis Study team. Mr. Damron's report indicates the structure is in remarkably good condition despite its appearance. As a result of the field work conducted by HPTC for this report, a similar conclusion has been reached. Additional Information will be found after the Condition Assessment in the Discussion of Findings.

The Recommended Treatments appear in Part 2, Requirements for Treatment.

CONDITION ASSESSMENT STANDARD DEFINITIONS

The following standard condition assessment definitions are based on those outlined by the National Park Service *Inventory Condition Assessment Program, Version 2.0*[1] (ICAP, 1994) and the Park Facility Management Division's *Asset Management Process* (AMP), *Facility Management Software System* (FMSS, 2002) and *Facility Condition Assessment Survey* (FCAS, 2002) and adopted for use by HPTC. For the purposes of this report, these definitions were rigidly adhered to as a way to qualitatively assess the current condition of the Brawner Farm House at Manassas National Battlefield Park.

The various condition assessment systems (ICAP, FMSS, and FCAS) focus on gathering inventory and major assessment data on buildings. The Washington Offices (WASO) of Engineering and Safety Services and the Park Historic Architecture Division developed ICAP (1994-98) and Park Facility Management Division developed FMSS and FCAS (2000-02). They are ultimately a tool for planning and scheduling work on individual structures and features. They are an instrumental tool to assist with annual or regular inspections. These systems are widely utilized within the National Park Service to assist managers in identification and organization of feature inventory and condition assessment information for all physical assets. They enable proactive management of

[1] *Inventory and Condition Assessment Program (ICAP), Reference Manual, Version 2.0.* U.S. Department of the Interior, National Park Service, Engineering and Safety Services, Park Historic Architecture, Washington, D.C., April 1993. See also *ICAP Version 2.0 Computer User Manual.*

assets, with emphasis in the areas of maintenance, preservation of historic structures, operations, and planning.

Qualitative Condition Ratings

A maintenance standard is a description of the expected condition, degree of usefulness, or maintenance deficiency of a feature. It is often a statement of the desired condition (Good) and a minimum acceptable condition beyond which the feature is unsatisfactory (Poor).

The following qualitative guidelines may be used to differentiate between a **Good, Fair, or Poor** condition when more specific criteria are not provided. This evaluation is based on comparing the feature against appropriate maintenance standards.

Good = This rating indicates that:

(a) routine maintenance should be sufficient to maintain the current condition; and / or
(b) a cyclic maintenance or repair / rehabilitation project is not specifically required to maintain the current condition or correct deficiencies.

Fair = This rating indicates that:

(a) the feature generally provides an adequate level of service to operations, but
(b) the feature requires more than routine maintenance attention.
(c) This rating also indicates that cyclic maintenance or repair / rehabilitation work may be required in the future.

Poor = This indicates that the feature is in need of immediate attention. This rating also indicates that :

(a) routine maintenance is needed at a much higher level of effort to meet significant safety and legal requirements;
(b) cyclic maintenance should be scheduled for the current year and / or
(c) a special repair / rehabilitation project should be requested consistent with park requirements, priorities, and long term management objectives.

Maintenance Deficiency Priority Ratings (Five Year Rating Period)

Listed as "Priority Ratings" on the *Feature Inventory Condition Assessment Tables,* these ratings are based on the condition rating of each feature and a priority rating was established. These priority ratings indicate either a ***critical***, ***serious***, or ***minor*** deficiency priority rating.

Critical = (Emergency / Immediate)

- This rating defines an advanced state of deterioration which has resulted in the failure of a feature or will result in the failure of a feature ***if not corrected within 1 year;*** or
- There is accelerated deterioration of adjacent or related materials or systems as a result of the feature's deficiencies ***if not corrected within 1 year;*** or
- There is an immediate threat to the health and / or safety of the user; or
- There is a failure to meet a legislated requirement.

Serious = (Immediate / Short Term)

- This rating defines a deteriorated condition that if not corrected ***within 1 to 3 years*** will result in the failure of the feature; or
- A threat to the health and / or safety of the user may ***occur within 1 to 3 years*** if the ongoing deterioration is not corrected; or
- There is ongoing deterioration of adjacent or related materials and / or features as a result of the feature's deficiency.

Minor = (Short Term / Long Term)

- This rating indicates standard preventative maintenance practices and preservation methods have not been followed; or
- There is reduced life expectancy of affected adjacent or related materials and / or systems **within *3 to 5 years* and beyond**; or
- There is a condition with a long term impact **within 3 *to 5 years* and beyond**.

NOTE: slightly revised definitions are found in the FCAS Student Manual and are derived from the *Facility Maintenance Assessment and Recommendations (FMAR), Appendix 'B'*, Department of the Interior Study Team, 1998[2].

[2] *Facility Condition Assessment Survey (FCAS) Student Manual*, U.S. Department of the Interior, National Park Service, Park Facility Management Division, Washington, D.C. Prepared by The Eppely Institute, Bloomington, IN. January 2002.

Historic Structure Building Feature Master List (Derived from NPS ICAP Comprehensive Survey Format)

Site
General Description
Overall Site Drainage
Perimeter Conditions
Building Drainage System

Structure
Overall Building Structure
North Block Structure
- Foundation
- Frame System

South Block Structure
- Foundation
- Frame System

Roof Frame System

Exterior Envelope
Roof Surface Covering
Roof Overhang (Eaves - Fascia & Soffit)
Roof Cornice
Roof Drainage System
Chimneys
Wall Surface Covering and Finish
Architectural Trim

Wall Openings
Foundation Vents
Door Frames & Doors (Survey)
Window Frames & Windows (Survey)

Entry Stairs
Cellar Stair and Cover
Door Entry Stairs

Interior Envelope
General Description

North Block Rooms
Floor Surface and Finish
Wall Surface and Finish
Ceiling Surface and Finish
Windows and Doors
Architectural Woodwork/ Trim
Architectural Features
Staircases

North Block Room Inventory
Room 101, Dining Room
Room 102, Kitchen
Room 201, NE Bedroom
Room 201, NW Bedroom

South Block Rooms
Floor Surface and Finish
Wall Surface and Finish
Ceiling Surface and Finish
Windows and Doors
Architectural Woodwork/ Trim
Architectural Features
Staircases

South Block Room Inventory
Room 001, Cellar
Room 103, Entry Hall
Room 104, Parlor
Room 203, Second Floor Hallway
Room 204, Center Bedroom
Room 205, South Bedroom

Utilities
None

Historic Structure Building Feature Master List with FCAS[3] Feature Numbers Attached

Site

General Description	4470
Overall Site Drainage	4470
Perimeter Conditions	4470
Building Drainage System	

Structure

Overall Building Structure	
North Block Structure Foundation	4411
North Block Structure Frame System	4111
South Block Structure Foundation	4411
South Block Structure Frame System	4111
Roof Frame System	4311, 4312

Exterior Envelope

Roof Surface Covering	4310, 4360, 4340
Roof Overhang (Eaves - Fascia & Soffit)	4117
Roof Cornice	4116
Roof Drainage System	4350
Chimneys	4330
Wall Surface Covering and Finish	4110, 4110
Architectural Trim	4113

Wall Openings

Foundation Vents	4413
Door Frames & Doors (Survey)	4150
Window Frames & Windows (Survey)	4140

Entry Stairs

Cellar Stair and Cover	4170, 4171, 4172
Door Entry Stairs	4170, 4171, 4172

[3] *Facility Condition Assessment Survey.*

Historic Structure Building Feature Master List with FCAS[4] Feature Numbers Attached

Interior Envelope
General Description

North Block Rooms

Floor Surface and Finish	4230
Wall Surface and Finish	4210
Ceiling Surface and Finish	4220
Interior Window Units	4240
Interior Door Assembles	4250
Architectural Woodwork/ Trim	4212/ 4260
Architectural Features	4214 / 4260
Staircases	4270

North Block Room Inventory
Room 101, Dining Room
Room 102, Kitchen
Room 201, NE Bedroom
Room 201, NW Bedroom

South Block Rooms

Floor Surface and Finish	4230
Wall Surface and Finish	4210
Ceiling Surface and Finish	4220
Interior Window Units	4240
Interior Door Assemblies	4250
Architectural Woodwork/ Trim	4212/ 4260
Architectural Features	4214 / 4260
Staircases	4270

South Block Room Inventory
Room 001, Cellar
Room 103, Entry Hall
Room 104, Parlor
Room 203, Second Floor Hallway
Room 204, Center Bedroom
Room 205, South Bedroom

Utilities
None

[4] *Facility Condition Assessment Survey.*

Building Feature Master List for Condition Assessment Report
Using FCAS Organization for Condition Assessment Job Plan

EXTERIOR
Wall Surface/ Cover
Wall Structure
Wall Insulation
Wall Trim
  Corner Boards
  Gable End Rake Boards
Cornice
Eave & Soffit

EXTERIOR WINDOW UNIT
Window Frame
Sash Frame, Glass, Putty, Finish
Window Trim
Window Hardware
Window Sill
Window Lintel

EXTERIOR DOOR ASSEMBLY
Door Frame
Door
Door Trim
Door Sill/ Threshold
Door Hardware (Operator)

EXTERIOR FINISH
Siding
Trim
Cornice

EXTERIOR STAIR
Stair Structure
Stair Surface
Cellar Access Stair

ROOF
Roof Surface/ Cover
Roof Structure
Roof Sheathing

CHIMNEYS
Chimney/ Flue Stack
Chimney Structure

ROOF FLASHING
Open Valley Flashing
Chimney Step Flashing

ROOF DRAINAGE SYSTEM

ROOF FINISH

FOUNDATION
Foundation Wall Structure
Cellar Wall Structure
Foundation Wall Openings (Vents)

SITE & PERIMETER DRAINAGE

INTERIOR
Wall Surface/ Finish
Wall Structure
Architectural Wall Trim
Ceiling Surface/ Finish
Ceiling Structure
Ceiling Trim
Floor Surface
Floor Deck & Finish
Sub Floor

INTERIOR WINDOW UNIT
Window Trim
Window Hardware
Window sash Frame, Trim & Finish
Window Sill

INTERIOR DOOR ASSEMBLY
Door Frame
Door
Door Trim
Door Sill/ Threshold
Door Hardware

INTERIOR STAIR
Stair Structure
Stair Railing

NOTE: The previous table *Historic Structure Building Feature Master List*

with FCAS Feature Numbers Attached presents the architectural features in numerical sequence based on the FCAS feature number system. In many cases this is the same number that was assigned for reporting under the ICAP system.

DISCUSSION OF FINDINGS

The following list presents, in priority order, the maintenance deficiencies that have been identified at the Brawner Farm House through the condition assessment process. A more detailed assessment is included in the actual Condition Assessment Report which follows as a separate section of this HSR.

Prioritized Maintenance Deficiencies

This list indicates those features of the structure that are in most direct need of attention, as per the maintenance standard definitions. It identifies those building features most at risk as individual features or building systems. It also identifies those systems that may affect adjacent building systems if deterioration is not arrested within the given service life of the assessment. In this case the service life is 5 years based on the predicted period of design and construction.

Priorities are established based on the predicted rate and time of failure of a building feature or system if not preserved or maintained.

Poor/ Critical

- Roof Drainage System
- Exterior Roof Flashing (all subcomponants)
- Exterior Window Units (all subcomponants)
- Interior Window Units (all subcomponants)
- Exterior Door Assembly (all subcomponants)
- Interior Door Assembly (all subcomponants)
- Exterior Wall Insulation
- Exterior Wall Trim
- Interior Wall Surface & Finish
- Foundation Vent Opening
- Interior Stair Railing

Poor / Serious

- Site & Perimeter Building Drainage
- Exterior Wall Surface Cover
- Exterior Cornice
- Exterior Eave & Soffit
- Exterior Finish (all subcomponants)
- Chimney Flue Stack
- Chimney Cap
- Interior Floor Finish

Fair / Critical

- Exterior Chimneys

Fair / Serious
- Exterior Wall Structure (Building Structure)
- Exterior Roof Surface Cover
- Foundation Wall Surface
- Foundation Wall Structure
- Cellar Structure
- Interior Architectural Wall Trim
- Interior Ceiling Surface & Finish
- Interior Floor Surface
- Interior Floor Deck & Finish
- Interior Stair

Fair / Minor
- Exterior Roof Finish
- Exterior Chimney Structure
- Exterior Wall Trim

Good / Minor
- Exterior/ Interior Wall Structure
- Interior Floor/ Ceiling Structure
- Exterior Roof Structure
- Exterior Roof Sheathing
- Exterior Cellar Access Stair
- Exterior Stair Structure
- Interior Stair Structure

SUMMARY

The Brawner Farm House is in overall Fair condition. It is not in imminent danger of collapse or total structural failure despite its appearance to the contrary. Certain features and systems were found to be in a state of advanced deterioration and will need to be replaced. Other features were noted to be in a state of moderate deterioration and will require repair and supplemental support. Some features were found to be in relatively good condition and should be repaired and/ or cleaned for preservation. This information is located in *Part 2, Treatment and Use, Requirements for Treatment.*

The structure suffers from the combined effects of long-term neglect, vandalism, and previous fabric investigations. It appears to have been in a period of decline for many years. While acquired by the NPS in 1985, the effects of neglect begin many years prior, possibly as early as the 1950's.

Given the 1904 "whole house rehabilitation" that took place and brought the structure to its extant appearance, it may be assumed that exterior building fabric would continue to be in good condition for a period of up to 20 years. This approximates the average predicted service life for materials and finishes exposed to the weather; these would require only minimal annual maintenance up to that point. Beyond that, features begin to require more advanced maintenance, and if not received, begin to deteriorate at an accelerated rate.

For example, the 1904 wood shingle roof deteriorated and was replaced at the end of its service life with the extant standing seam metal roof. This would indicate that basic maintenance was provided at least until 1935 = 1945, allowing a 30 to 40 year service life for the wood shingle roof. After that date it appears that little cyclical maintenance was done. If this is true, then the building has been in decline for almost 60 years. The zenith for the Brawner Farm House may have been the period 1904 = 1930 when it was under the occupancy of the Davis family; first, William M. Davis, then his wife Ella, and upon her death, the eldest son Walker. Walker also lived in the house through its period of decline staying on until 1977 = 1984 during which time he vacated the premises and the National Park Service later acquired it.

Episodes of vandalism occurred in the mid-1980s and robbed the building of several key components of its interior architectural trim[5] and most likely damaged the exterior. Door and window woodwork and hardware was removed from several rooms. The stair balustrade, handrail and newel post was removed from the south wing entry hall (Room 103). The applied wood mantle was removed from the boxed out chimney in the south parlor (Room 104). Exterior and interior doors were removed. Also much of the window glass was also damaged. Sections of the stone foundation were pulled down to allow explorers to venture under the otherwise inaccessible crawl space under the floors. Unrepaired roof damage was also unchecked during this time period.

During the early NPS ownership (mid 1980's = 90's) of the structure the roof covering system continued to deteriorate or was further damaged in a weather event. Sections of the roof were no longer keeping water out of the structure and the roof drainage system had failed. Between these two conditions and the after-effects of the previously discussed vandalism and the 1987-89 architectural fabric investigation (which removed siding and dismantled windows and doors) the structure was left in a vulnerable state. Eventually repairs were made to the building as is evidenced by two phases of replacement of the standing seam roof. This occurred in two phases as indicated by two types of extant modern corrugated sheet metal panels; one phase is undated, the other was done by park maintenance staff in 1999 - 2000.

[5] Photographs included with the 1985 Douglas Hall HSR illustrates that vandalism had occurred prior to this date.

Water damage, exposure to the elements, vandalism, and a decision to not conduct regular maintenance has led to the deficiencies that currently exist with the building. Water damage is the primary type of deterioration and is prevalent throughout the structure, but is primarily concentrated in three areas. The area immediately adjacent and below the inside valley of the roof (southwest interior corner), the middle section of the west elevation, and the north half of the north block = especially the northeast corner. The damage in these areas is directly related to the failure and eventual loss of the roof and gutter system in these areas.

Water damage is most obvious with the interior finishes and trim, as significant amounts of plaster and virtually all of the interior wallpaper have been lost (although some of this loss may be attributed to vandalism). Floor, wall and ceiling surfaces and architectural trim have been destroyed by prolonged exposure to continuing water damage. Exterior window, door, siding and other exterior architectural features are also significantly deteriorated as a result of long term exposure to the elements without a protective coating and without gutters and downspouts.

Structural damage is not so obvious but does exist and is concentrated in the same areas = this deterioration is documented in the attached Structural Survey Report by Alpha Corporation. Surprisingly, much of the structural damage is easily repaired and only exterior elements such as the sill plates may need to be replaced in lieu of repaired. Water infiltration into the cellar is most likely also related to the lack of gutters and downspouts but may be related to lack of exterior foundation waterproofing and or a high water table or concealed source of ground water.

Despite this modern history of neglect, the structural systems are in fair condition and require only to be repaired. At the time of this report there is no indication of the need for wholesale replacement of any structural system. The structural investigation report presents a common sense method for approaching the repair of the houses structural systems while maintaining its historic integrity. This is achieved through a program of repair and supplemental bracing, leaving historic fabric in-situ, while providing the structural capacity needed for the proposed use.

Likewise, this approach is carried over for all other building features and systems that require repair and preservation. The roof system, exterior siding, windows and doors all require repair and selected replacement work to provide a weather resistant exterior for the structure. The structure should not be expected to function as a new building as a result of its upcoming repair. Allowing the structure to breathe will prolong its service life for many generations.

Specific recommended treatments for preservation will be located in *Part 2, Treatment and Use, Requirements for Treatment.*

Op. No.	Building Feature	Feature Code	Meas. Unit	Material Description	Defic-iency: Y, N	Cond-ition: G, F, P	Eval Code: C, S, M
10	**INSPECT EXTERIOR**	**4100**					
20	Inspect Exterior Wall Surface/ Cover	4110	SF	Wood horizontal lapped siding boards nailed to wall frame, ½ " X 5 " X random length w/ 4-½ inch exposure, shows evidence of whitewash or paint on underside and drip edge.	Y	Poor	Serious
	Condition Notes: Extreme weather exposure and ultraviolet degradation, warping, splitting = especially on south and west elevations. Several locations have severe water damage.						
30	Inspect Exterior Wall Structure	4111	SF	Wood frame system; north block = modified braced frame with hewn timbers and mortise and tenoned pegged connections; south block = transitional balloon frame with nailed connections (hewn sill plate with dimensional lumber framing members)	Y	Fair	Serious
	Condition Notes: Reference Structural Report. North block: primary deterioration is at sill plates, other vertical members exhibit rot at lower extremity. South block: framing and sills in overall good condition, localized areas of severe water damage.						
	Inspect Exterior Wall Insulation	4112	SF	Mud and straw mixture inserted between vertical frame members in wall cavity at north block.	Y	Poor	Critical
	Condition Notes: North block at north and south walls of Room 102 only, west gable end. Insulation is unique material and rare example of this type. Exposed to weather, vulnerable to water damage, dislodgment from wall cavity, attack by insect and rodent populations. South block exterior walls are not insulated = straw located in wall cavities determined to be animal nesting materials.						
40	Inspect Exterior Wall Trim	4113	LF	Corner boards	Y	Poor	Critical
	Condition Notes: Extreme weather exposure and ultraviolet degradation, warping, splitting = especially on south and west elevations. Several locations have severe water damage.						

Op. No.	Building Feature	Feature Code	Meas. Unit	Material Description	Defic-iency: Y, N	Cond-ition: G, F, P	Eval Code: C, S, M
40	Inspect Exterior Wall Trim	4113	LF	Gable end rake boards (barge boards)	Y	Fair	Minor
	Condition Notes: Moderate weather exposure, minor deterioration overall, localized areas of more severe damage.						
70	Inspect Cornice	4116	LF	Molded cornice, gable end returns	Y	Fair/ Poor	Serious
	Condition Notes: Various conditions depending on elevation. North block, north elev. = fair condition, return blocks weathered at west gable, north elevation middle 10 feet not extant. East elevation = good condition = south gable rake board is curled at gable end, minor water damage. South elev. in good condition except weathering of wood. West elev., south block = poor condition, water damage, and 60 % poor condition at south end = fascia, soffit and cornice badly damaged; roof frame damaged this area also; north end may be repairable. Inside south elev. at north block, good condition. Evidence of green paint on all exterior trim.						
80	Inspect Eave & Soffit	4117	LF	Fascia and Soffit boards	Y	Fair/ Poor	Serious
	Condition Notes: Similar condition to cornice, badly damaged in areas where roof was damaged; west elev. South block, otherwise minor water damage and rodent damage throughout at fascia boards, also at north elev. over windows. Evidence of green paint on all exterior trim.						
170	INSPECT EXTERIOR WINDOW UNIT	4140	EA	Double hung wood frame sash in wood frame with exterior and interior trim, (circa 1904 +/-).	Y	Poor	Critical
	Condition Note: Overall evaluation of window units only, individual window evaluations not included = should be part of window repair schedule completed by DSC as part of construction phase of project. Overall = many window units are severely deteriorated with various elements of the sash or frame deteriorated or non-extant. Many of the window frames are no longer structurally stable as many of the framing elements have sustained severe water damage; many window sash are broken and missing elements, those that are intact have broken glass and deteriorated glazing putty. The exterior finishes are completely eroded with only traces of the paint remaining in concealed locations. Most of the widow frames and sash frames are repairable and could be preserved.						

Op. No.	Building Feature	Feature Code	Meas. Unit	Material Description	Deficiency: Y, N	Condition: G, F, P	Eval Code: C, S, M
180	Inspect Exterior Window Frame	4141	EA	Wood frame	Y	P	C
190	Inspect exterior window sash including sash frame, glass, putty, finish	4142	EA	Wood double hung sash with sash weights, 2/2 true divided light w/ muntins.	Y	P	C
200	Inspect exterior window trim	4143	LF	Wood trim	Y	P	C
210	Inspect exterior window hardware	4144	EA	Window sash weights	Y	P	C
220	Inspect exterior window sill	4145	EA	Wood sill	Y	P	C
250	Inspect exterior window lintel	4148	EA	Wood lintel	Y	P	C
260	INSPECT EXTERIOR DOOR ASSEMBLY	4150	EA	Wood construction frames, doors and surrounds.	Y	Poor	Critical
	Condition Notes: Reference Door Survey included with report for assessment of individual door assemblies. Most exterior door assemblies are in poor condition with severe damage, or they are non-extant.						
270	Inspect exterior door frame	4152	EA	Wood frame elements	Y	P	C
280	Inspect exterior door	4153	EA	Wood paneled doors	Y	P	C
290	Inspect exterior door trim	4154	EA	Wood door trim	Y	P	C
300	Inspect exterior door sill/ threshold	4155	EA	Wood sill/ threshold	Y	P	C
330	Inspect exterior door lintel	4158	EA	Wood door lintel	Y	P	C
331	Inspect exterior door operator (includes hardware)	4159	EA	Hinges, lock set, other	Y	P	C

Op. No.	Building Feature	Feature Code	Meas. Unit	Material Description	Defic-iency: Y, N	Cond-ition: G, F, P	Eval Code: C, S, M
340	INSPECT EXTERIOR FINISH	4160	SF		Y	Poor	Serious
	Condition Notes for 4161, 4163, 4164 = Evidence of paint or whitewash concealed in protected locations on all exterior woodwork. There are trace amounts of pigment to be seen on the siding boards esp. at the east elev. Samples collected on fragments of architectural fabric and stored in structure for future analysis. Trim and cornice retains evidence of green paint, also door and window surrounds. Exterior window sash frames appear to have been painted white. Doors were also painted on the exterior with a variety of finish patterns; interiors were left unfinished or varnished. These are documented in the Door Survey.						
341	Inspect exterior siding	4161	SF	Trace evidence of whitewash or paint	Y	P	S
343	Inspect exterior trim	4163	LF	Trace of paint	Y	P	S
344	Inspect exterior cornice	4164	LF	Trace of paint	Y	P	S
350	INSPECT EXTERIOR STAIR SURFACE	4170	LF				
360	Inspect exterior stair structure	4171	EA	Wooden entry stair	N	Good	Minor
	Condition Notes: New temporary stair built at D104, inside ell at west elevation south block. Other doors do not retain exterior stairs						
360	Inspect exterior cellar access stair	4172	EA	Concrete cellar stair, cast in place	N	Good	Minor
	Condition Notes: Concrete stair to cellar at bulkhead at D001. 8 inches thick concrete walls with concrete block infill at top to close of tread area. Most likely cast-in-place with formwork at hand dug cellar (circa 1916).						

Op. No.	Building Feature	Feature Code	Meas. Unit	Material Description	Defic-iency: Y, N	Cond-ition: G, F, P	Eval Code: C, S, M
400	**INSPECT ROOF**	**4300**					
410	INSPECT ROOF SURFACE/ COVER	4310	SQ	Standing seam galvanized metal roof overlaid with corrugated sheet metal patches.	Y	Fair	Serious
	Condition Notes: Hand crimped standing seam galvanized metal roof nailed over skipped roof sheathing boards (rough sawn flitch boards = unsquared edges) = nailed to rafter structure). Metal is rusted on surface only and has numerous patches especially at inside valley. Large sections overlaid with "5V" or "Double V Crimp" pre-manufactured commercial style galvanized metal roof panels. Both are nailed to sheathing boards with roof nails. Current roof surface in Fair to Poor condition; minor leaks where panels have been damaged in storms and seams have opened up, rust on roof surface has not damaged integrity of panels, undersides are still unrusted bright metal.						
420	Inspect roof structure	4311	SF	Wood roof frame structure; rafters, plates, sheathing	Y	Good	Minor
	Condition Notes: Reference Structural Investigation = overall in good condition, localized areas of water damage at west wall Rm. 201 also a north block north elevation and central section of south block.						
430	Inspect roof sheathing	4312	SF	Wood waney board or skip sheet rough sawn wood sheathing boards	Y	Good	Minor
	Condition Notes: Overall assessment = appear in good condition, inspected from attic (underside only); removed one roof panel from exterior to examine top side of sheathing boards for nail hole patterns = discovered in good condition. Localized areas of water damage similar to roof structure.						
500	INSPECT CHIMNEYS	4330	EA	Brick with portland cement mortar joints, capped with loose laid steel plates.	N	Fair	Critical

Op. No.	Building Feature	Feature Code	Meas. Unit	Material Description	Defic-iency: Y, N	Cond-ition: G, F, P	Eval Code: C, S, M
	Condition Notes: Chimneys are recently reconstructed using variety of brick and modern high strength portland cement based mortar. North block has2 chimneys; one each at west and east gable ends. West gable end chimney does not extend above the roofline. The east gable end north block chimney and the central south block chimney are in fair condition with approx. 35 percent of open mortar joints above the roofline. Corbelled brick courses have many open head joints. South block chimney has sloped mortar wash at top to enclose clay chimney flue = mortar is beginning to deteriorate. East gable north block chimney cap in similar condition.						
510	Inspect flue stack	4331	EA	Unlined brick	Y	Poor	Serious
530	Inspect chimney cap	4333	EA	Steel plate on brick chimney top	Y	Poor	Serious
540	Inspect chimney structure	4334	EA	Brick	Y	Fair	Minor
540	INSPECT ROOF FLASHING	4340	LF		Y	Poor	Critical
	Condition Notes: Sheet metal flashing occurs only as step flashing at the chimney stacks. In both instances it is inferior type flashing as it is not reglet cut into the joints of the chimney but only laid up along side the brick and tarred into place with roof cement. This is inadequate type of flashing. The valley flashing is a continuation of the roof surface and not considered separately.						
	Inspect open valley flashing		LF	Sheet metal	Y	N/A	N/A
	Inspect chimney step flashing		LF	Sheet metal	Y	Poor	Critical
550	INSPECT ROOF DRAINAGE SYSTEM	4350	EA	Gutters and downspouts are missing	Y	Poor	Critical
	Condition Notes: Physical evidence of previous roof drainage system has been identified. Half round gutters once hung along all roof edges, historic downspout pieces were located under the south block and downspout anchors are still attached to the structure. As per Structural Investigation = it is imperative a roof drainage system is installed as a temporary protective measure and that a permanent system be installed asp art of the rehabilitation project.						
580	INSPECT ROOF FINISH	4360	SF	Unfinished sheet metal	Y	Fair	Minor
	Condition Notes: Metal is rusted on surface only. Current roof surface in Fair to Poor condition; rust on roof surface has not damaged integrity of panels, undersides are still unrusted bright metal. Roof surface not seriously degraded.						

Op. No.	Building Feature	Feature Code	Meas. Unit	Material Description	Deficiency: Y, N	Condition: G, F, P	Eval Code: C, S, M
600	**INSPECT FOUNDATION**	**4400**					
610	INSPECT FOUNDATION WALL SURFACE	4410	SF	Stone masonry	Y	Fair	Serious
	Condition Notes: See Foundation wall structure for description.						
620	Inspect foundation wall structure	4411	SF	Perimeter Foundation - Stone masonry	Y	Fair	Serious
	Condition Notes: Reference Structural Investigation for detailed narrative. Sections of structural foundation wall are non-extant leaving several lengths of sill plate unsupported. Other areas of foundation, while still in-situ, are unstable. Several layers of mortar are present indicating multiple repointing campaigns. All mortars have been identified as portland based types and are not original to structure. Note the north block appears to have been dry stacked, while the south block was laid in clay and sand lime based type mortar. The walls appear structurally in good condition although no excavation has determined the depth of stem walls or footers in this area.						
	Inspect cellar structure		SF	Concrete walls and floors	Y	Fair	Serious
	Condition Notes: A hand dug cellar was excavated under the north half of the south block of the 1904 addition. The walls and floor are cast-in-place concrete. The walls are immediately adjacent to the interior surfaces of the exterior perimeter stone foundation. The cellar frequently fills with water to a depth of 4 to 6 inches, even without a rain event. Horizontal cracks are seen mid-height in the cellar walls on the east and west elevations, there are also rust stains that indicate frequent water infiltration along these lines. The walls and floor appear structurally in good condition although no excavation has determined the depth of stem walls or footers in this area.						
640	Inspect foundation wall openings (vents)	4413		Framed openings within stone wall	Y	Poor	Critical
	Condition Notes: Vent openings remain in the foundation walls; evidence of wood frame and possible screen enclosures are indicated within the building debris located near the vents.						

Op. No.	Building Feature	Feature Code	Meas. Unit	Material Description	Defic-iency: Y, N	Cond-ition: G, F, P	Eval Code: C, S, M
675	INSPECT SITE & PERIMETER DRAINAGE	4470	EA		Y	Poor	Serious
	Condition Notes: Site Drainage - Overall site drainage appears to be positive with the topography sloping away from the structure. Perimeter Drainage - Water percolates into the cellar under the north half of the south block quickly after any given rain event. This indicates that building drainage is an imperative part of the short term and long term stabilization of the structure. Groundwater or percolation tests have not been conducted to determine if the water infiltration into the cellar is ground water or direct discharge of rainwater into the cellar via the cellar entry at the inside ell of the building.						

Op. No.	Building Feature	Feature Code	Meas. Unit	Material Description	Defic= iency: Y, N	Cond= ition: G, F, P	Eval Code: C, S, M
1850	**INSPECT INTERIOR**	**4200**					
1860	INSPECT INTERIOR WALL SURFACE / Finish	4210	SF	Plaster on common wood lath, wallpaper fragments in some areas	Y	Fair/ Poor	Critical
	Condition Notes: Wall surfaces are exposed plaster applied over common wood lath. Some areas indicate applied finish over plaster such as whitewash or paint. Other areas are unfinished plasters that may have been intentionally left unfinished, or it was covered with wallpaper that has since fallen away. Second floor rooms in particular are thought to have been intentionally prepared as exposed and unfinished plaster. Plaster remaining attached to walls and ceilings is generally in good to fair condition, with the exception of water damaged areas. Extensive structural and architectural investigation has removed several areas of plaster in order to expose key areas of the building frame, plaster removed was generally in good to fair condition.						
1870	Inspect interior wall structure	4211	SF	Wood frame construction	Y	Good	Minor
	Condition Notes: Wall structure consists of interior plaster applied over common wood lath. Lath is nailed to vertical frame members (studs) and is fastened at top and bottom to either sill plates or heavy wall frame members (plates or girts). Interior wall structure is generally in good condition with minor deficiencies.						
1880	Inspect interior architectural wall trim	4212	LF	Wood baseboard, toe mold. Door and Window trim is assessed in as part of feature unit or assembly.	Y	Fair	Serious
	Condition Notes: Much interior trim is in good condition. Many rooms have had trim removed as part of structural and / or architectural investigation and merely needs to be reinstalled. Several areas of trim are extensively damaged from water intrusion and are in poor condition. Many key character defining features were removed from the structure prior to 1985 and NPS documentation (south stair balustrade and railing, Room 104 mantle, various interior doors, and associated assembly trim, baseboards).						

Op. No.	Building Feature	Feature Code	Meas. Unit	Material Description	Deficiency: Y, N	Condition: G, F, P	Eval Code: C, S, M
1910	INSPECT INTERIOR CEILING SURFACE / Finish	4220	SF	Plaster on common wood lath, wallpaper fragments over whitewash or paint	Y	Fair	Serious
	Condition Notes: Ceiling surfaces are exposed plaster applied over common wood lath. Some areas indicate applied finish over plaster such as whitewash or paint. Other areas are unfinished plasters that may have been intentionally left unfinished, or it was covered with ceiling paper and border that has since fallen away. Second floor rooms in particular are thought to have been intentionally prepared as exposed and unfinished plaster. Plaster remaining attached to walls and ceilings is generally in good to fair condition, with the exception of water damaged areas. Extensive structural and architectural investigation has removed several areas of plaster in order to expose key areas of the building frame, plaster removed was generally in good to fair condition.						
1920	Inspect interior ceiling structure	4221	SF	Wood frame construction	Y	Good	Minor
	Condition Notes: Ceiling structure consists of plaster applied over common wood lath. Lath is nailed directly to horizontal floor frame members (joists) that are connected to the wall frame superstructure of the building. Joists are framed into the sill plates on the first floor and are carried either by a ledger board (ribbon or riband) in the south block and by floor plates in the north block. Attic joists are framed into top of wall plates in both sections of the building. Interior structure is generally in good condition with minor deficiencies with the exception of water damaged areas.						
1930	Inspect interior ceiling trim	4222	LF	None	N		
	Condition Notes: None used.						

Op. No.	Building Feature	Feature Code	Meas. Unit	Material Description	Defic-iency: Y, N	Cond-ition: G, F, P	Eval Code: C, S, M
1950	INSPECT INTERIOR FLOOR SURFACE	4230	SF	Unfinished wood plank floor boards nailed to structural frame members (joists).	Y	Fair	Serious
	Condition Notes: Floor surface is unfinished wood plank floor boards. Condition of floor boards varies in several locations throughout the building. In many areas they are in good condition (disregarding wear and tear as part of historical pattern). Localized areas of severe deterioration associated with water infiltration from roof damage. Structural and architectural investigation has removed floor boards in many rooms with the intention of having boards re-installed as part of proposed rehabilitation project. Floor boards with historical wear and tear should be reinstalled to retain integrity and character defining feature material.						
1960	Inspect interior floor deck, finish floor	4231	SF	Wood plank floor boards nailed to structural frame members (joists).	Y	Fair	Serious
	Condition Notes: Structural condition of floor boards is as stated in 4230.						
1970	Inspect interior floor finish	4232	SF	Unfinished wood floors	Y	Poor	Serious
	Condition Notes: Condition of floor finish is undetermined. Physical evidence of floor finish (varnish/ paint) has not been determined. It is assumed that floors in the south block were finished as per other interior wood trim. Floor boards in the north block have been overlaid with newer 3 inch T&G wood floor boards, where they have been exposed evidence of a finish is undetermined.						
	Inspect interior sub floor			No structural sub floor	N		
	Condition Notes:						

Op. No.	Building Feature	Feature Code	Meas. Unit	Material Description	Deficiency: Y, N	Condition: G, F, P	Eval Code: C, S, M
1990	INSPECT INTERIOR WINDOW UNIT	4240	EA	All window features included at exterior window except interior features listed here.	Y	Poor	Critical
	Condition Notes: Overall evaluation of window units only, individual window evaluations not included = should be part of window repair schedule completed by DSC as part of construction phase of project. Overall = many window units are severely deteriorated with various elements of the sash or frame deteriorated or non-extant. Many of the window frames are no longer structurally stable as many of the framing elements have sustained severe water damage; many window sash are broken and missing elements, those that are intact have broken glass and deteriorated glazing putty. The interior sash frame and trim finish finishes are completely eroded with only traces of the paint / varnish remaining in concealed locations. Most of the widow frames and sash frames are repairable and could be preserved. Interior window trim (including interior sills and aprons) remains at most locations = some has been intentionally removed as part of structural/ architectural investigation of building. Several areas of total deterioration or severe damage due to water damage and vandalism. Interior window hardware is non-extant (no evidence of use).						
2010	Inspect interior window trim	4242		Wood trim	Y	P	C
2020	Inspect interior window hardware	4243		Sash locks, sash weights	Y	P	C
	Inspect interior window sash frame and trim finish			Wood double hung window sash and wood frame with painted finish	Y	P	C
2030	Inspect interior window sill	4244		Wood interior window sill, painted	Y	P	C
2060	INSPECT INTERIOR DOOR ASSEMBLY	4250	EA	Wood construction frames, doors and surrounds.	Y	Poor	Critical
	Condition Notes: Reference Door Survey included with report for assessment of individual door assemblies. Most interior door assemblies are in fair to good condition with only localized severe damage as a result of water infiltration to the interior. Some door assemblies have been dismantled as part of the structural/ architectural investigation and merely needs to be reinstalled.						
2070	Inspect interior door frame	4251	EA	Wood door frame assembly	Y	P	C
2080	Inspect interior door leaf	4252	EA	Several varieties of interior door, all solid wood construction, many paneled	Y	P	C

Op. No.	Building Feature	Feature Code	Meas. Unit	Material Description	Defic-iency: Y, N	Cond-ition: G, F, P	Eval Code: C, S, M
2090	Inspect interior door trim	4253	LF	Wood architectural door trim	Y	P	C
2100	Inspect interior door sill/ threshold	4254	EA	Wood door thresholds used at many locations between rooms	Y	P	C
2110	Inspect interior door lintel	4255	EA	Wood door lintels	Y	P	C
	Inspect interior door hardware		EA	Several varieties of door hardware, see inventory; typically includes hinges, knob set, key escutcheon, mortise lock	Y	P	C
2120	INSPECT INTERIOR STAIR	4270	EA		Y	Fair	Serious
	Condition Notes: Two interior stairs, one at each north and south blocks. Both are similar in nature of construction although differing in detail and methodology of construction. North block stair has high degree of late 18th early 19th century technology integral with construction. South block stair is pre-manufactured and assembled at site.						
2140	Inspect interior stair structure	4271		Wood frame	Y	Good	Minor
	Condition Notes: Both stairs are traditional wood frame construction and supported by wall, floor and ceiling frame of adjoining construction. Both employ the use of internal stringers to support the risers and treads. Both are in overall good condition of adequately dimensioned and fastened members.						
2150	Inspect interior stair railing	4272		Wood	Y	Poor	Critical
	Condition Notes: South block stair railing and newel post have been removed (prior to NPS ownership). North block stair railing as it extends above second floor line is unstable and may fail						

END of SECTION

Op. No.	Building Feature	Feature Code	Meas. Unit	Material Description	Defic-iency: Y, N	Cond-ition: G, F, P	Eval Code: C, S, M
10	**INSPECT EXTERIOR**	**4100**					
20	Inspect Exterior Wall Surface/ Cover	4110	SF	Wood clapboards	Y		
30	Inspect Exterior Wall Structure	4111	SF	Wood frame system	Y		
	Inspect Exterior Wall Insulation		SF	Mud and straw mixture inserted between vertical frame members	Y		
40	Inspect Exterior Wall Trim	4113	LF	Corner boards, gable end rake boards	Y		
70	Inspect Cornice	4116	LF	Molded cornice, gable end returns	Y		
80	Inspect Eave & Soffit	4117	LF	Fascia and Soffit boards	Y		
170	INSPECT EXTERIOR WINDOW UNIT	4140	EA				
180	Inspect Exterior Window Frame	4141	EA	Wood frame	Y		
190	Inspect exterior window sash including sash frame, glass, putty, finish	4142	EA	Wood double hung sash with sash weights, 2/2 true divided light w/ muntins.	Y		
200	Inspect exterior window trim	4143	LF	Wood trim	Y		
210	Inspect exterior window hardware	4144	EA	Window sash weights	Y		
220	Inspect exterior window sill	4145	EA	Wood sill	Y		
250	Inspect exterior window lintel	4148	EA	Wood lintel	Y		
260	INSPECT EXTERIOR DOOR ASSEMBLY	4150					
270	Inspect exterior door frame	4152	EA	Wood frame elements	Y		
280	Inspect exterior door	4153	EA	Wood paneled doors	Y		
290	Inspect exterior door trim	4154	EA	Wood door trim	Y		
300	Inspect exterior door sill/	4155	EA	Wood sill/ threshold	Y		

Op. No.	Building Feature	Feature Code	Meas. Unit	Material Description	Defic-iency: Y, N	Cond-ition: G, F, P	Eval Code: C, S, M
	threshold						
330	Inspect exterior door lintel	4158	EA	Wood door lintel	Y		
331	Inspect exterior door operator (hardware?)	4159	EA	Hinges, lock set, other	Y		
340	INSPECT EXTERIOR FINISH	4160	SF				
341	Inspect exterior siding	4161	SF	Trace evidence of whitewash or paint	Y		
343	Inspect exterior trim	4163	LF	Trace of paint	Y		
344	Inspect exterior cornice	4164	LF	Trace of paint	Y		
350	INSPECT EXTERIOR STAIR SURFACE	4170	LF				
360	Inspect exterior stair structure	4171	EA	Wooden entry stair	N		
360	Inspect exterior cellar access stair	4172	EA	Concrete cellar stair, cast in place	N		
400	**INSPECT ROOF**	**4300**					
410	INSPECT ROOF SURFACE/ COVER	4310	SQ	Standing seam metal roof overlaid with corrugated sheet metal patches	Y		
420	Inspect roof structure	4311	SF	Wood roof frame structure; rafters, plates, sheathing	Y		
430	Inspect roof sheathing	4312	SF	Wood waney board or skip sheet rough sawn wood sheathing boards	Y		
500	INSPECT CHIMNEYS	4330	EA				
510	Inspect flue stack	4331	EA	Unlined brick	Y		
530	Inspect chimney cap	4333	EA	Brick or none	Y		
540	Inspect chimney structure	4334	EA	Brick	Y		

Op. No.	Building Feature	Feature Code	Meas. Unit	Material Description	Deficiency: Y, N	Condition: G, F, P	Eval Code: C, S, M
540	INSPECT ROOF FLASHING	4340	LF				
	Inspect open valley flashing		LF	Sheet metal	Y		
	Inspect chimney step flashing		LF	Sheet metal	Y		
550	INSPECT ROOF DRAINAGE SYSTEM	4350	EA	Gutters and downspouts are missing	Y		
580	INSPECT ROOF FINISH	4360	SF	Unfinished sheet metal	Y		
600	**INSPECT FOUNDATION**	**4400**					
610	INSPECT FOUNDATION WALL SURFACE	4410	SF				
620	Inspect foundation wall structure	4411	SF	Stone masonry	Y		
640	Inspect foundation wall openings (vents)	4413			Y		
675	INSPECT SITE & PERIMETER DRAINAGE	4470	EA		Y		

Op. No.	Building Feature	Feature Code	Meas. Unit	Material Description	Deficiency: Y, N	Condition: G, F, P	Eval Code: C, S, M
1850	**INSPECT INTERIOR**	**4200**					
1860	INSPECT INTERIOR WALL SURFACE	4210	SF	Plaster on wood lath	Y		
	Inspect interior wall surface/ finish		SF	Wallpaper fragments over whitewash or paint	Y		
1870	Inspect interior wall structure	4211	SF	Wood frame construction	Y		
1880	Inspect interior wall trim	4212	LF	Wood baseboard, toe mold	Y		
1910	INSPECT INTERIOR CEILING SURFACE	4220	SF				
	Inspect interior ceiling surface finish			Wallpaper fragments over whitewash or paint	Y		
1920	Inspect interior ceiling structure	4221	SF	Wood frame construction	Y		
1930	Inspect interior ceiling trim	4222		None	N		
1950	INSPECT INTERIOR FLOOR SURFACE	4230					
1960	Inspect interior floor deck, finish floor	4231		Wood plank floor laid over floor joists	Y		
1970	Inspect interior floor finish	4232		Unfinished wood floors	Y		
	Inspect interior sub floor			No structural sub floor	N		
1990	INSPECT INTERIOR WINDOW UNIT	4240	EA	All window features included at exterior window except interior features listed here	Y		
2010	Inspect interior window trim	4242		Wood trim	Y		

Op. No.	Building Feature	Feature Code	Meas. Unit	Material Description	Deficiency: Y, N	Condition: G, F, P	Eval Code: C, S, M
2020	Inspect interior window hardware	4243		Sash locks, sash weights	Y		
	Inspect interior window sash and frame finish			Wood double hung window sash and wood frame with painted finish	Y		
2030	Inspect interior window sill	4244		Wood interior window sill, painted	Y		
2060	INSPECT INTERIOR DOOR ASSEMBLY	4250					
2070	Inspect interior door frame	4251		Wood door frame assembly	Y		
2080	Inspect interior door	4252		Several varieties of interior door, all solid wood construction, many paneled	Y		
2090	Inspect interior door trim	4253		Wood architectural door trim	Y		
2100	Inspect interior door sill/ threshold	4254		Wood door thresholds used at many locations between rooms	Y		
2110	Inspect interior door lintel?	4255		Wood door lintels	Y		
	Inspect interior door hardware			Several varieties of door hardware, see inventory; typically includes hinges, knob set, key escutcheon, mortise lock	Y		
2120	INSPECT INTERIOR FINISH	4260					

Op. No.	Building Feature	Feature Code	Meas. Unit	Material Description	Deficiency: Y, N	Condition: G, F, P	Eval Code: C, S, M
2120	INSPECT INTERIOR STAIR	4270					
2140	Inspect interior stair structure	4271		Wood frame	Y		
	Inspect interior stair enclosure			Wood	Y		
	Inspect interior stair risers and treads			Wood	Y		
2150	Inspect interior stair railing	4272		Wood	Y		
	Inspect interior stair newel post			Wood	Y		

Physical Description of the Existing Building

Building Feature Master List with Feature Number

Overview

Site

General Description	4470
Overall Site Drainage	4470
Perimeter Conditions	4470
Building Drainage System	

Structure

Overall Building Structure	
North Block Structure Foundation	4411
North Block Structure Frame System	4111
South Block Structure Foundation	4411
South Block Structure Frame System	4111
Roof Frame System	4311, 4312

Exterior Envelope

Roof Surface Covering	4310, 4360, 4340
Roof Overhang (Eaves - Fascia & Soffit)	4117
Roof Cornice	4116
Roof Drainage System	4350
Chimneys	4330
Wall Surface Covering and Finish	4110, 4110
Architectural Trim	4113

Wall Openings

Foundation Vents	4413
Door Frames & Doors (Survey)	4150
Window Frames & Windows (Survey)	4140

Entry Stairs

Cellar Stair and Cover	4170, 4171, 4172
Door Entry Stairs	4170, 4171, 4172

Interior Envelope
General Description

North Block Rooms

Floor Surface and Finish	4230
Wall Surface and Finish	4210
Ceiling Surface and Finish	4220
Interior Window Units	4240
Interior Door Assembles	4250
Architectural Woodwork/ Trim	4212/ 4260
Architectural Features	4214 / 4260
Staircases	4270

North Block Room Inventory
Room 101, Dining Room
Room 102, Kitchen
Room 201, NE Bedroom
Room 201, NW Bedroom

South Block Rooms

Floor Surface and Finish	4230
Wall Surface and Finish	4210
Ceiling Surface and Finish	4220
Interior Window Units	4240
Interior Door Assemblies	4250
Architectural Woodwork/ Trim	4212/ 4260
Architectural Features	4214 / 4260
Staircases	4270

South Block Room Inventory
Room 001, Cellar
Room 103, Entry Hall
Room 104, Parlor
Room 203, Second Floor Hallway
Room 204, Center Bedroom
Room 205, South Bedroom

Utilities
None

Notes on Non-Extant Historic Features
Wood Shingle Roof Cover
East Porch
North Porch
West Porch

Physical Description of the Existing Building

Overview

Site
General Description
Overall Site Drainage
Perimeter Conditions
Building Drainage System

Structure
Overall Building Structure
North Block Structure
- Foundation
- Frame System

South Block Structure
- Foundation
- Frame System

Roof Frame System

Exterior Envelope
Roof Surface Covering
Roof Overhang (Eaves - Fascia & Soffit)
Roof Cornice
Roof Drainage System
Chimneys
Wall Surface Covering and Finish
Architectural Trim

Wall Openings
Foundation Vents
Door Frames & Doors (Survey)
Window Frames & Windows (Survey)

Entry Stairs
Cellar Stair and Cover
Door Entry Stairs

Interior Envelope
General Description

North Block Rooms
Floor Surface and Finish
Wall Surface and Finish
Ceiling Surface and Finish
Windows and Doors
Architectural Woodwork/ Trim
Architectural Features
Staircases
North Block Room Inventory
Room 101, Dining Room
Room 102, Kitchen
Room 201, NE Bedroom
Room 201, NW Bedroom

South Block Rooms
Floor Surface and Finish
Wall Surface and Finish
Ceiling Surface and Finish
Windows and Doors
Architectural Woodwork/ Trim
Architectural Features
Staircases

South Block Room Inventory
Room 001, Cellar
Room 103, Entry Hall
Room 104, Parlor
Room 203, Second Floor Hallway
Room 204, Center Bedroom
Room 205, South Bedroom

Utilities
None

Notes on Non-Extant Historic Features
Wood Shingle Roof Cover
East Porch
North Porch
West Porch

##

Brawner Farm House Door Condition Assessment
Manassas National Battlefield Park

Door #	Location	Integrity Rating	Material/ Type	Condition Rating	Priority Rating	Treatment Level
101	North block	Poor	Wood	Poor	Critical	Restore
Exterior	(Rm. 101)					

EXTERIOR

	Ext. Assembly 4150	Ext. Frame 4152	Ext. Door 4153	Ext. Trim 4154	Ext.Sill/ Threshold 4155	Ext. Storm/Scrn 4156
Evaluation Code	Poor	Poor	Poor	Poor	Poor	N/A
Notes:						

	Ext. Shutter/Blind 4157	Ext. Lintel 4158	Ext. Operator 4159
Evaluation Code:	N/A	Poor	Poor
Notes:			

Notes: 5 panel door = requires extensive repair work or replace. Metal knob and trim plate in situ on door. Frame completely rotted. Pieces have been retained. Later inserted sill after sill plate rotted. Frame attached to vertical studs either side that are mortised into frame. Infill frame (c1904) nailed to original vertical studs.

INTERIOR

	Int. Assembly 4250	Int. Frame 4251	Int. Door 4252	Int. Trim 4253	Int. Sill/ Threshold 4254	Int. Lintel 4255
Evaluation Code						
Notes:						

	Int. Lintel 4246
Evaluation Code	
Notes:	

Notes:

Sketch: Type A, 1985 HSR Drawings, Sheets 8 and 9/9.

Lead Paint: Not Tested

Brawner Farm House Door Condition Assesment
Manassas National Battlefield Park

Door #	Location	Integrity Rating	Material/ Type	Condition Rating	Priority Rating	Treatment Level
102	Btwn. Rms. 101 & 102	Fair	Wood	Poor	Minor	Restore
Interior						

EXTERIOR

	Ext. Assembly 4150	Ext. Frame 4152	Ext. Door 4153	Ext. Trim 4154	Ext. Sill/ Threshold 4155	Ext. Sorm/Scrn 4156
Evaluation Code	N/A	N/A	N/A	N/A	N/A	N/A
Notes:						

	Ext. Shutter/Blind 4157	Ext. Lintel 4158	Ext. Operator 4159			
Evaluation Code:	N/A	N/A	N/A			
Notes:						

Notes:

INTERIOR

	Int. Assembly 4250	Int. Frame 4251	Int. Door 4252	Int. Trim 4253	Int. Sill/Threshold 4254	Int. Lintel 4255
Evaluation Code	Good	Fair	Poor	Good	Poor	Poor
Notes:			Non-extant			

Notes: Interior frame integral with wall partition. Unique opening in building. No door, see 1985 floor plan for drawings, notes and sketches of trim. 2 hinges still attached to door frame. 3 knuckles with slotted screws (3). Trim on east side pulled and reattached after new lath installed on north jamb. South jamb looks intact on east side.

Sketch:

Lead Paint: Not Tested

Brawner Farm House Door Condition Assessment
Manassas National Battlefield Park

Door #	Location	Integrity Rating	Material/ Type	Condition Rating	Priority Rating	Treatment Level
102A	Rm. 102 at ST 101	Good	Wood	Good	Minor	Preserve
Interior						

EXTERIOR

	Ext. Assembly 4150	Ext. Frame 4152	Ext. Door 4153	Ext. Trim 4154	Ext.Sill/ Threshold 4155	Ext. Storm/Scrn 4156
Evaluation Code						
Notes:						

	Ext. Shutter/Blind 4157	Ext. Lintel 4158	Ext. Operator 4159
Evaluation Code:			
Notes:			

Notes:

INTERIOR

	Int. Assembly 4250	Int. Frame 4251	Int. Door 4252	Int. Trim 4253	Int. Sill/Threshold 4254	Int. Lintel 4255
Evaluation Code	N/A	Good	Good/Fair	Missing	N/A	N/A
Notes:						

Notes: Interior frame and trim ok at Rm. 102. 2 hinge marks and wood turn knob on inside = show direction of swing. Integral with reconstruction of stair frame. At ST101 jamb trim in situ. Header trim removed. Reveals circular drill holes mentioned in WPTC Report. re: stair reconstruction. i.e.. Door cut into partition wall (not original). Wall is diagonal hand planed and beaded boards.

Sketch:

Lead Paint: Not Tested

Brawner Farm House Door Condition Assessment
Manassas National Battlefield Park

Door #	Location	Integrity Rating	Material/ Type	Condition Rating	Priority Rating	Treatment Level
102CL	Under ST101	Frame -Good	Wood	Good	Minor	Preserve
Interior						

EXTERIOR

	Ext. Assembly 4150	Ext. Frame 4152	Ext. Door 4153	Ext. Trim 4154	Ext.Sill/ Threshold 4155	Ext. Storm/Scrn 4156
Evaluation Code						
Notes:						

	Ext. Shutter/Blind 4157	Ext. Lintel 4158	Ext. Operator 4159
Evaluation Code:			
Notes:			

Notes:

INTERIOR

	Int. Assembly 4250	Int. Frame 4251	Int. Door 4252	Int. Trim 4253	Int. Sill/Threshold 4254	Int. Lintel 4255
Evaluation Code	Good	Good	Missing	Good	N/A	OK
Notes:			Leave As- Is			

Notes: Built under stair. Integral with reconstruction of stair. Ghosts of strap hinges and lock mortise pockets at frame. No other fabric. See photos and sketch of hinge.

Sketch:

Lead Paint: Not tested

Brawner Farm House Door Condition Assessment
Manassas National Battlefield Park

Door #	Location	Integrity Rating	Material/ Type	Condition Rating	Priority Rating	Treatment Level
103	South wall, north block	Good	Wood	Poor	Critical	Restore
Exterior	Rm. 102					

EXTERIOR

	Ext. Assembly 4150	Ext. Frame 4152	Ext. Door 4153	Ext. Trim 4154	Ext.Sill/ Threshold 4155	Ext. Storm/Scrn 4156
Evaluation Code	Poor	Poor	Missing	Missing	Missing	N/A
Notes:						

	Ext. Shutter/Blind 4157	Ext. Lintel 4158	Ext. Operator 4159
Evaluation Code:	N/A	Missing	Missing
Notes:			

Notes: Sections of frame (jambs and head) are intact. Sill and threshold rotted away. Exterior trim in poor condition. Jambs insitu. Header fell off = inside building.

INTERIOR

	Int. Assembly 4250	Int. Frame 4251	Int. Door 4252	Int. Trim 4253	Int. Sill/Threshold 4254	Int. Lintel 4255
Evaluation Code	Missing	Missing	Missing	Missing	Missing	Missing
Notes:						

Notes: . Door missing except hinge rail. Framing members rotted. Hinges intact. (May have had exterior screen door?) Frame and door show evidence of paint = green on trim and white on door.

Sketch: Type B, 1985 HSR Drawings, Sheets 8 & 9/9.

Lead Paint: Not Tested

Brawner Farm House Door Condition Assessment
Manassas National Battlefield Park

Door #	Location	Integrity Rating	Material/ Type	Condition Rating	Priority Rating	Treatment Level
104	West wall South block	Fair	Wood	Poor	Critical	Restore
Exterior	(Rm. 103)					

EXTERIOR

	Ext. Assembly 4150	Ext. Frame 4152	Ext. Door 4153	Ext. Trim 4154	Ext.Sill/ Threshold 4155	Ext. Storm/Scrn 4156
Evaluation Code	Poor	Poor	Rotted/Gone	Poor	Very Poor	N/A
Notes:						

	Ext. Shutter/Blind 4157	Ext. Lintel 4158	Ext. Operator 4159
Evaluation Code:	N/A	Rotted/Gone	Rotted/Gone
Notes:			

Notes: Door is missing. Lock rail possibly located in house. Sill very rotted this location. Floor joist also rotted. Frame is repairable. Exterior trim = possibly salvageable = in poor condition = extreme exposure.

INTERIOR

	Int. Assembly 4250	Int. Frame 4251	Int. Door 4252	Int. Trim 4253	Int. Sill/Threshold 4254	Int. Lintel 4255
Evaluation Code		N/A	N/A	Fair	Very Poor	Very Poor
Notes:						

Notes: Interior trim for door and transom is intact and repairable. Possibly just clean trim and not needing "repair"

Sketch: Type B1, 1985 HSR Drawings, Sheet 8 and 9/9.

Lead Paint: Not tested

Brawner Farm House Door Condition Assessment
Manassas National Battlefield Park

Door #	Location	Integrity Rating	Material/ Type	Condition Rating	Priority Rating	Treatment Level
105	Btwn. Rms. 101 and 103	Good	Wood	Fair	Serious	Preserve
	Interior					

EXTERIOR

	Ext. Assembly 4150	Ext. Frame 4152	Ext. Door 4153	Ext. Trim 4154	Ext.Sill/ Threshold 4155	Ext. Storm/Scrn 4156
Evaluation Code						
Notes:						

	Ext. Shutter/Blind 4157	Ext. Lintel 4158	Ext. Operator 4159
Evaluation Code:			
Notes:			

Notes:

INTERIOR

	Int. Assembly 4250	Int. Frame 4251	Int. Door 4252	Int. Trim 4253	Int. Sill/Threshold 4254	Int. Lintel 4255
Evaluation Code	OK	Good	Fair	Good/Fair	Missing	Good/Fair
Notes:						

Notes: White porcelain knob with metal rose plate and mortise lock insitu.. Door and frame intact both sides of wall finish also intact. Trim partially dismantled in 1987/1989 architectural fabric investigation. All parts accounted for. Could be cleaned and reassembled.

Sketch: Type D, 1985 HSR Drawings, Sheets 8 and 9/10.

Lead Paint: Not Tested

Brawner Farm House Door Condition Assessment
Manassas National Battlefield Park

Door #	Location	Integrity Rating	Material/ Type	Condition Rating	Priority Rating	Treatment Level
106	Under stair, Rm. 103	Good	Wood	Good	Minor	Preserve

EXTERIOR

	Ext. Assembly 4150	Ext. Frame 4152	Ext. Door 4153	Ext. Trim 4154	Ext.Sill/ Threshold 4155	Ext. Storm/Scrn 4156
Evaluation Code						
Notes:						

	Ext. Shutter/Blind 4157	Ext. Lintel 4158	Ext. Operator 4159
Evaluation Code:			
Notes:			

Notes:

INTERIOR

	Int. Assembly 4250	Int. Frame 4251	Int. Door 4252	Int. Trim 4253	Int. Sill/Threshold 4254	Int. Lintel 4255
Evaluation Code	OK	Good	Good	Good	Good	Good
Notes:						

Notes: Door, trim and frame in very good condition = clean only. Minor animal gnaw marks OK. Closing latch and keeper insitu. Interior surfaces unfinished (reverse). Obverse face and trim = Varnish coating?

Sketch: Type C, 1985 HSR Drawings, Sheets 8 and 9/9.

Lead Paint: Not Tested

Brawner Farm House Door Condition Assessment
Manassas National Battlefield Park

Door #	Location	Integrity Rating	Material/ Type	Condition Rating	Priority Rating	Treatment Level
107	Btwn. Rms. 103 & 104	Fair	Wood	Good	Minor	Preserve
	Interior					

EXTERIOR

	Ext. Assembly 4150	Ext. Frame 4152	Ext. Door 4153	Ext. Trim 4154	Ext.Sill/ Threshold 4155	Ext. Storm/Scrn 4156
Evaluation Code						
Notes:						

	Ext. Shutter/Blind 4157	Ext. Lintel 4158	Ext. Operator 4159
Evaluation Code:			
Notes:			

Notes:

INTERIOR

	Int. Assembly 4250	Int. Frame 4251	Int. Door 4252	Int. Trim 4253	Int. Sill/Threshold 4254	Int. Lintel 4255
Evaluation Code	OK	Good	Missing	Good	Good	Good
Notes:						

Notes: Door and hinges missing. Trim intact at Rm. 104. West jamb trim missing Rm. 103 (corner block, jamb trim and plinth block). Threshold intact = one of few remaining examples.

Sketch:

Lead Paint: Not Tested

Brawner Farm House Door Condition Assessment
Manassas National Battlefield Park

Door #	Location	Integrity Rating	Material/ Type	Condition Rating	Priority Rating	Treatment Level
108	East wall, Room 103	Good	Wood	Poor	Critical	Preserve/Repair

EXTERIOR

	Ext. Assembly 4150	Ext. Frame 4152	Ext. Door 4153	Ext. Trim 4154	Ext.Sill/ Threshold 4155	Ext. Storm/Scrn 4156
Evaluation Code	Poor	Poor	Poor	Poor	Poor	Evidence of exterior door
Notes:						

	Ext. Shutter/Blind 4157	Ext. Lintel 4158	Ext. Operator 4159
Evaluation Code:	N/A	Poor	Missing
Notes:			

Notes: Sill is gone. Bottoms of studs rotted. Side light panels damaged. White paint on exterior. Fragments of door and frame in house for future analysis.

INTERIOR

	Int. Assembly 4250	Int. Frame 4251	Int. Door 4252	Int. Trim 4253	Int. Sill/Threshold 4254	Int. Lintel 4255
Evaluation Code				Fair	Missing	
Notes:						

Notes: Most interior trim insitu = repairable. Remnants of door have knob escutcheon plate with raised metal floral motif. Rimlock insitu. Natural wood on interior (varnish).

Sketch: Type D2, 1985 HSR Drawings, Sheets 8 and 9/9.

Lead Paint: Tested with "Lead Check" swabs. Tested positive for lead residue in wood substrate. Little finish remains insitu due to exposure

Brawner Farm House Door Condition Assessment
Manassas National Battlefield Park

Door #	Location	Integrity Rating	Material/ Type	Condition Rating	Priority Rating	Treatment Level
201	Btwn. Rms. 201 and 202	Fair	Wood	Poor	Minor	Preserve/Repair
Interior North block	2nd floor					

EXTERIOR

	Ext. Assembly 4150	Ext. Frame 4152	Ext. Door 4153	Ext. Trim 4154	Ext.Sill/ Threshold 4155	Ext. Storm/Scrn 4156
Evaluation Code						
Notes:						

	Ext. Shutter/Blind 4157	Ext. Lintel 4158	Ext. Operator 4159
Evaluation Code:			
Notes:			

Notes: No door = no evidence of hinges. Floor very rotted in this area due to water damage.
No door, no trim Rm. 201 = no trim intentional as wallpaper overlaps door jamb edge. Water damage to north jamb.
Rm. 202 = no trim but not intended- (see plaster edges). Frame is c1904 reconstruction. Top of frame has rectangular opening- (uncovered by removal of trim boards). Wall dates to 1904 remodeling.

INTERIOR

	Int. Assembly 4250	Int. Frame 4251	Int. Door 4252	Int. Trim 4253	Int. Sill/Threshold 4254	Int. Lintel 4255
Evaluation Code						
Notes:						

Notes:

Sketch:

Lead Paint: Not tested

Brawner Farm House Door Condition Assessment
Manassas National Battlefield Park

Door #	Location	Integrity Rating	Material/ Type	Condition Rating	Priority Rating	Treatment Level
202	Btwn. Rms. 201 and 203	Fair	Wood	Fair	Serious	Repair

Interior = between north and south block, 2nd floor

EXTERIOR

	Ext. Assembly 4150	Ext. Frame 4152	Ext. Door 4153	Ext. Trim 4154	Ext.Sill/ Threshold 4155	Ext. Storm/Scrn 4156
Evaluation Code						
Notes:						

	Ext. Shutter/Blind 4157	Ext. Lintel 4158	Ext. Operator 4159
Evaluation Code:			
Notes:			

Notes:

INTERIOR

	Int. Assembly 4250	Int. Frame 4251	Int. Door 4252	Int. Trim 4253	Int. Sill/Threshold 4254	Int. Lintel 4255
Evaluation Code	Good	Good	?	Fair	Poor	Good
Notes:			Non-Extant			

Notes: Room 201 trim = simple plain faced trimboards. Architectural Fabric Investigation in 1987/89 dismantled trim from this location. Dashed 1985 drawings, but west jamb is missing from frame in Room 201. Other interior trim pulled from Rm. 201 = plaster line shows trim was used at this opening at some time. Trim located in room matches evidence for 1985 door swing- door missing.
Room 203 side = no trim found. Wall dates to 1904 remodeling of house

Sketch:

Lead Paint: Not tested

Brawner Farm House Door Condition Assessment
Manassas National Battlefield Park

Door #	Location	Integrity Rating	Material/ Type	Condition Rating	Priority Rating	Treatment Level
203	Btwn. Rms. 203 - 204	Good	Wood	Good	Minor	Clean/Repair

Interior - South block, 2nd floor

EXTERIOR

	Ext. Assembly 4150	Ext. Frame 4152	Ext. Door 4153	Ext. Trim 4154	Ext.Sill/ Threshold 4155	Ext. Storm/Scrn 4156
Evaluation Code						
Notes:						

	Ext. Shutter/Blind 4157	Ext. Lintel 4158	Ext. Operator 4159
Evaluation Code:			
Notes:			

Notes:

INTERIOR

	Int. Assembly 4250	Int. Frame 4251	Int. Door 4252	Int. Trim 4253	Int. Sill/Threshold 4254	Int. Lintel 4255
Evaluation Code	Good	Good	Fair	Fair	Poor	Good
Notes:						

Notes: Door is blind tenoned, no pegs visible at frame. Room 203 obverse - Jamb trim pulled. Plinth blocks pulled. North corner block pulled. South cornerblock damaged. Header and transom trim insitu. Room 204 - reverse - all trim insitu, some water staining from roof damage. Door slightly damaged. Hardware/knob and rimlock on reverse removed. Evidence of knob rose and key escutcheon on obverse. Keeper for rimlock is insitu at door jamb interior.

Sketch: Type D, 1985 HSR Drawing, Sheets 8 - 9/9.

Lead Paint: Not Tested

Brawner Farm House Door Condition Assessment
Manassas National Battlefield Park

Door #	Location	Integrity Rating	Material/ Type	Condition Rating	Priority Rating	Treatment Level
204	Closet Rm. 204	Good	Wood	Good	Minor	Preserve

Interior = South block, 2nd floor

EXTERIOR

	Ext. Assembly 4150	Ext. Frame 4152	Ext. Door 4153	Ext. Trim 4154	Ext.Sill/ Threshold 4155	Ext. Storm/Scrn 4156
Evaluation Code						
Notes:						

	Ext. Shutter/Blind 4157	Ext. Lintel 4158	Ext. Operator 4159
Evaluation Code:			
Notes:			

Notes:

INTERIOR

	Int. Assembly 4250	Int. Frame 4251	Int. Door 4252	Int. Trim 4253	Int. Sill/Threshold 4254	Int. Lintel 4255
Evaluation Code	Good	Good	Fair	Good/Fair	N/A	Good
Notes:						

Notes: All trim insitu. Door insitu = Rimlock and knob removed from obverse (Rm. 204). Knob rose insitu reverse. 3K hinges with 3 screws each (2). Door and trim = lightly or unfinished as per wood trim. Some water damage. Easily repaired and cleaned. 4 panel door is thru tenoned and frame is pegged compared to D203C in the hallway which is blind tenoned, as are the other doors in the house that are "D" style doors.

Sketch: Type D, See 1985 HSR Drawings, Sheets 8 = 9/9.

Lead Paint: Not tested

Brawner Farm House Door Condition Assessment
Manassas National Battlefield Park

Door #	Location	Integrity Rating	Material/ Type	Condition Rating	Priority Rating	Treatment Level
205	Btwn. Rms. 203 and 205	Good	Wood	Poor	Critical/ Serious	Repair

Interior = south block, 2nd floor

EXTERIOR

	Ext. Assembly 4150	Ext. Frame 4152	Ext. Door 4153	Ext. Trim 4154	Ext.Sill/ Threshold 4155	Ext. Storm/Scrn 4156
Evaluation Code						
Notes:						

	Ext. Shutter/Blind 4157	Ext. Lintel 4158	Ext. Operator 4159
Evaluation Code:			
Notes:			

Notes:

INTERIOR

	Int. Assembly 4250	Int. Frame 4251	Int. Door 4252	Int. Trim 4253	Int. Sill/Threshold 4254	Int. Lintel 4255
Evaluation Code	Poor	Poor	Poor	Poor	Poor	Poor
Notes:						

Notes: Poor condition due to excess water damage. This area of the building is severly damaged from previous water leaks. Rm. 205 = east jamb trim and cornerblock missing. Door is dismantled. Most pieces in room could be repaired. Door members may need individual repairs. Lock removed from lock rail = rim lock with knob. Knob rose and key escutcheon also removed. Blind tenoned construction is easily visible due to deconstructed nature of door. Rm. 203 = all trim insitu with water damage = could be repaired

Sketch: Type D, 1985 HSR Drawings, Sheets 8 = 9/9.

Lead Paint: Not tested

Brawner Farm House Door Condition Assessment
Manassas National Battlefield Park

Door #	Location	Integrity Rating	Material/ Type	Condition Rating	Priority Rating	Treatment Level
206	Closet Rm. 205	Good	Wood	Good/Fair	Minor	Repair/ Clean

Interior = South block, 2nd floor

EXTERIOR

	Ext. Assembly 4150	Ext. Frame 4152	Ext. Door 4153	Ext. Trim 4154	Ext.Sill/ Threshold 4155	Ext. Storm/Scrn 4156
Evaluation Code						
Notes:						

	Ext. Shutter/Blind 4157	Ext. Lintel 4158	Ext. Operator 4159
Evaluation Code:			
Notes:			

Notes:

INTERIOR

	Int. Assembly 4250	Int. Frame 4251	Int. Door 4252	Int. Trim 4253	Int. Sill/Threshold 4254	Int. Lintel 4255
Evaluation Code	Good/Fair	Good/Fair	Good	Fair	Fair/Poor	Good
Notes:						

Notes: Trim removed from room face = obverse = west jamb, plinth block and both cornerblocks removed. Door insitu = rim lock removed = knob gone. Knob rose insitu on reverse. 2-3K hinges with 3 screws each = rusted insitu = operable. Door = minor rodent gnaw marks at bottom; dirty with minor water damage (staining, swelling).

Sketch: Type D, 1985 HSR Drawings, Sheets 8 and 9/9.

Lead Paint: Not Tested.

Part 2. Treatment and Use

A. Introduction

PART 2. TREATMENT AND USE

INTRODUCTION

The purpose of this section is to provide treatment recommendations based on an approved ultimate treatment, the extant condition, and architectural and historical integrity of the historic Brawner Farm House (Douglas Hall/ House = Davis House). Through the NPS Value Analysis Study process and "Choosing By Advantage" system an ultimate treatment and use is determined as part of the NPS line item construction project review process. The two primary documents used as the basis for this section and the determination of approved ultimate treatment and use are:

- *Value Analysis Study Report for "Rehabilitate Brawner House" Manassas National Battlefield, Manassas, Virginia, PMIS 21326, MANA-279. Study Dates May 15-16, 2002.* Lidnsey Gardner, P.E., CVS, FSAVE, Study Team Leader. Prepared by: Alpha Corporation, Dulles, VA, with Value Engineering Consultant U.S. Cost, Inc., National Park Service, Denver Service Center, undated.

- *Project Review Report, Rehabilitate Historic Brawner Farm for Visitor Use.* Prepared by Thomas Fitzpatrick, P.E., Denver Service Center (DSC) Project Manager. U.S. Department of the Interior, National Park Service, Construction Project Review Process, July 3, 2002.

The Recommendations for Alternative D = Partial Adaptive Reuse of Brawner Farm House located in the *Value Analysis Study* have been approved by the National Park Service Development Advisory Board (DAB) on August 14, 2002 at Denver Service Center, Lakewood, Colorado. See Ultimate Treatment and Use section (following) for a discussion of appropriate treatment standards and definitions.

NOTE: Not all recommendations are possible at this time. See Alternate D description in following text sections.

The DSC *Project Review Report* describes the Current Proposal (Preferred Alternative & Rationale for Selection) as follows: "... the preferred alternative for this project involves the stabilization of the Brawner House structure and the adaptive reuse of the first floor of the house for interpretive space as the starting point of the Second Battle of Manassas tour". It goes on to describe, "... the alternative provides for... stabilization of the historic structure (which serves as a key landmark on the battlefield), rehabilitation and repair of the first floor to serve as point of contact for visitors (to include ADA access)". Further that, "This alternative had extremely high value when it came to preventing the loss of [natural] resources and protecting cultural resources (stabilizing house without intense use of the entire facility)."

Changes in the Current Project Scope Compared to the Original Proposal, also from the *Project Review Report*, indicates that, "it was decided that installation of utilities (phone, power [electrical], water, sewer) to the Brawner House would do irreparable damage to the site. Therefore, utility improvements to the house have been minimized (pre-design recommends photovoltaic devices for power to electrical devices)."

Alternative D, as presented in the *Value Analysis Study Report,* offers a more complete description of the treatment and use of the house and grounds. The following text is excerpted from Appendix 1, Alternative Schemes from the *Value Analysis Study Report.*

- Introduction To Alternatives: A new Alternative D was developed during the value analysis to reflect the thinking of the VA team, take advantage of more recent changes in park development, preserve resources, reduce cost and provide the highest level of interpretation possible with the funds available.

NOTE: This is a good alternative, as it will result in the least amount of damage to the historic structure.

- Development and Interpretation: The old house would be rehabilitated as part of this proposal and adapted for use to augment the interpretation of the second battle.

  No staff would be stationed at this location. No lighting, heating, air conditioning or rest rooms would be installed. The upstairs would be closed to visitors and used for light storage, if necessary. Outside, the original house foundations would be exposed, stabilized, and interpreted to help visitors understand the evolution of the structures on the site and that the existing house was built after, and as a direct result of the battle.

NOTE: At this time it is not possible to describe the exact evolution of the structure. Interpretive media could provide the visitor with a sense of how the building has changed over time, rather than try to explain what part, if any, of the structure was standing at the time of the engagement.

- Historic Scene Restoration: This alternative recommend adaptive use of the existing structure. The house would be retained in its present 1905 (sic) architectural form although missing porches would be rebuilt. There is no detail information available, or desire to return the structure to its circa 1868 form (sic).

  While the poor condition of the house has been seen as a major obstacle to it reuse, with more recent evaluation it has been found that the house is not in

as poor condition as earlier thought. A significant amount of rehabilitation would still be necessary.

Unlike Alternatives A, B, and C, few or no utilities are planned. The house would not include heating, air conditioning, electric lighting or any restrooms. It would simply be a day use facility and make use of natural light. No well or septic field is planned. The house would not have a fire sprinkler system. It is recommended to install fire and intrusion detection, consistent with other buildings in the park. These systems could be wireless, run off batteries or photovoltaic collectors. Alternatively, the electric telephone lines could be brought top the site. If telephone and electrical lines would be installed, they would be placed underground alongside the entrance road and access path to the house.

- Operations: The upstairs of the Brawner House would be left completely unfinished, but could be used for interpretive material storage.

Evaluation

The *Value Analysis Study Report* indicates certain treatments, as stated. However, treatment terminology is used imprecisely throughout the report, the alternatives and the cost estimate. Treatment descriptions range from "restoration" and "preservation" to "rehabilitation and repair" to "stabilization", etc. This interchanging of terminology to describe one approved project scope of work indicates a lack of understanding of treatment standards as per *The Secretary of the Interior's Standards for the Treatments of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstruction Historic Buildings (1995).* It is also difficult to determine the exact treatment standard to be employed.

The most detailed description of the approved treatment is in the Class B Construction Cost Estimate for Approved Alternate D from the *Value Analysis Study Report* (see Appendix). The intention of the line item estimate is to represent in precise language the outcome of the proposed treatment that is in the best interest of the structure. However, in an effort to be concise, the terminology employed in the various line item task descriptions to represent the work is either not accurate or misrepresents the intention of the actual treatments.

In many instances the line item cost estimate is directly contradictory to the treatments proposed elsewhere in Alternative D of the approved *Value Analysis Study Report.* The line item construction cost estimate is written such that its recommendations are not consistent with those made by the VA teams' structural engineer's Structural Investigation Report. This report was prepared after a full day inspection of the building. (See Appendix)

Part 2. Treatment and Use

B. Ultimate Treatment and Use

To resolve this inconsistency between the estimate and the two aforementioned reports, an interpretation of the line item language as a "proposed preservation treatment" is presented in the following Requirements for Treatment section.

ULTIMATE TREATMENT AND USE

TREATMENT: Various and different treatment recommendations are mentioned in the *Value Analysis Study Report* and the *Project Review Report.* Consequently they provide an unclear direction and inconsistent philosophical approach as it relates to the overall treatment for the Brawner Farm House.

However, the underlying philosophy and overall concept seem to be one of the sympathetic reuse of the building, without extensive repair or replacement. This concept is presented in the *Project Review Report* by the statement, "protecting cultural resources (without intense use)". This seems to fall within the National Park Service definition of "Preservation" as a treatment standard.

In order to clarify the various recommended treatment terms used in the previous reports the following explanation is offered.

"Stabilization" is no longer recognized as a treatment standard, it's type of work being relegated to "Preservation". Likewise "Repair" is now considered part of "Preservation"[1]. "Rehabilitation", "Adaptive use/ reuse" and other terms used in the *Value Analysis Study Report* and the *Project Review Report* may indicate a less sensitive approach to the treatment of the Brawner Farm House than is the generally anticipated outcome. **It is usually acknowledged that the most sensitive, and least intrusive, level of treatment is appropriate and desired, given the historical significance of the structure.**

The following definition of "Preservation" is from *The Secretary of the Interior's Standards for the Treatments of Historic Properties, 1995*[2]. This standard is used to develop and guide the recommended treatments in the following section (Requirements for Treatment) of this report.

- **Preservation** is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment;

[1] *The Secretary of the Interior's Standards for the Treatments of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstruction Historic Buildings.* National Park Service, Washington, D.C., 1995.
[2] Ditto.

however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

- **Preservation as a Treatment.** When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, preservation may be considered as a treatment. Prior to undertaking work, a documentation plan for preservation should be developed.

USE: AS stated earlier, the determination of use is made in the *Value Analysis Study* and the *Choosing By Advantage* system. As reported in approved *Alternative D = Partial Adaptive Reuse of the Brawner Farm House* the following uses have been identified and approved:

- Cellar = No permanent use, restricted to park maintenance access. The interior of this space will not be accessible to the public at any time.

- First Floor = Point of contact for visitors, interpretive space as the staring point for the Second Battle of Manassas tour. No utilities or building services will be introduced to the structure.

- Second Floor = No public access will be permitted to these areas due to their designation as preservation zones within the building. Controlled access may be permitted by park management under special circumstances for maintenance, security, further conservation of historic fabric, and use as a temporary staging area for park interpretation staff. There will be no permanent use. Light storage (if necessary) of interpretive materials should be kept to a minimum and at no time should be in contact with historic fabric. No staff will be stationed at this location. NOTE = light storage must be restricted by weight by structural engineer and posted within building. Floor loading limitations will determine type and quantity of storage.

- Attic = No public access will be permitted to these areas due to their designation as preservation zones within the building. Controlled access may be permitted by park management under special circumstances for maintenance, security, and further conservation of historic fabric. There will be no permanent use and no storage permitted.

Part 2. Treatment and Use

C. Requirements for Treatment

REQUIREMENTS FOR TREATMENT

RECOMMENDED TREATMENTS

This report does not include recommendations for Short Term (Mothballing) Stabilization = see Structural Investigations Report by Alpha Corporation.

The following recommended treatments have been developed to represent the preservation alternative for the ultimate treatment of historic fabric within this development project. A range of impacts to historic fabric will change the level of integrity, but the character defining features can be retained whether preservation or rehabilitation is the ultimate selected level of treatment.

Authors Note: For comparative purposes the actual *Value Analysis Study Report* Line Item Treatment indicated in the cost estimate is given within each treatment recommendation. These are noted as **"VA".** These statements will translate to the actual work tasks specified in the construction package.

Also included in the Requirements for Treatment statements are direct citations from *The Secretary of the Interior's Standards for the Treatments of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstruction Historic Buildings.* These citations are directly applicable to item description statements in the line item cost estimate.

They are noted as **"NPS - NOT RECOMMENDED".** This language is intended to illustrate the difference between the Recommended Treatments provide by this report and the "Not Recommended" treatments, especially where the cost estimate line item description falls directly into this category.

The Recommended Treatments presented by this report are consistent with the preservation standard as per *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (1995).* They are also in accordance with the National Park Service policy and guidelines as presented in *Director's Order No. 28 = Cultural Resource Management Guidelines.*

This section of the report is organized using the same outline as in the condition assessment section of the report. It is based on the Facility Condition Assessment System (FCAS) recently implemented by the National Park Service.

Exterior Structure Features

Exterior Wall Surface Cover (Horizontal Lap Siding Boards)

The exterior wall surface is covered with wood horizontal lap siding boards (non-tapered). These historic siding boards date from the 1904 transformation of the house.

All exterior siding boards on the building, that are in good or fair condition, will be preserved and repaired in-situ.

Siding that has been removed to aid in the structural/ architectural investigation (or will be removed due to exterior structural repairs to the superstructure) will be reinstalled in its original location, if known, or in a suitable and appropriate location - where the installed piece matches the adjacent pieces in color, texture and weather marks.

Selected pieces may be removed for structural repair purposes and then reinstalled. Carefully remove and retain siding as required so it is not damaged.

If individual siding members are determined too damaged for continued use it will be replaced with new date stamped siding to match the existing ½ inch x 5 inch random length boards.

If structural repairs do not require removal of siding it will remain intact where it is in good condition.

Do not reuse historic siding from another location to repair places where siding has been removed or is non-extant.

VA = Remove Exterior Lap Siding, Install Lap Siding & Corner Trim.

NPS = NOT RECOMMENDED = Altering wood features, which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Replacing historic wood features instead of repairing or replacing only the deteriorated wood; not recommended.

Exterior Wall Structure

Reference the Structural Investigation Report for detailed analysis and specific non-destructive recommendations. The following is a synopsis of the structural engineers' report in conjunction with notes by the historical architect.

Historic frame structure will be repaired in-situ. Historic framing members are to be retained and repaired in-situ even if damaged. Structural materials that are severely deteriorated are also to be repaired. Supplemental structural members

should be added to support damaged historic framing members. Localized areas of severe water damage and deterioration of the frame will require more substantial selective repair, supplemental bracing and replacement of rotted structural members, but not wholesale reconstruction.

Deteriorated sill plates at both the north and south blocks will be repaired; damaged sections will be replaced with material of similar characteristics. Supplemental framing members (a.k.a. scabs or sisters) will be integrated into the damaged frame to carry the load and provide nailing surfaces for floor boards, lath, trim, etc. All floor joists are salvageable and will be braced using supplemental framing material. Wall frame members that are deteriorated at the lower extremities will be braced with supplemental wall frame members added from the exterior or interior. Total removal and/ or replacement of historic frame members should not occur.

VA = Replace Damaged 1st Floor Wall Studs/ Plates, Replace Damaged 1st Floor Joists, Replace 1st Floor Beams (Sills?), Replace Damaged 2nd Floor Ceiling Joists, Replace Damaged 2nd Floor Wall Studs/ Plates, Replace Damaged 2nd Floor Joists, Replace/ Repair 2nd Floor Beams..

NPS = NOT RECOMMENDED = Replacing a structural member or other feature of the structural system when it could be augmented and retained or when limited replacement of deteriorated and missing portions is appropriate; not recommended.

Exterior Wall Insulation

The historic clay and straw mixture composite material will be preserved in-situ. Protect during adjacent wall repairs at inside ell location = south wall of north block at west gable end of structure. Consult plaster conservator or architectural materials conservator for further details. Material may require fumigation to drive out the imbedded undesired nesting insects. Conservation of historic exterior wall plaster should be part of overall building rehabilitation package.

Do not add modern insulation in exterior wall cavities, there is no physical evidence of wall insulation in the south block or the second floor of the north block. This would be an unnecessary action given the approved use of the structure = insulation walls are not required.

VA = Building Feature Not Listed/ Included in Class B Cost Estimate Totals.

NPS = NOT TRECOMMENDED = Altering or removing features that are important in defining the overall historic character of the building, so that, as a result, the character is diminished. Removing historic exterior wall insulation that could be preserved, repaired and conserved; not recommended.

Exterior Wall Trim (Also see Exterior Horizontal Lap Siding Boards)

Corner Boards = repair existing exterior trim rather than replace. Treatment similar to that described for exterior surface covering = horizontal lap siding.

Gable End Rake Boards (Barge Boards) = repair existing exterior trim rather than replace. Rake boards are in fair condition and need only minor carpentry repairs. Treatment similar to that described for exterior surface covering = horizontal lap siding.

VA = Remove Exterior Lap Siding, Install Lap Siding & Corner Trim.

NPS = NOT RECOMMENDED = Altering wood features, which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Replacing historic wood features instead of repairing or replacing only the deteriorated wood; not recommended.

Exterior Cornice

Includes fascia, soffit and crown molding strips = Cornice will receive selected carpentry repairs. Large sections are intact and in good condition. Areas of severe water damage may require replacement especially in conjunction with wall and roof frame repairs. Repair only deteriorated sections.

VA = Replace Roof Framing, Replace Roof Substrate

NPS = NOT RECOMMENDED = Altering wood features, which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Replacing historic wood features instead of repairing or replacing only the deteriorated wood; not recommended.

Exterior Eave & Soffit Boards at Roof Eaves

See Cornice.

Exterior Window Unit

Exterior Window Unit = Overall

This is an overall evaluation of **exterior** window units. A detailed window repair schedule should be part of the design phase of the proposed rehabilitation project. Overall, window units (this includes the frame of the rough opening, the window frame = sill, lintel, jambs, the sash frames, operating hardware, glass, glazing putty, finish, and exterior and interior trim) are in poor condition. Many are severely deteriorated and the rough opening and window frame will need to be reconstructed. Many of the sash frames are damaged and will need to be repaired although many are in good condition and need only to be reconditioned.

All window sashes need to be reglazed and refinished. Existing historic glass should be retained and reinstalled. Window operating hardware = the sash weights = are located in the weight pockets integral with the frame. These can be reused although they need to be restrung.

All exterior window frames and trim need to be prepped and painted.

VA = Remove Window Sash and Frame (17), Repair Window Frame (12), Replace Window Frame (5), Install Window Sash (17), Install Window Trim (17)

NPS = NOT RECOMMENDED = Replacing an entire window when limited replacement of deteriorated and missing parts is appropriate. Using replacement material that does not match the historic window. Retrofitting or replacing windows rather than preserving the sash, frame, and glazing. Removing material that could be repaired; not recommended.

Exterior Door Assembly

Exterior Door Assembly = Overall

This is an overall evaluation of the exterior door assemblies. A detailed door assembly repair schedule should be part of the design phase of the proposed rehabilitation project. A door survey is attached as part of this report.

Overall, exterior door assemblies (this includes the frame of the rough opening, the exterior door frame, door, exterior and interior door trim, door sill/ threshold, lintel, and hardware) are in poor condition. Several have severe water damage and extensive structural damage including associated repairs to the building superstructure.

Several doors and elements of the frame exist in-situ and are repairable.

VA = Remove Exterior Doors and Frames (4), Repair Door Frames (4), Install New/ Repaired Frames (4), Install New Exterior Doors/ Hardware (4), Install Exterior Door Trim (4).

NPS = NOT RECOMMENDED = Replacing an entire door assembly when limited replacement of deteriorated and missing parts is appropriate. Using replacement material that does not match the historic door assembly. Retrofitting or replacing doors rather than preserving the door, frame, and trim. Removing material that could be repaired; not recommended.

Exterior Finish (i.e., Paint, Whitewash)

Exterior Horizontal Lap Siding Boards, Trim and Cornice Finish

Exterior paint analysis would determine exact composition and color of historic exterior finish. All exterior wood building features carry a trace amount of pigment in protected locations. The extant pigment fragments have been in-situ approximately 50 to 60 years given the amount of weatherization that has occurred to the exposed wooden elements and the size of the remaining pigment fragments.

Horizontal lap siding boards appear to have had a white finish; possibly originating as whitewash and later changed to paint. The trim (corner boards, eaves, cornice and exterior window and door trim appears to have been painted green.

All exterior wood building features will be painted. A historic finish/ paint analysis is needed to determine the paint scheme and to provide scientific determination of the exact pigment of the original and most recent finishes.

VA = Building Feature Not Listed/ Included in Class B Cost Estimate Totals.

NPS = NOT RECOMMENDED = Failing to undertake adequate measures to assure the protection of wood features. Removing wood that could be repaired or using improper repair techniques; not recommended.

Exterior Porch

Exterior Porches are non-extant. Physical evidence in the way of roof flashing remnants indicates a large porch on the east elevation. There is no physical evidence to indicate exact porch width, roof type or slope of porch roof, rail, posts, other decorative features, step, step locations, or pier locations.

The cellar bulkhead entry was apparently covered at a later date with a gable roof covering. Remnants of side wall flashing are visible at the siding boards of

the west elevation immediately above the bulkhead entry. There is no other indication of its structure, material, or design.

Exterior doors in the north elevation, the inside ell section of the house (SE corner) at the south side of the north block and the west side of the south block are all elevated well above the existing ground level. This would indicate a small porch or stair leading to these doors. There is no physical evidence for any of these features.

Additional archeological field investigations are required to determine the locations and sizes of the porches.

All porches should be reconstructed only when there is physical or historical documentation to meet NPS standards for reconstruction of missing elements. All reconstructed elements will clearly be identified as contemporary re-creations.

VA = Install Porch Roof Framing, Install Porch Roof Substrate, Install Porch Standing Seam Metal Roof, Install Porch Copper Gutters, Install Porch Copper Down Spouts, Install Porch Floor Joists, Install Porch Floor Substrate (1 x 6 fir), Install Rams to Porch Level, Install Hand Rails to Porch Perimeter.

NPS = NOT RECOMMENDED = Undertaking a reconstruction based on insufficient research, so that, as a result, a historically inaccurate building is created. Reconstructing features that cannot be documented historically or for which inadequate documentation exists, not recommended.

Exterior Stair

Exterior Stair Structure (Non-Historic)

A temporary wood stair has been placed at the exterior of D104, inside ell at west elevation, south block. This is used for temporary access into the structure. It is not intended as a permanent stair and will be removed as part of the proposed rehabilitation project.

Exterior Cellar Access Stair

Concrete structure circa 1916, in good condition. Modern concrete blocks used to block the opening for the first step down into the cellar will be removed. Entry area requires protective covering to secure opening.

See Foundation = Cellar.

VA = Building Feature Not Listed/ Included in Class B Cost Estimate Totals.

Roof

Roof Surface Cover

The existing roof surface cover is made up of three (3) types of sheet metal roof materials. The oldest and most historic is the hand-crimped standing seam metal pan roof. There are also two generations of repair material both of which are corrugated galvanized metal panels; both are incompatible with the older metal pan roof system and should be eventually removed.

While not the original roof on the structure (see Fabric Analysis) the existing hand crimped standing seam galvanized metal roof could be repaired with appropriate materials and techniques. Properly repaired the roof could have a service life of approximately 30 years. An assessment and analysis of the damage to the historic metal roof should be made by historic sheet metal roof professionals (Vulcan Roof Company, Vermont). A treatment plan and specifications should be determined to repair the existing historic hand-crimped metal pan roof.

VA = Remove Sheet Steel Roofing, Install Standing Seam Metal Roof.

NPS = NOT RECOMMENDED = Altering the roof and roofing materials which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Replacing historic roofing materials instead of repairing or replacing only the deteriorated material is not recommended. Changing the type or color of roofing materials is not recommended.

Roof Structure

Reference the Structural Investigation Report for detailed analysis and specific recommendations. The following is a synopsis of the structural engineers' report in conjunction with notes by the historical architect.

Similar to Exterior Wall Structure overall the roof frame system is in good condition. There are localized areas of deterioration related to the failure of he roof covering system. As per the structural investigation, all roof frame damage will be repaired.

Historic frame structure will be repaired in-situ. Historic framing members are to be retained and repaired in-situ even if damaged. Structural materials that are severely deteriorated are also to be repaired. Supplemental structural members should be added to support damaged historic framing members. Localized areas of severe water damage and deterioration of the frame will require more substantial selective repair, supplemental bracing and replacement of rotted structural members, but not wholesale reconstruction.

Supplemental framing members (a.k.a. scabs or sisters) will be integrated into the damaged frame to carry the load and provide nailing surfaces for cornice, soffit, fascia, trim, etc. All attic floor joists are salvageable and will be braced using supplemental framing material as described in structural analysis. Total removal and/ or replacement of historic frame members should not occur.

VA = Replace Roof Framing, Replace Roof Substrate

NPS = NOT RECOMMENDED = Replacing a structural member or other feature of the structural system when it could be augmented and retained or when limited replacement of deteriorated and missing portions is appropriate.

Roof Sheathing Boards

Repair localized areas of water damage.

VA = Replace Roof Framing, Replace Roof Substrate

NPS = NOT RECOMMENDED = Replacing a structural member or other feature of the structural system when it could be augmented and retained or when limited replacement of deteriorated and missing portions is appropriate.

Chimneys

Chimney Structure, Chimney Cap, Flue Stack

Chimneys will not be operable.

Reconstruct the dismantled west gable chimney of the north block. Photographs used in the 1985 HSR indicate the appearance of the chimney. Chimney was dismantled by park maintenance to prevent collapse c. 1990-2.

Minor masonry repairs include repointing open mortar joints above the roof line. Other repairs include removal of steel plate chimney cap and replacement with properly designed chimney cap that prevents water and rodent infestation of the stacks/ flues. Stacks/ flues can be used for passive ventilation by opening the top of the chimney.

VA = Repair Chimneys and Stabilize.

Roof Flashing

Chimney Step Flashing

Inferior quality sheath metal flashing will be removed and replaced with proper reglet type step flashing at the base of the chimneys. Recommend lead coated

copper or some other durable sheet metal for flashing as it is compatible with either wood shingles or sheet metal roof system.

VA = Building Feature Not Listed/ Included in Class B Cost Estimate Totals.

Roof Drainage System

Install half round metal gutters and round diameter section downspouts and all associated hardware. Gutter hangers should be attached to roof sheathing boards and downspout anchors should be attached to corner boards. Downspouts should be connected to a new underground drainage system that carries the roof discharge to a downslope location or dry well or, to prevent ground disturbing activity, downspouts should be outfitted with 4 foot extensions to carry roof discharge away from the structure foundation. See Fabric Analysis for description of roof drainage system.

All new gutters and downspouts should be fabricated with material appropriate to the type of structure. Lead coated copper, terne-coated copper, zinc or pre-finished galvanized metal would be appropriate materials for the roof drainage system. Copper is not appropriate as the color of the material is not compatible.

VA = Install Copper Gutter, Install Copper Down Spouts.

NPS = NOT RECOMMENDED = Using replacement material that does not match the historic feature is not recommended (i.e., copper instead of terne coated metal or tin).

Roof Finish

Not applicable. Sheet metal roof was unfinished; current rusted surface is in good condition and does not need to be removed. Wood shingles found in attic also indicate unfinished surface.

VA = Building Feature Not Listed/ Included in Class B Cost Estimate Totals.

NPS = NOT RECOMMENDED = Using replacement material that does not match the historic feature is not recommended.

Foundation

Archeological Feature = Below Grade Ante-bellum Stone Foundation

Not included as part of structure report. Archeological clearance would be a major component of any ground disturbing activity in the immediate area. Regional Archeologist to be consulted for recommended treatment.

Above Ground Stone Perimeter Foundation (Not Archeological Feature)

Additional archeological, architectural and structural investigation is needed to determine actual foundation conditions of the extant stone perimeter foundation walls and integrated wall piers. Extant stone walls to be repaired and strengthened as per Structural Investigation Recommendations. No evidence of soil settlement indicates solid bearing and no indication of a need to reconstruct from the ground up.

Cellar

The concrete wall and floor do not require direct structural treatment. These are not load bearing structural features of the house as they are constructed within the footprint of the stone perimeter foundation system. Horizontal crack in cellar walls and floor slab are not of load bearing concern.

Need for New Foundation System with Modern Underpinning

As stressed in both the Preliminary Structural Evaluation and the Structural Investigation report the historic stone foundation can be repaired and used to carry a structural load. One recommended method of strengthening the historic foundation is described as providing a new structural support system behind the stone foundation to provide the structural stability (load carrying capacity). This is essentially a load transferring technique used to relieve the historic foundation of most of the load it is carrying and transferring the load to a new foundation designed to be inserted under the existing structure.

VA = Repairs to Building Foundation, Jack Building and Shore, Hand Excavate Footing (sic), Install Foundation Perimeter, Reset Stacked Stone Foundation.

NPS = NOT RECOMMENDED - Altering masonry features, which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Replacing historic masonry features instead of repairing or replacing only the displaced stone and mortar; not recommended.

Site Drainage

Positive site drainage is necessary around the base of the building to drain water away from building foundation.

VA = Building Feature Not Listed/ Included in Class B Cost Estimate Totals.

Perimeter Structure Drainage

A critical objective to achieve is preventing water from seeping through the concrete cellar walls into the cellar. This will require a roof drainage system for the entire roof area and possibly a foundation waterproofing system along the building perimeter adjacent to the cellar walls at the east and west elevations. This may be implemented incrementally; first install and test roof drainage system, if water continues to percolate into cellar add foundation waterproofing in the specific areas it is required.

VA = Building Feature Not Listed/ Included in Class B Cost Estimate Totals.

Interior Structure Features

Preservation is the proposed treatment for the interior of the Brawner Farm House. The first floor room interior surfaces, materials and finishes will be preserved retaining character-defining features; they will be repaired and returned to good condition. The second floor rooms will have extant surfaces cleaned and finishes preserved as-is retaining character-defining features; materials and finishes will be stabilized but extensive repair techniques and replacement of non-extant fabric will not be employed.

Retention of historic surfaces, structure and finishes is the primary goal of preservation of a historic interior. Stabilization and preservation is a very "hands-off" type of treatment activity. Stabilization provides protective conservation treatments to sustain historic fabric in-situ, without restoration and with heroic conservation efforts. Preservation provides for long term care and maintenance of the character defining features.

A historic finish/ paint/ wallpaper analysis is needed to determine the interior finish scheme for the rehabilitated first floor interior surfaces (floors, walls, ceilings, trim, windows, and doors). This would also provide scientific determination of the exact materials and products used to decorate the house at various points in time including first layer (original) and most recent finishes in sequential order.

Interior Wall Surface/ Finish, Wall Structure, Architectural Wall Trim

First Floor = Retain all in-situ plaster and wood lath in good repair, remove all dangerously loose and water damaged plaster, remove water damaged wood lath, repair damaged areas of plaster and wood lath using traditional plaster and wood lath repair techniques.

Second Floor = Retain all in-situ plaster and wood lath in good repair, remove all dangerously loose and water damaged plaster, remove water damaged wood lath. Damaged areas of plaster and wood lath will not be repaired.

Interior Ceiling Surface/ Finish, Ceiling Structure

First Floor = Retain all in-situ plaster and wood lath in good repair, remove all dangerously loose and water damaged plaster, remove water damaged wood lath, repair damaged areas of plaster and wood lath using traditional plaster and wood lath repair techniques.

Second Floor = Retain all in-situ plaster and wood lath in good repair, remove all dangerously loose and water damaged plaster, remove water damaged wood lath. Damaged areas of plaster and wood lath will not be repaired.

VA = Remove Wall Plaster, Remove Ceiling Plaster, Remove & Salvage Woodwork & Trim, Install Backer Board Ceiling and Walls, Skim Coat Plaster Ceiling and Walls, Install Architectural Woodwork Trim, Paint Walls and Ceilings.

NPS = NOT RECOMMENDED = Replacing historic interior features and finishes instead of repairing and replacing only the deteriorated material. Removing historic finishes, such as paint and plaster is not recommended. Replacing an entire interior feature when limited replacement of deteriorated and missing parts is appropriate is not recommended.

Failing to stabilize a deteriorated or damaged interior feature or finish until additional work is undertaken, thus allowing further damage to occur to the historic building is not recommended.

Interior Floor Surface/ Finish

First Floor = Separate treatments are required for north blocks rooms vs. south block rooms. North block rooms require selective replacement and repair of damaged floor areas. Floor boards have been removed for structural/ architectural investigation. Many of these can be reinstalled. Repairs to the floor frame system are compatible with retention of high integrity floor boards. South block rooms retain floors in-situ in good condition and require little or no repairs.

Second Floor = North and south block rooms treated similarly, only structural repairs to floor frame required. Floor boards to be overlaid with loose laying plywood. In selected areas where floor boards are severely water damaged plywood will be fastened to studs to provide structural connection required. Additional supplemental blocking may be required.

VA = Replace 1st Floor Sub Floor (1 x 6 fir), Replace 2nd Floor Sub Floor (1 x 6 fir), Install new finish floor (1 x 4 T&G fir), Finish Floors.

Note: VA recommendations indicate a clear misunderstanding or misrepresentation of treatment requirements.

NPS = NOT RECOMMENDED = Replacing historic interior features and finishes instead of repairing and replacing only the deteriorated material. Replacing an entire interior feature when limited replacement of deteriorated and missing parts is appropriate; not recommended. Failing to stabilize a deteriorated or damaged interior feature or finish until additional work is undertaken, thus allowing further damage to occur to the historic building; not recommended.

Interior Window Unit

Interior Window Trim, Window Hardware, Window Sash Frame and Trim, Window Sill

This is an overall evaluation of interior window unit features. A detailed window repair schedule should be part of the design phase of the proposed rehabilitation project. Overall, window units (this includes the frame of the rough opening, the window frame = sill, lintel, jambs, the sash frames, operating hardware, glass, glazing putty, finish, and interior trim) are in poor condition. Many are severely deteriorated and the rough opening and window frame will need to be reconstructed. Many of the sash frames are damaged and will need to be repaired although many are in good condition and need only to be reconditioned.

All window sashes need to be reglazed and refinished. Existing historic glass should be retained and reinstalled. Window operating hardware = the sash weights = are located in the weight pockets integral with the frame. These can be reused although they need to be restrung.

All interior window frames and trim need to be repainted.

VA = Remove Window Sash and Frame (17), Repair Window Frame (12), Replace Window Frame (5), Install Window Sash (17), Install Window Trim (17)

NPS = NOT RECOMMENDED = Replacing an entire window when limited replacement of deteriorated and missing parts is appropriate. Using replacement material that does not match the historic window. Retrofitting or replacing

windows rather than preserving the sash, frame, and glazing. Removing material that could be repaired; not recommended.

Interior Door Assembly

Interior Door Frame, Door Leaf, Door Trim, Door Sill/ Threshold, Door Lintel, Door Hardware.

This is an overall evaluation of the interior door assemblies. *A detailed door assembly repair schedule should be part of the design phase of the proposed rehabilitation project.* **A door survey is attached as part of this report**.

Overall, interior door assemblies (this includes the frame of the rough opening, the interior door frame, door, interior door trim, door sill/ threshold, lintel, and hardware) are in poor condition. Several have severe water damage and extensive structural damage including associated repairs to the building superstructure.

Several doors and elements of the frame exist in-situ and are repairable. Many interior doors require only minimal repair and cleaning.

VA = Repair/ Refinish Interior Doors & Frames, Install Interior Doors & Frames (10), Finish Woodwork & Doors.

NOTE: The VA description is vague concerning the exact number and location designation of door repair/ refinish work. Since many doors need only to be cleaned and lightly repaired, wholesale refinishing is inappropriate treatment. A detailed door repair schedule should be part of the preservation package.

NPS = NOT RECOMMENDED = Replacing an entire door assembly when limited replacement of deteriorated and missing parts is appropriate. Using replacement material that does not match the historic door assembly. Retrofitting or replacing doors rather than preserving the door, frame, and trim. Removing material that could be repaired; not recommended.

Interior Stair Assembly

Interior Stair Structure, Stair Railing

Interior stair assemblies = one at the north block and one at the south block, are in good condition. Both have been subjected to structural/ architectural investigation and have been partially dismantled with the intention of being reassembled. Stair components are in-situ and need only be reassembled by a skilled preservation carpenter. This may explain the VA note to replace risers and treads. Risers and treads do not need to be replaced.

South block stair (ST102) is missing the main newel post, hand rail and stair balusters prior to NPS ownership. Sections of all missing railing components have been identified through architectural investigation and railing should be restored / reconstructed based on these artifacts. Finish on stair is intact and needs only to be cleaned and retouched. Reconstruct newel post, handrail, stair balusters and other trim materials. Stair treads and risers and all associated trim should be retained.

North block stair needs partial reassembly of dismantled components and cleaning. 2nd floor later period railing needs to have newel post connection with floor frame strengthened.

VA = Replace Stair Railing, Newels, Treads and Risers.

NPS = NOT RECOMMENDED = Replacing an entire stair assembly when limited replacement of deteriorated and missing parts is appropriate. Using replacement material that does not match the historic stair assembly. Retrofitting or replacing stair assemblies rather than preserving the historic material is not recommended. Removing material that could be repaired; not recommended.

Building Utility Systems

Building Utility Systems = it has been determined that the following utility systems will not be installed. This includes electric, water, telephone, heating and cooling (HVAC).

VA = Building Utility Systems Not Listed/ Included in Class B Cost Estimate Totals.

NPS = NOT RECOMMENDED = Installing a new building utility system so that character-defining, structural or interior features are radically changed, damaged, destroyed, or obscured.

Health and Life Safety

Fire Detection = A smoke and heat detection system has been approved for installation. A photovoltaic system is recommended as it has been determined that electrical service will not be supplied to the house. In no case should conduit or any other device be fastened directly to historic fabric. Supplemental wood framing should be inserted to support this system.

Fire Suppression = It has been determined that a fire suppression (sprinkler) system will not be installed.

Hazardous Materials = A hazardous material survey has not been completed for the Brawner Farm House. Simple field tests for lead containing finishes indicated

that lead is present in some of the exterior and interior wood trim. Testing of door surrounds was conducted and results will be located in the Door Survey. No testing was done for asbestos containing materials or other potentially hazardous materials

Intrusion Detection and Alarm System = An intrusion detection and alarm system has been approved for installation. A photovoltaic system is recommended as it has been determined that electrical service will not be supplied to the house. In no case should conduit or any other device be fastened directly to historic fabric. Supplemental wood framing should be inserted to support this system.

Lightning Protection System = not determined by Value Analysis. It is recommended that a visually sympathetic system be installed for building protection.

Public Heath = Determined not applicable.

Seismic = Manassas, Virginia is located in Seismic Zone 2 which predicts *moderate damage* in the event of earthquake activity = level of activity not indicated. No special structural alterations have been made or are proposed to the building to mitigate the effects of a moderate earthquake. Source: *Seismic Risk Map of the Coterminous United States*, by S.T. Algermissen, "Seismic Risk Studies in the United States", proceedings of the Fourth World Conference on Earthquake Engineering, 1997.

VA = Building Health & Life Safety Features Not Listed/ Included in Class B Cost Estimate Totals.

NOTE: Interior intrusion alarm, smoke and heat detection systems will have visual effect on interior of building.

NPS = NOT RECOMMENDED = Installing a new building system so that character-defining, structural or interior features are radically changed, damaged, destroyed, or obscured.

NPS = RECOMMENDED = Complying with health and safety codes [and practices], including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

CODE COMPLIANCE ISSUES

Federal legislation and NPS policies clearly stipulate that as historic structures are preserved and rehabilitated attempts should be made to meet applicable nationally accepted model building codes to the maximum extent feasible.

Compliance with the nationally accepted codes does not automatically trigger a complete code based upgrade. Alternative criteria do exist for alterations to historic structures. These typically encourage flexibility in the literal application of the code intent.

General Code Compliance = The Public Buildings Amendment Act of 1988 instructs Federal agencies to follow, "to the maximum extent feasible", as determined by the administrator or head of the agency, the "...nationally recognized model building codes and other applicable nationally recognized codes such as electrical codes, and fire and life safety codes."

The intent of the National Park Service is to adhere to the pertinent national, state, and local codes to the maximum extent feasible.

The Federal government, in this case the National Park Service, is the "authority having jurisdiction" within the park boundaries. For those projects assigned by the regional office or park, the regional office assumes the role of local jurisdictional authority and retains code review and waiver granting responsibility The park safety officer, with regional oversight, may participate and/ or act as the code reviewing authority.

Codes that should be reviewed include:

- Building Officials and Code Administrators (BOCA) National Building Code, 1999
- National Fire Protection Association 101 (NFPA-101), Life Safety Code, 2000
- National Fire Protection Association 70 (NFPA –70), National Electrical Code, 1996
- Uniform Federal Accessibility Standards (UFAS), 1988
- Americans with Disabilities Act of 1990, as Amended (ADA, ADAAG)
- National Historic Preservation Act of 1966, as Amended (NHPA)
- The Secretary of the Interiors Standards for the Treatment of Historic Properties (36 CFR 67)

IMPACT OF RECOMMENDED TREATMENT ON THE INTEGRITY OF THE HISTORIC FABRIC

Summary of Current State of Integrity –

Impact of Recommended Treatments -

Part 2. Treatment and Use

D. Alternatives for Treatment

ALTERNATIVES FOR TREATMENT

Alternatives for Treatment section not included as treatment has been determined and approved prior to the issuance of this report. Reference the following referenced documents for full disclosure of alternatives considered as part of the management process to determine the ultimate treatment and use of the historic Brawner Farm House.

- *Value Analysis Study Report for "Rehabilitate Brawner House" Manassas National Battlefield, Manassas, Virginia, PMIS 21326, MANA-279. Study Dates May 15-16, 2002.* Lidnsey Gardner, P.E., CVS, FSAVE, Study Team Leader. Prepared by: Alpha Corporation, Dulles, VA, with Value Engineering Consultant U.S. Cost, Inc., National Park Service, Denver Service Center, undated.

- *Project Review Report, Rehabilitate Historic Brawner Farm for Visitor Use.* Prepared by Thomas Fitzpatrick, P.E., DSC Project Manager. U.S. Department of the Interior, National Park Service, Construction Project Review Process, July 3, 2002.

END of SECTION

Part 3. Record of Treatment

A. Completion Report
B. Technical Data
C. As-Constructed Drawings

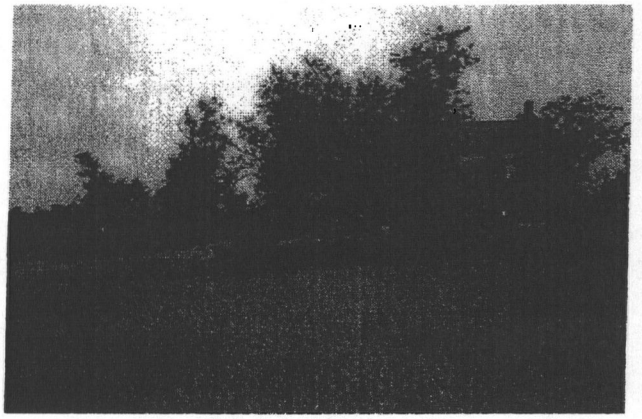
These sections to be completed after the recommended treatments have been performed. It is issued as a separate document. See NPS Directors Order #28, Cultural Resources Management Guidelines.

Appendices

Appendix A

Administrative

Brawner Farm



Identification:

Preferred Structure Name: Brawner Farm

Structure Number: BRWNFRM

Other Structure Name(s):

	Other Structure Name(s)
1.	Douglas Hall (BY 1891)
2.	Bachelor's Hall (BY 1841)

Park: Manassas National Battlefield Park

Historic District:

	Historic District
1.	Manassas NBP Historic District

Structure State: Virginia

Structure County: Prince William

Region: National Capital

Administrative Unit: Manassas National Battlefield Park

LCS ID: 045553

UTM:

	Zone	Easting	Northing	Source	Datum
1.	18	277270	4298970		

Historical Significance:

National Register Status: Entered - Documented

National Register Date: 10/15/1966

National Historic Landmark?: No

Significance Level: Contributing

Short Significance Description: The Manassas Battlefield Historic District contains over 5,500 acres of Virginia landscape historically significant for its association with the First Battle of Manassas on July 21, 1861 and the Second Battle of Manassas on August 28-30, 1862.

Long Significance Description: The Brawner farm plays an important role in the interpretation of the battle, as well as the architectural evolution of the area before and after the war. John Brawner occupied the house in 1857, which was once known as Bachelor's Hall. During the war on August 28, 1862, the Brawner property was severely scarred, although the farm continued to harvest during 1862. The original 1841 structure was a four-room chimney plan structure that measured 24 feet by 31 feet with cut sandstone and field stone footers. In 1858, Augusta Douglas had the building expanded over a portion of the southern foundation of Bachelor's Hall.

Construction Period:

Construction Period: Historic

Chronology:

	Physical Event	Begin Year	Begin Year AD/BC	End Year	End Year AD/BC	Designer	Designer Occupation
1.	Built	1841	AD	1851	AD	Douglas, George and Augusta	Other
2.	Altered	1857	AD	1857	AD	Brawner, John and Jane (leased)	Other
3.	Altered	1862	AD	1862	AD	Damaged in 2nd Manassas 8/28/62	Other
4.	Restored	1868	AD	1868	AD	Brawner, Augusta (rebuilt by)	Other
5.	Preserved	1989	AD	1990	AD	Repaired by the NPS	Other
6.	Stabilized	2001	AD	2001	AD	Repaired by NPS	Other

Function and Use:

Primary Historic Function: Single Family Dwelling

Primary Current Use: Ruin

Structure Contains Museum Collections?: Yes

Other Functions or Uses:

	Other Function(s) or Use(s)	Historic or Current
1.	Agricultural Outbuilding	Historic

Physical Description:

Structure Type: Building

Volume: 1 - 2,000 cubic feet

Material(s):

	Structural Component(s)	Material(s)
1.	Foundation	Stone
2.	Walls	Weatherboard
3.	Roof	Metal

Short Physical Description: Structures date after the Civil War; Two-story frame house with symmetrical elevations & ell. Two vertical board outbuildings located on site. During the turn-of-the-century, a little Queen Anne-style detailing was applied.

Long Physical Description: Site of in-line parade-style fighting for the Second Battle of Manassas & the anchor for Stonewall Jackson's right; Deteriorated by 1895, until it was sold, and rehabilitated in 1905 to a Victorian.There can be found remains of a barn and concrete foundations from various 20th century outbuildings outskirts of the main dwelling.

Condition and Impacts:

Structure Condition: Poor

Year Condition Assessed: 2001

Impact Level: Severe

Primary Impact: Weather

Other Impacts:

	Other Impact Type

1.	Neglect
2.	Structural Deterioration

Management - Legal:

Legal Interest: Fee Simple

Management - Category:

Management Category: Should Be Preserved and Maintained

Management Category Date: 05/15/1991

Management - Treatment:

Ultimate Structure Treatment: Preservation

Ultimate Treatment Document: Site Development Plan (DCP)

Ultimate Treatment Document Date: 01/01/1989

Was Ultimate Treatment Approved?: No

Was Ultimate Treatment Completed?: No

Ultimate Treatment Responsibility: National Park Service

Ultimate Treatment Cost: 2000000

Ultimate Treatment Cost Estimate Date: 06/01/1991

Estimate Level: Similar Facilities

Estimator: Regional Office

Interim Treatment Responsibility: National Park Service

Interim Treatment Cost: 5000

Interim Treatment Cost Estimate Date: 06/01/1991

Routine Maintenance Responsibility: National Park Service

Cyclic Maintenance Responsibility: National Park Service

Management - Description:

Short Management Text: Overgrown with vegetation, the house structurally is unsound, dilapidated, and badly weathered. The interior is visible through the exterior wall; fields mowed under hay lease. Harpers Ferry Center plans planned for trails & waysides, 1989-91.

Long Management Text: A Cultural Landscape Report is in the process of being completion. By NPS, the building had repairs made on the roof, sill plates, and nailed down in 2001. The windows were also constructed for ventilation.

Documentation:

References:

	Source	Reference Number	Other Information	Sequence
1.	National Register Information System	66000039	"Manassas National Battlefield Park." Prepared by E.H.T. Traceries, Chevy Chase MD. (Draft submitted December 1999).	1
2.	Cultural Resource Management Bibliography	450217	"An Archaeological Assessment of the Brawner Farm House, Manassas National Battlefield Park. September, 1988. pp 37. Location NCRO.	2
3.	Cultural Resource Management Bibliography	014749	"Brawner Farm Site, Manassas National Battlefield Park" by Ann Van Huizen et al. (DCP/EA) February 1989, pp 50. Location at WASO/NCRO	3
4.	Cultural Resource Management Bibliography	001147	"The Brawner Farm" by S.Vogt. Spetember, 1973. pp 6. Location WASO.	4
5.	Other		Archaeological Assessment report completed in 12/89, Parker	5
6.	Other		"Battle at Brawner Farm" by Gaff (1980)	6
7.	Other		"Virginia Historic Landmarks Commission Survey", Warren-Findley, Draft 1991.	7

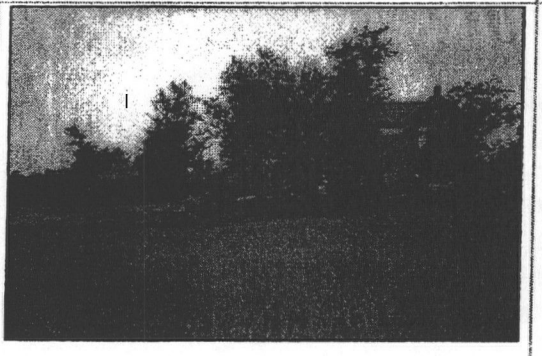
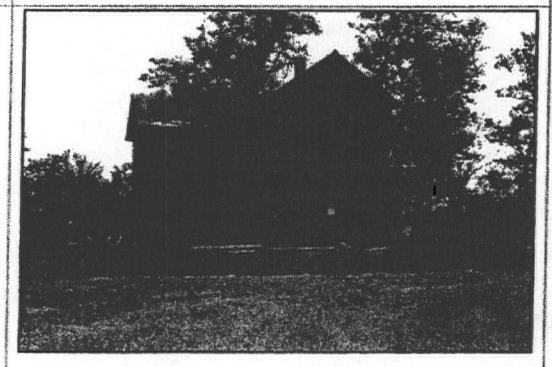
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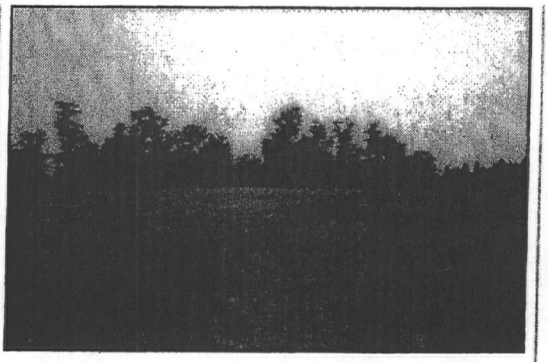
Last Updated By: Jimenez, Corri

Last Updated: 12/13/2001 01:25pm

Graphics:

Graphics:

	Graphic	Caption	Graphic Date/Year	Sequence
1.		Brawner Farm Complex	05/31/91	1
2.		Brawner House	05/31/91	2

3.		Brawner Farm and Landscape	05/31/91	3

Certified By:

Certified By:

	Month	Year
No records.		

Brawner Farm House – Summary of Existing Reports

1. Historic Structures Report
   John M. Hill, Paul Goeldner, AIA and James Wollon, AIA
   Summer, 1985

2. Architectural Fabric Investigation
   Williamsport Preservation Training Center
   Date Unknown (after 5/87)

3. An Archeological Assessment of the Brawner Farm House
   Kathleen A. Parker
   September, 1988; (Revised December 1989)

4. "No Maneuvering and Very Little Tactics": Archeology and the Battle of Brawner Farm
   Stephen R. Potter, Robert C. Sonderman, Marian C. Creveling and Susannah L. Dean
   2001

5. Cultural Landscape Report
   Kay Fanning and Judith Earley
   May 2002

Douglas Hall HSR Summary
Completed Summer, 1985

- States original structure was a modest two room farmhouse probably built in the early to mid 1800s by George Douglass
  - Living room approx. 15 ½ feet square; Kitchen 15 ½ ft by 11 ½ ft.
  - Flooring wide pine boards running north/south
  - Walls plaster over hand split lath
  - Ceiling exposed white washed rafters
  - Unheated attic above two main rooms
  - Likely had a pitched gable roof (notes investigation turned up no evidence of the pitch of the roof = believed further investigation might reveal reused timbers cut at an angle that could be used to determine roof pitch).
  - Two fireplaces, one on the east wall and one on the west wall (notes the substructure of the floor revealed mortises for a cross structure between the joists used for supporting a stone or masonry hearth).
  - Post and beam construction = states structural framing system dates from before Civil War. Constructed of large hand hewn beams.
  - Walls have diagonal braces at the corners and door opening and are insulated with mud and straw infill.
  - Built on stone foundation
  - Door trim on interior west wall of living room thought to be original = 6'2" opening
  - Above east interior door in kitchen hand split lath evident
  - Stair in kitchen evidence indicates it turned in the opposite direction. Diagonal siding on stair- one flat edge and one beaded edge. Also found on trim around closet door opening, door on the east wall and door opening in the south wall. Stair, enclosure and trim work all believed to be part of original structure.

- 1904 full second story added above two existing rooms and a new two story wing added to south side of house.
  - Entry on east side through a large covered porch
  - Large entry hall decorated with molded trim work, fancy wallpaper, curtains and wood paneling
  - South of entry hall was the parlor. Featured an elegant wooden mantel (notes rooms was heated by a stove = just made to look as if there was a fireplace)
  - New windows used throughout the house = all 2/2 except for one 6/6 in the south wall in the NW bedroom
  - Stud walls made from circular sawn studs
  - Small cellar beneath entry hall. Reached by exterior stair on west side. Walls parged with mortar.
  - Four exterior doors
  - Exterior covered in shiplap siding
  - Standing seam metal roof over rough planking
  - Continued to use stone foundation (notes largest stones are slightly smaller than those in the original foundation)
  - Evidence of porch on east side in form of cut siding and a ledger board. Flashing remains on the south side of the east façade as well as holes for roof beams on both north and south ends. Ledger board notched very eight feet for floor beams.

- Conclusions
  - The existing house encompasses the original farmhouse that stood at the time of the Second Battle of Manassas. Later additions were added in 1904.

Newlin/Sasser Architectural Fabric Investigation Report Summary
Date Unknown (after 5/87)

Report divided into Sections A and B; Section A the shorter leg of the "L" running east/ west. Section B the 20th century addition making up the longer leg of the "L"

- Foundation
  - Section A random coursed, dry laid field stone
  - Section B mortared field stone butted against foundation of Section A
  - Partial basement under Section B = "1916" and initials "J.P.A." scratched in pargeted concrete wall

- Framing
  - ♦ Section A:
    - represents 2 distinct phases of building activity and incorporates isolated, nonstructural elements from a 3rd distinctly earlier building period.

    - Second floor plate down braced timber frame with hand hewn sill plates and corner posts; vertically sawn studs, joists and knee braces, mortise and tenoned at framed joints
    - Nailed connections throughout frame employ cut nails generally used after 1835
    - Voids between studs remnants of mud and straw infill

    - West elevation constructed without knee braces at corner posts
    - Single through dovetail mortise cut into south elevation second floor plate with no evident reference to another member (reuse of materials)
    - At east and west elevations sill plates joined at midspan with a half lap joint (possible reuse of materials

    - At second floor plate vertical sawn ceiling joist notched through the plate
    - At junction of Section A and Section B, 3 ceiling joists overhang the plate and exhibit nail patterns indicating cornice, soffit and rafter plate locations (indicates structure was previously 1 ½ stories)
    - Second floor up all lumber dimensioned circular sawn
    - No evidence found relating to pitch of original roof.

  - ♦ Section B
    - Sill plates hand hewn, squared timbers with dimensioned circular sawn studs mortised in
    - Remaining framing lumber is dimensioned, circular sawn lumber

- Exterior Envelope
  - All windows in Section A and B 2/2 double-hung wood sash except for single 6/6 double-hung window on the south elevation of 2nd floor Section A
  - All window frames fastened to dimensioned circular sawn studs; all sash and frames circular sawn and machine framed. No evidence found pre-dating existing openings

- Interior Conditions
  - Interior partition and door location between room 101 and room 102 original = integral to the construction of the braced frame
  - Hand-split lath attached with wrought "four strike nails" above doorway in Room 102
  - Door trim hand planed with single half round bead; attached with 20th century wire nails (indicates reuse of salvaged materials)
  - Stair in Room 102 framed with vertically sawn lumber
  - Hand planed paneling on stair attached with hand wrought four strike nails
  - Closet under stairway later modification = holes drilled in paneling allowed saw cut at head height
  - Random width, vertical sawn tongue and groove flooring earliest floor in Section A; attached to vertically sawn studs with hand wrought sprigs
  - SE corner of room 101 shows ghosting of a former stair

- Most recent flooring dimensioned circular sawn tongue and groove flooring fastened with machine cut nails (attached to subfloor in Section A; only floor in Section B)

- Conclusions

  - Some time after the battle, a smaller one and one half-story house was constructed on the site of the pre-war structure incorporating some salvage material from the earlier house or another structure.

  - Variety of evidence suggests that the structure post-dated the Civil War
    - Lack of battle damage to the braced timber frame
    - Some materials composing the braced timber frame appear to be salvaged and reused
    - Omission of knee braces on the West Elevation uncharacteristic for early 19th century construction

An Archeological Assessment of the Brawner Farm House
September, 1988

- Preliminary archeological investigation began in May of 1987
  - Excavation units placed along the east, north and west sides of the extant structure
  - Architectural features discovered were a set stone walk, rubble from a possible outbuilding and the east north and west foundation walls of an antebellum structure

- Antebellum structure
  - Stone foundation apparently all that remains of Bachelor Hall
  - Cut sandstone and fieldstone footers set on antebellum grade
  - No cellar beneath structure
  - Three chimney footers associated with the structure (traces of fourth chimney footing eliminated by tree roots) Formed double chimneys on east and west walls.
  - Two stone piers discovered along north foundation wall
  - Civil War claim of John Brawner included = states shells passing through the house. Notes "house and kitchen furniture were destroyed"

- Post-bellum structure
  - Bachelor Hall consolidated after Second Battle of Manassas = utilized the original south foundation wall and portions of the east foundation.
  - Notes consolidation theory supported in 1868 Prince William County Land Tax records (an increase of $639.00 in the land/building assessed value) No supporting documentation has been found to verify this fact
  - Antebellum architectural features present in the existing structure may be affiliated with "Bachelor's Hall or salvaged from another antebellum structure
  - The rooms constructed with antebellum features is oldest part of extant house

- Conclusion
  - Existing structure is not "Bachelor's Hall", the property standing at the time of the Civil War
  - The antebellum features in the house were from salvaged or reused from Bachelor's Hall or another structure.

"No Maneuvering and Very Little Tactics"
2001

- History of house
  - Day after battle "Bachelor's Hall" riddled with bullets was still standing and apparently habitable.
  - John Brawner stated, "House was shelled and balls passing through the house" in Civil War claim (1871)

- Architecture & Archeology
  - Size and symmetry of 1820 structure in keeping with the features and proportions of an early 19th century Georgian-style house = reflects type of house referred to as a "hall"
  - Archeological record indicated Bachelor's Hall consolidate = 1/3 smaller than antebellum house
  - 1868? structure hastily constructed using 19th century building techniques
  - (Repeats architectural findings of previous reports)
  - Archeological patterns remained of troop positions
  - Impacted bullets and musket balls found on the west and northwest sides of house
  - Around northeast corner of house and to the east, portion of 19th Indiana firing line remained

- Conclusions
  - Existing structure at time of Battle was a two story Georgian structure = Bachelor's Hall
  - Current house incorporates post-war structure that was hastily constructed between 1867-1868

- Much of the reports repeats or concurs with the previous fabric investigation and archeology reports with regard to the buildings development with a couple exceptions
-
  - A complete review of Prince William County Land Tax records conducted. No change is found between 1867 and 1868 supporting the claim that the one and one-half story structure was built at this time. The value remains the same starting before the war and well into the 1870s.
  - Notes no claim made by Brawner for damages to dwelling (property was rented)

Appendix B

Bibliography

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Alexandria Gazette, Fairfax Regional Library, Virginia Room Newspaper Collection, Reel #95, 11/17/1856 - 6/30/1857.

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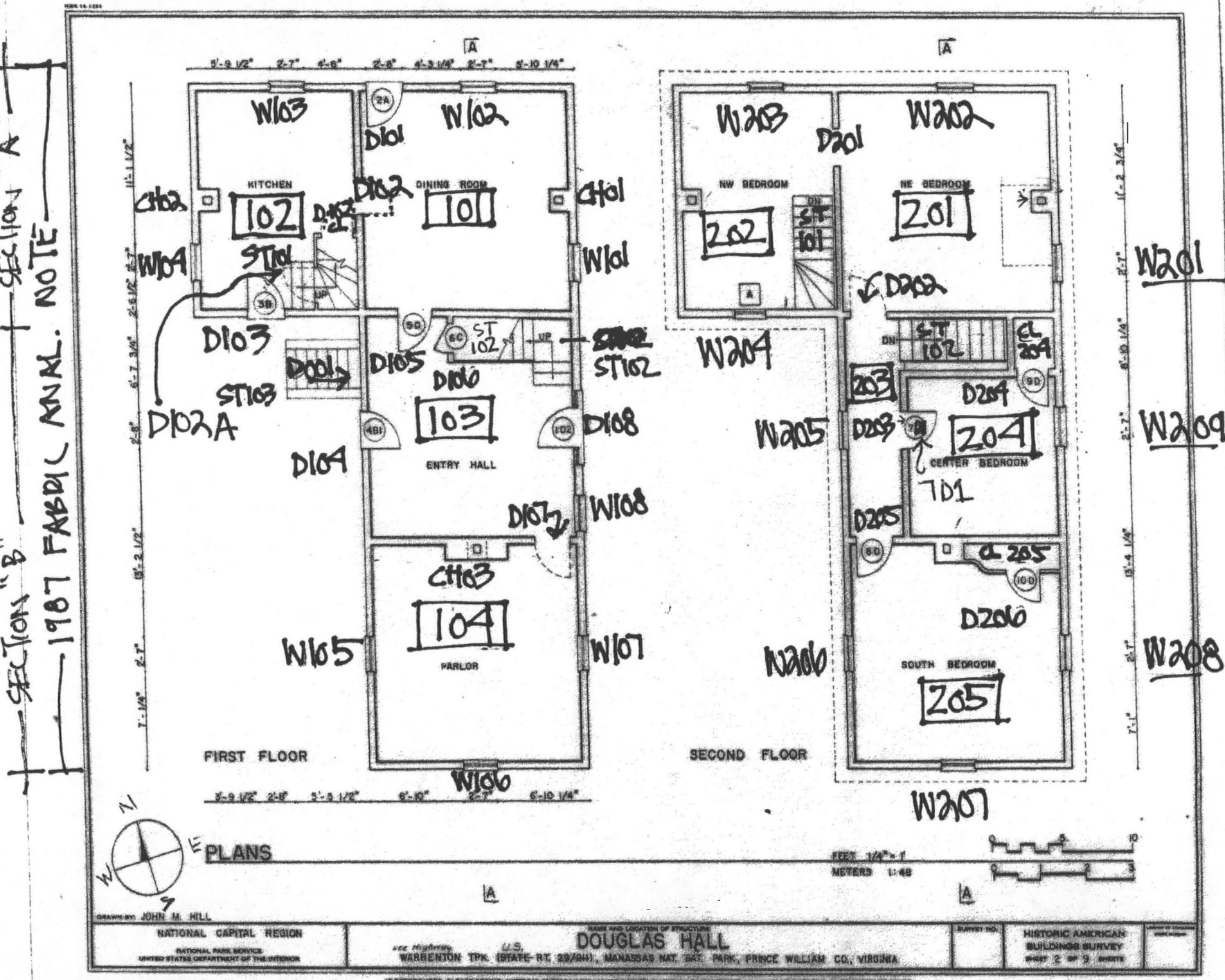
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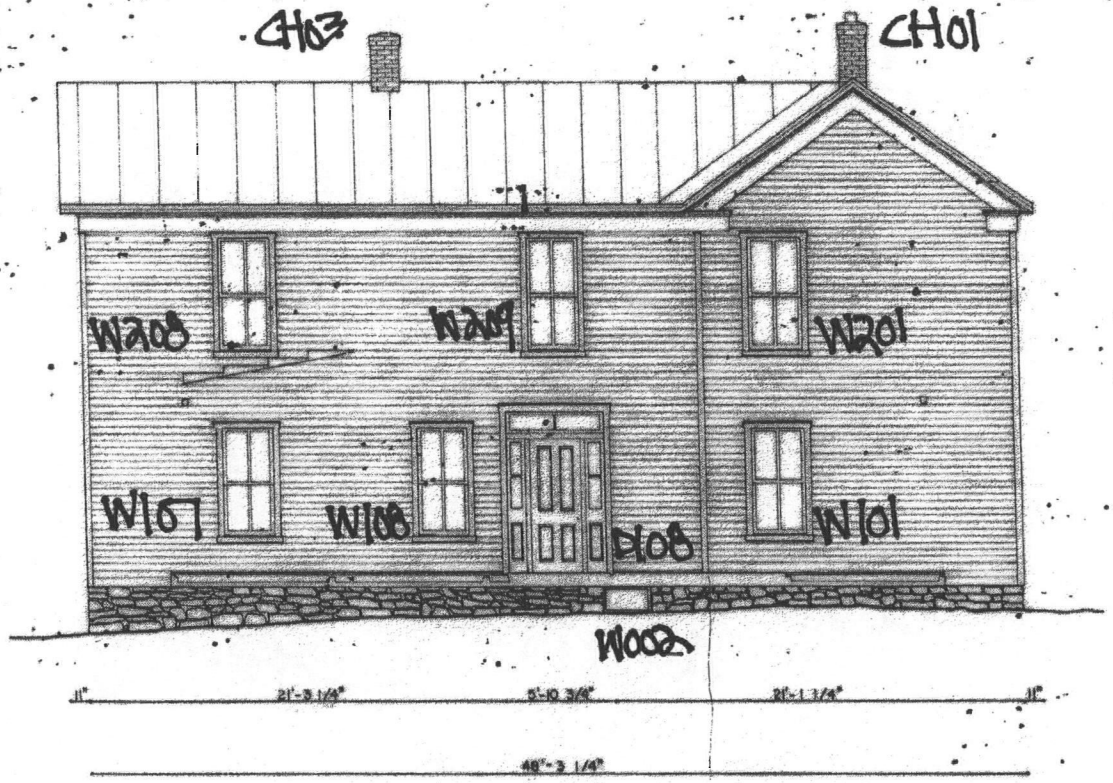
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Appendix C

Documentation


SECTION "A"
SECTION "B"
1987 FABRIC ANNL. NOTE
A
W103
W102
D101
2A
KITCHEN
102
DINING ROOM
101
CH02
D102
CH01
W104
ST101
W101
3B
D103
5D
6C
ST 102
UP
ST102
D105
D106
ST103
D102A
103
4B1
FD2
D108
D104
ENTRY HALL
D107
W108
CH03
104
W105
W107
PARLOR
W106
FIRST FLOOR
W203
W202
D201
NW BEDROOM
NE BEDROOM
202
ST 101
201
W201
D202
W204
ST 102
EL 204
203
D204
9D
W205
D203
7B
204
W209
CENTER BEDROOM
TD1
D205
6D
EL 205
10D
D206
W206
SOUTH BEDROOM
205
W208
SECOND FLOOR
W207
5'-9 1/2" 2'-7" 6'-6" 2'-8" 6'-3 1/8" 2'-7" 5'-10 1/4"
3'-9 1/2" 2'-8" 5'-9 1/2" 6'-10" 2'-7" 6'-10 1/4"
PLANS
FEET 1/4"= 1'
METERS 1:48
DRAWN BY: JOHN M. HILL
NATIONAL CAPITAL REGION
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR
DOUGLAS HALL
WARRENTON TPK. (STATE RT. 29/211), MANASSAS NAT. BAT. PARK, PRINCE WILLIAM CO., VIRGINIA
HISTORIC AMERICAN BUILDINGS SURVEY
IF REPRODUCED, PLEASE CREDIT: HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF THE DRAWING



EAST ELEVATION

FEET 1/4"= 1'
METERS 1:48

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DRAWN BY: JOHN M. HILL

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NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

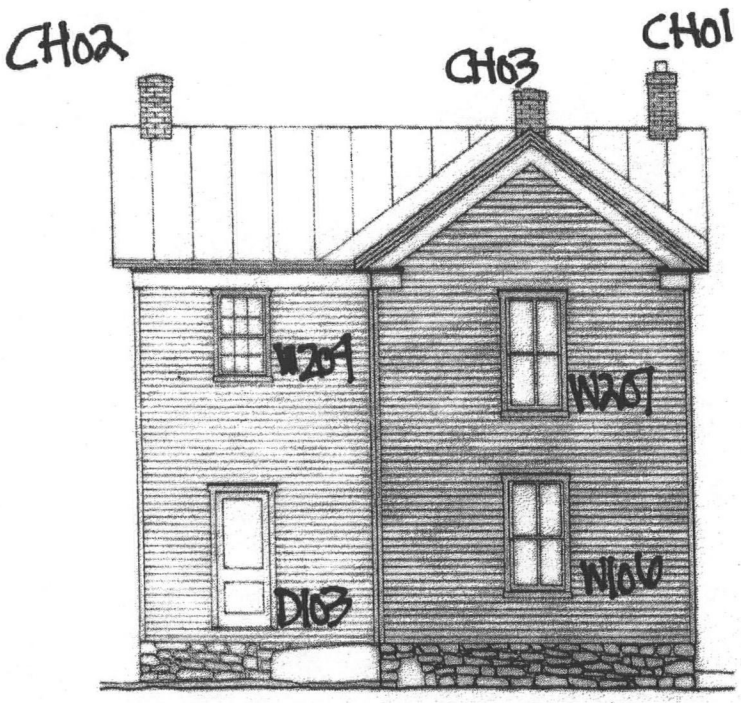
NAME AND LOCATION OF STRUCTURE
DOUGLAS HALL
Lee Highway U.S.
W[illegible]TON TPK. (STATE RT. 29/211), MANASSAS NAT. BAT. PARK, P[illegible] WILLIAM CO., [illegible] NIA

SURVEY NO.

HISTORIC AMERICAN BUIL[illegible] SURVEY
SHEET 3 OF 5 SHEETS

IF REPRODUCED, PLEASE CREDIT: HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE. NAME OF DELINEATOR- DATE OF THE DRAWING

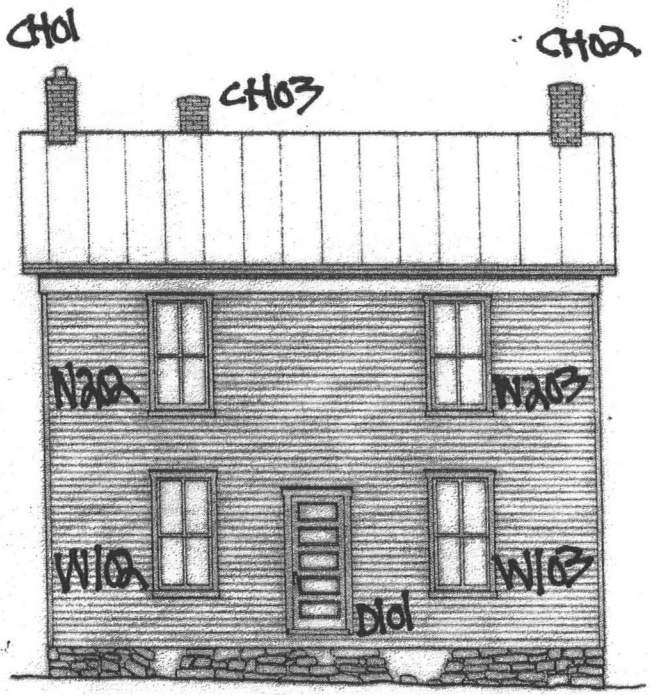
TRIM LINE



6'-5" 5'-6 1/2" 19'-3 1/4"

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DRAWN BY: JOHN M. HILL

NATIONAL CAPITAL REGION
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UNITED STATES DEPARTMENT OF THE INTERIOR

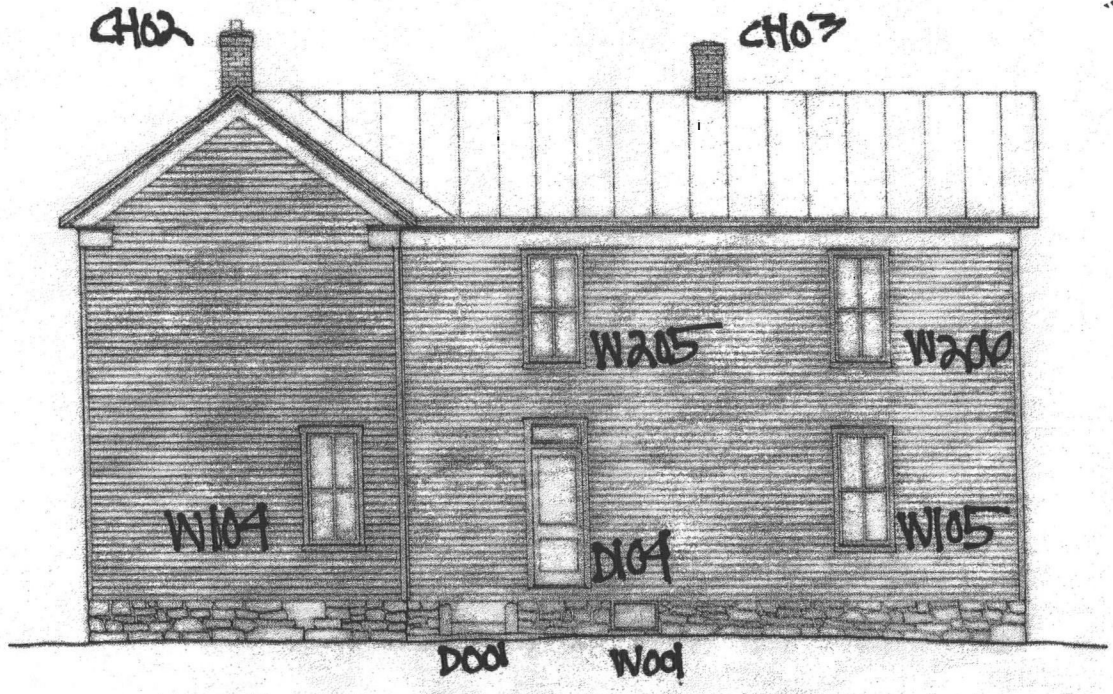
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DOUGLAS HALL
Lee Highway U.S.
WARRENTON TPK. 1STATE RT. 29/211, MANASSAS NAT. BAT. PARK, [redacted] WILLIAM CO., VIRGINIA

SURVEY NO.

HIS[redacted] AMERICAN BUILDINGS [redacted]Y
SHEET 4 OF 5 SHEETS

[redacted]

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16'-3" 1'-9" 4'-1 1/2" 26'-3"

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FEET 1/4" = 1'
METERS 1:48

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NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

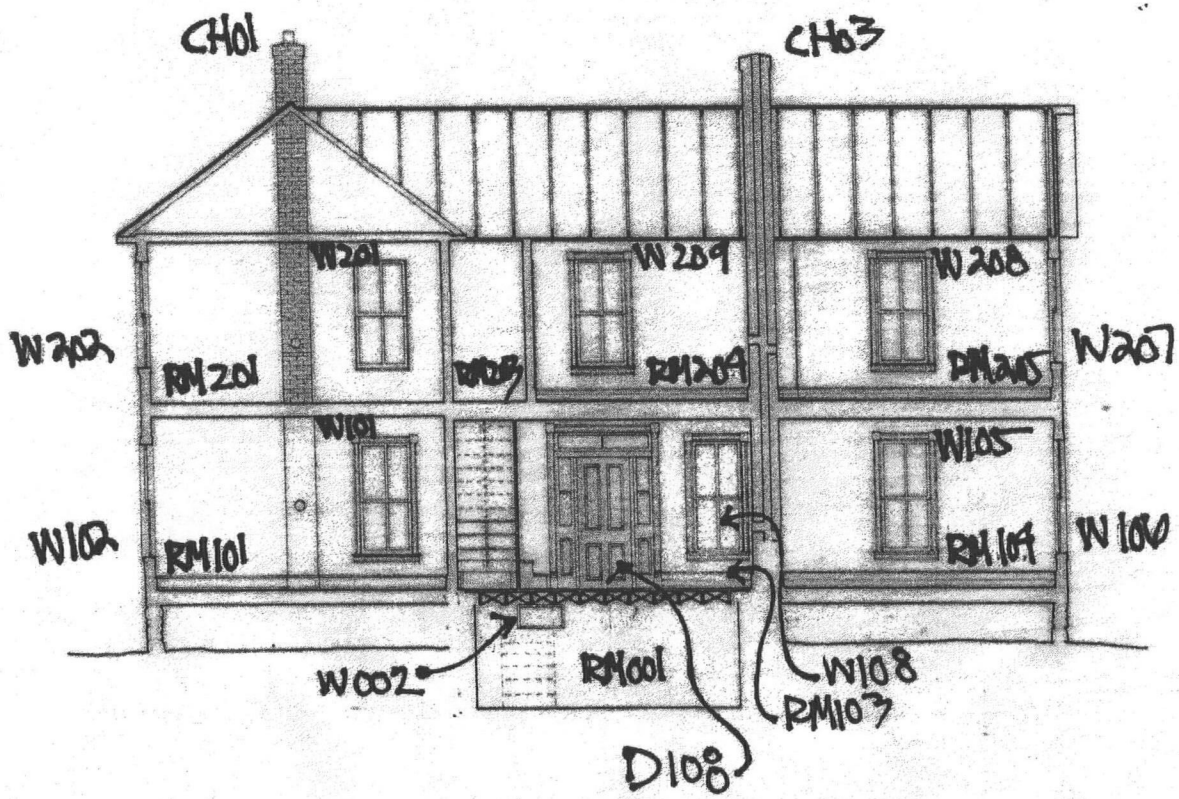
NAME AND LOCATION OF STRUCTURE
DOUGLAS HALL
WARRENTON TPK. (STATE RT. 29/211), MANASSAS NAT. BAT. PARK, PRINCE WILLIAM CO., VIRGINIA

SURVEY NO.

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 5 OF 9 SHEETS

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TRIM LINE



SECTION AT AA

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METERS 1:48

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DRAWN BY: JOHN M. HILL

NATIONAL CAPITAL REGION NATIONAL PARK SERVICE UNITED STATES DEPARTMENT OF THE INTERIOR	NAME AND LOCATION OF STRUCTURE DOUGLAS HALL Lee Highway @ Warrenton Tpk. (State Rt. 29/211), Manassas Nat. Bat. Park, Prince William Co., Virginia	SURVEY NO.	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 6 OF 9 SHEETS

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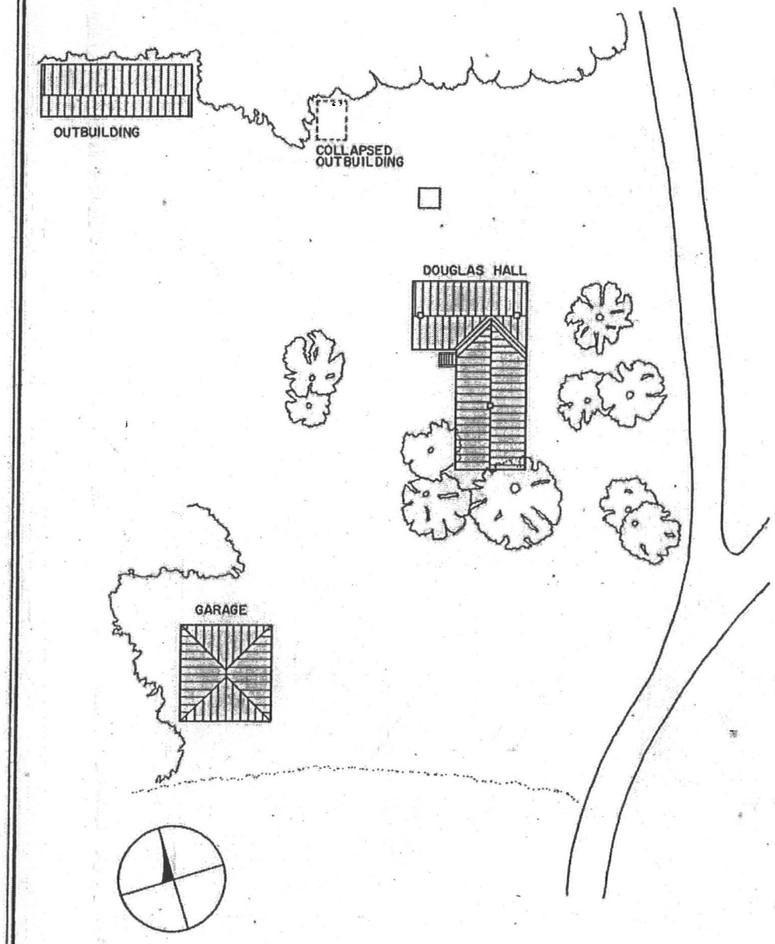
MAR 19 1933

DOUGLAS HALL.

DOUGLAS HALL IS SIGNIFICANT BECAUSE OF ITS ASSOCIATION WITH THE SECOND BATTLE OF MANASSAS. ON AUGUST 28, 1862 CONFEDERATE AND UNION TROOPS ENGAGED IN HEAVY FIGHTING IN AND AROUND THE FARMHOUSE, OUTBUILDINGS AND ORCHARD OF DOUGLAS HALL. THIS SKIRMISH WAS THE FIRST ENGAGEMENT OF THE SECOND BATTLE OF MANASSAS.

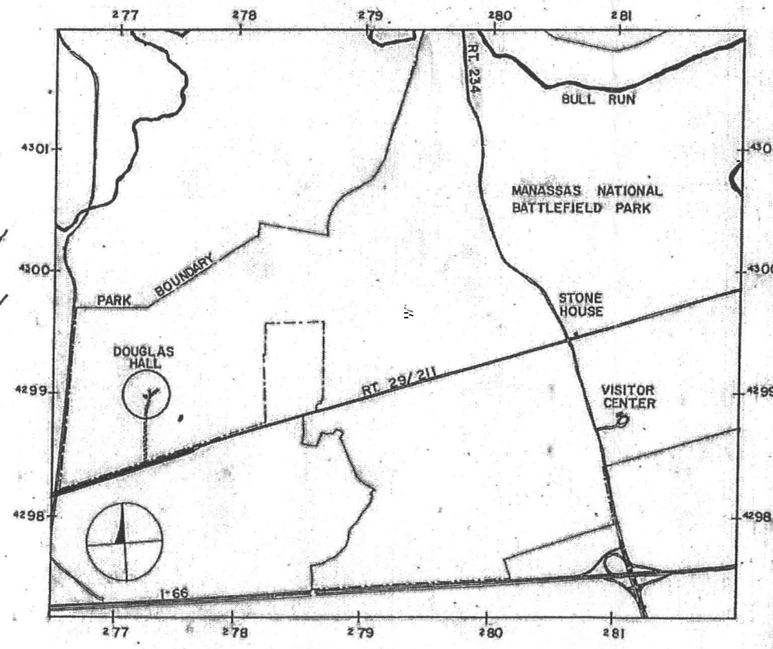
IN CIRCA 1904 THE ORIGINAL FARMHOUSE WAS VASTLY EXPANDED; THE RESULTING STRUCTURE ENCASED THE ORIGINAL FARMHOUSE.

THE 1986 SUMMER DOCUMENTATION OF DOUGLAS HALL WAS FUNDED BY THE NATIONAL CAPITAL REGION OF THE NATIONAL PARK SERVICE. THE RESEARCH, MEASUREMENTS AND DRAWINGS WERE COORDINATED AND EXECUTED BY JOHN M. HILL (UNIVERSITY OF MARYLAND). THE PROJECT WAS ADMINISTERED BY PAUL GOELDNER (NATIONAL CAPITAL REGION, N.P.S.) AND ARCHITECTURAL CONSULTING SERVICES WERE PROVIDED BY JAMES WOLLON, AIA.



SITE PLAN

FEET 1" = 20'
0 10 20 30 40 50
METERS 1:240
0 10 20



LOCATION MAP

MILES 1:24,000
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KILOMETERS 1:24,000
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ZONE 18 | EASTING 271510 | NORTHING 4129816

DRAWN BY: JOHN M. HILL

NATIONAL CAPITAL REGION
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
DOUGLAS HALL
Lee Highway U.S.
WARRENTON TPK. (STATE RT. 29/211), MANASSAS NAT. BAT. PARK, PRINCE WILLIAM CO., VIRGINIA

SURVEY NO.

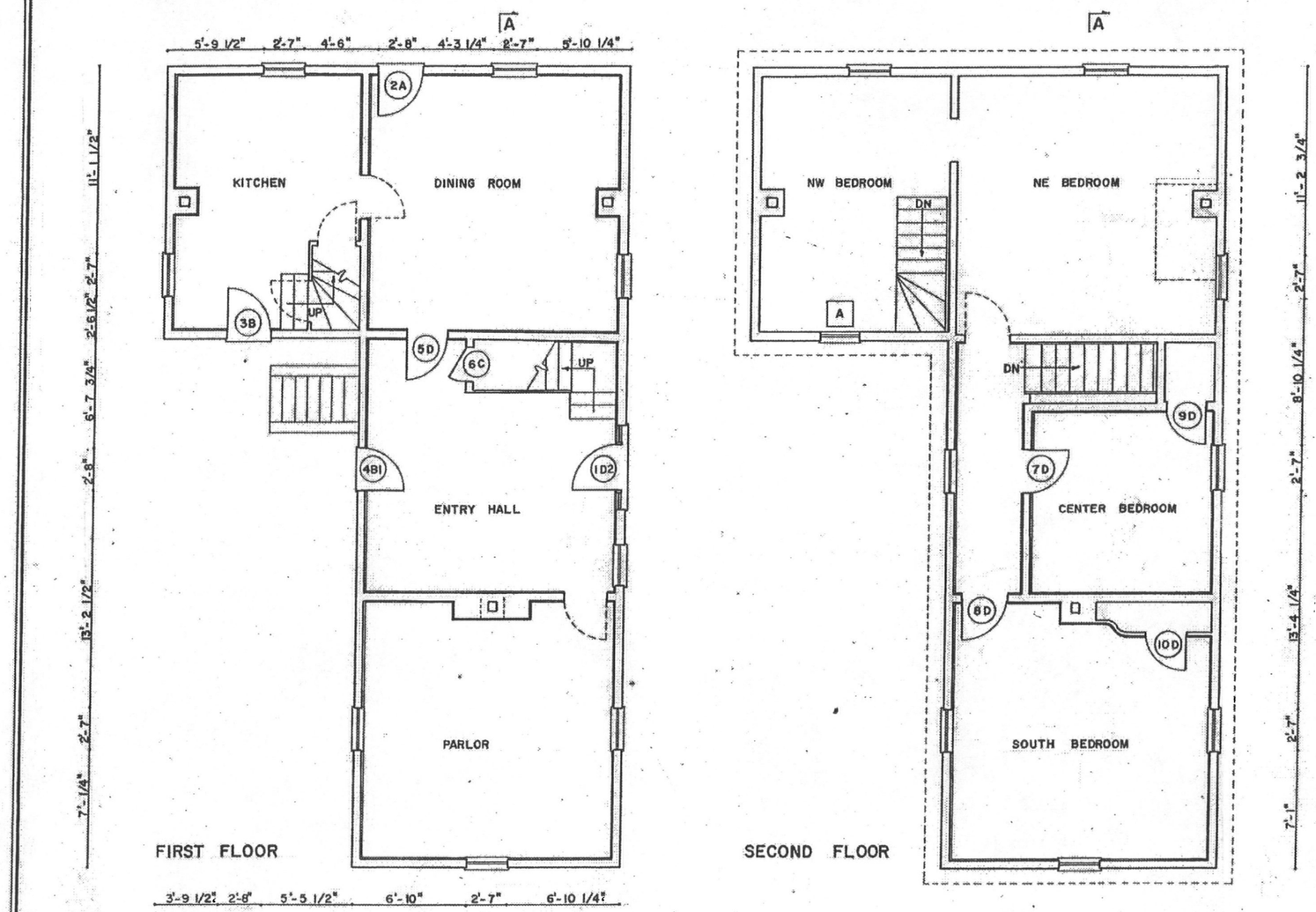
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 9 SHEETS

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PLANS

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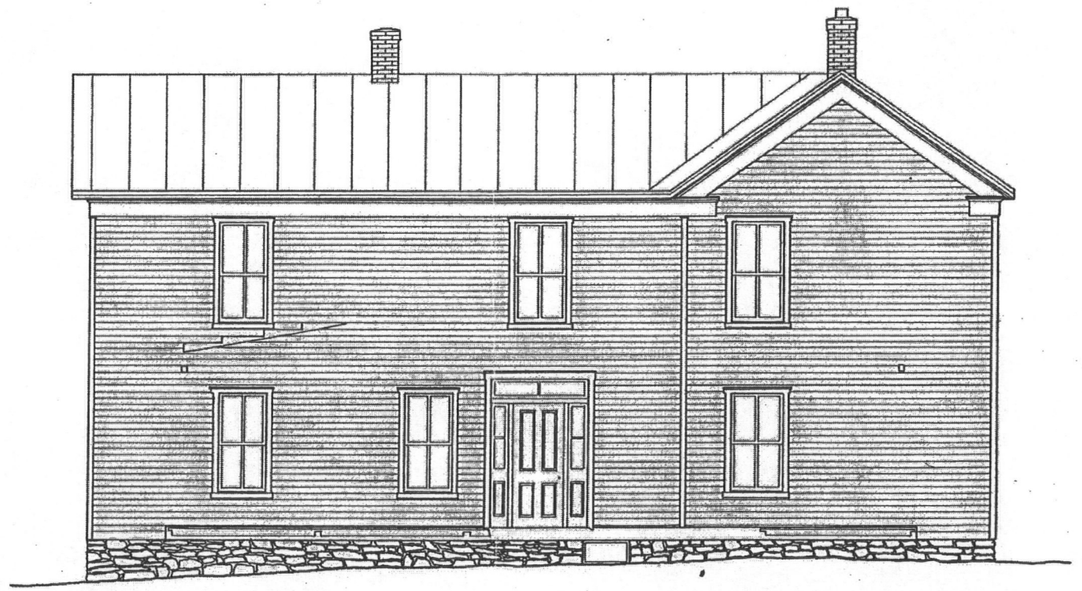
NATIONAL CAPITAL REGION	NAME AND LOCATION OF STRUCTURE	SURVEY NO.	
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IF REPRODUCED, PLEASE CREDIT: HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF THE DRAWING

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11" 21'-3 1/4" 5'-10 3/4" 21'-1 1/4" 11"

48'-3 1/4"

EAST ELEVATION

FEET 1/4" = 1'
METERS 1:48

DRAWN BY: JOHN M. HILL

NATIONAL CAPITAL REGION NATIONAL PARK SERVICE UNITED STATES DEPARTMENT OF THE INTERIOR	NAME AND LOCATION OF STRUCTURE DOUGLAS HALL WARRENTON Lee Highway U.S. ~~TPK. (STATE RT. 29/211)~~, MANASSAS NAT. BAT. PARK, PRINCE WILLIAM CO., VIRGINIA	SURVEY NO.	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 3 OF 9 SHEETS

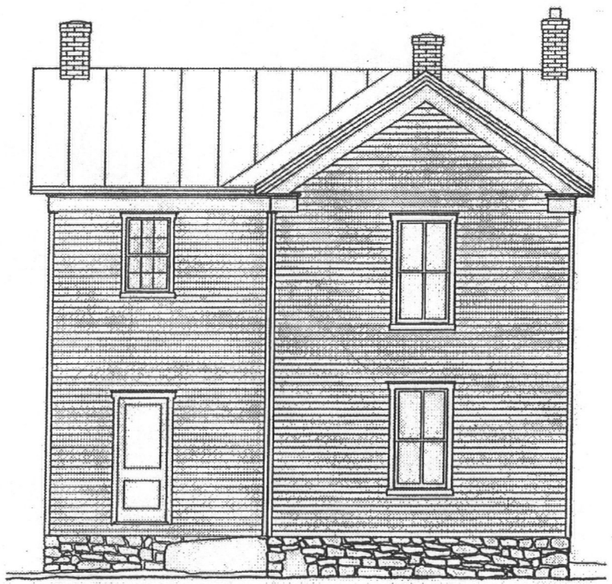
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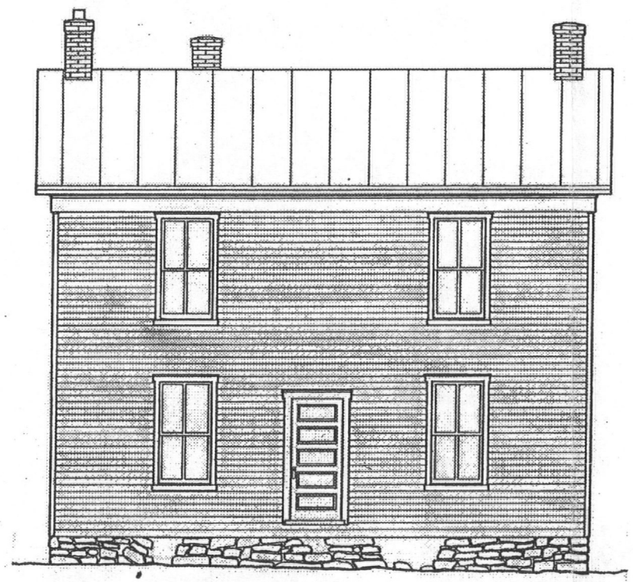
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ELEVATIONS

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DRAWN BY: JOHN M. HILL

NATIONAL CAPITAL REGION NATIONAL PARK SERVICE UNITED STATES DEPARTMENT OF THE INTERIOR	NAME AND LOCATION OF STRUCTURE DOUGLAS HALL Lee Highway U.S. WARRENTON TPK. ~~(STATE~~ RT. 29~~/211)~~, MANASSAS NAT. BAT. PARK, PRINCE WILLIAM CO., VIRGINIA	SURVEY NO.	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 4 OF 9 SHEETS	LIBRARY OF CONGRESS PRINTED PHOTOGRAPH

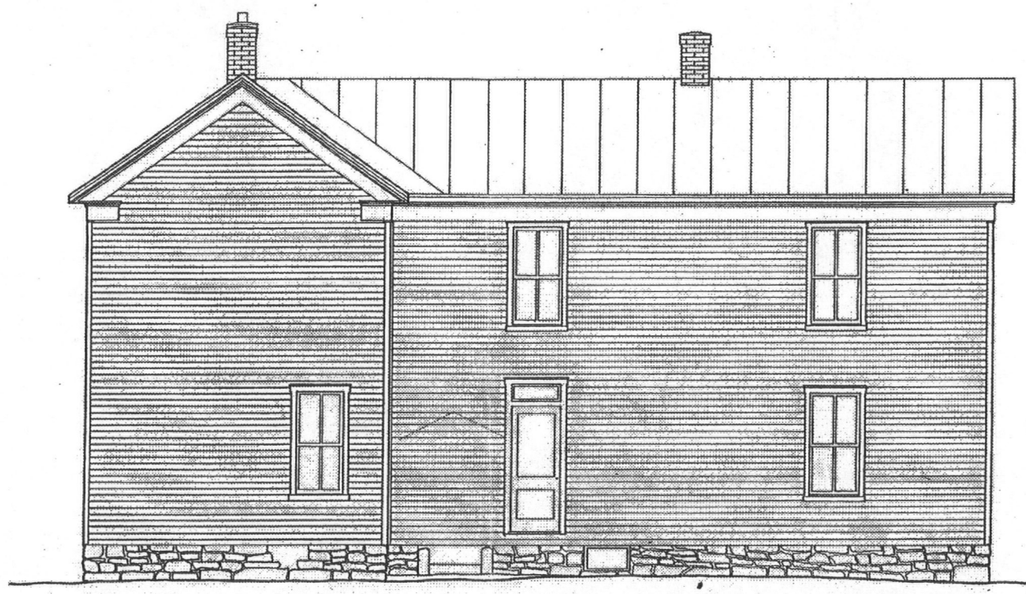
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TRIM LINE

379
60078

TRIM LINE

MAR 19 1959



16'-3" 1'-9" 4'-11 1/2" 26'-3"

48'-4 1/4"

WEST ELEVATION

FEET 1/4" = 1'
METERS 1:48

0 5 10
0 1 2 3

DRAWN BY: JOHN M. HILL

NATIONAL CAPITAL REGION
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
DOUGLAS HALL
Lee Highway U.S.
WARRENTON TPK. (STATE RT. 29/211), MANASSAS NAT. BAT. PARK, PRINCE WILLIAM CO., VIRGINIA

SURVEY NO.

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 5 OF 9 SHEETS

LIBRARY OF CONGRESS PRINT NUMBER

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TRIM LINE

379
80018

TRIM LINE

K&K 19 1285



SECTION AT AA

FEET 1/4" = 1'
METERS 1:48

0 5 10
0 1 2 3

DRAWN BY: JOHN M. HILL

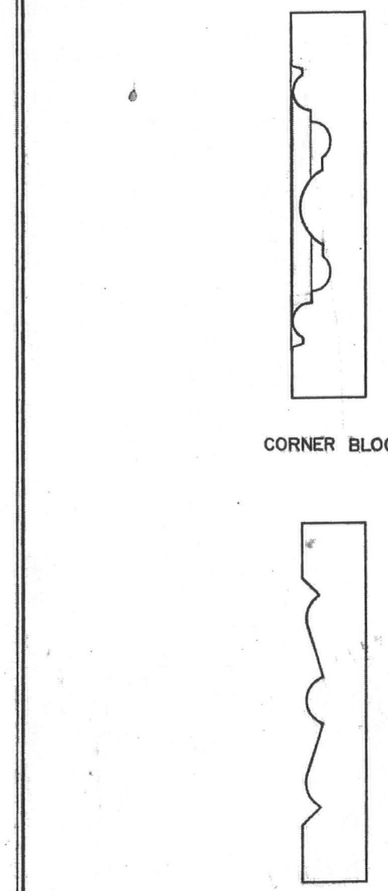
NATIONAL CAPITAL REGION NATIONAL PARK SERVICE UNITED STATES DEPARTMENT OF THE INTERIOR	NAME AND LOCATION OF STRUCTURE DOUGLAS HALL WARRENTON TPK. (~~STATE~~ U.S. RT. 29/211), MANASSAS NAT. BAT. PARK, PRINCE WILLIAM CO., VIRGINIA	SURVEY NO.	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 6 OF 9 SHEETS

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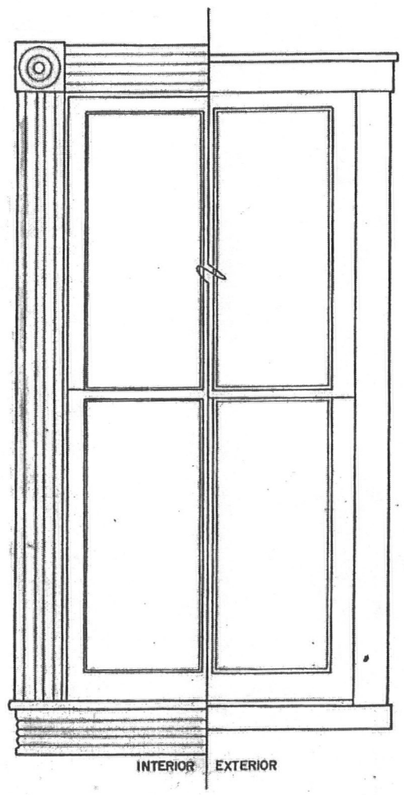
379
60018

TRIM LINE



CORNER BLOCK

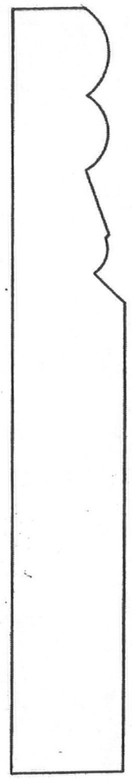
WINDOW TRIM



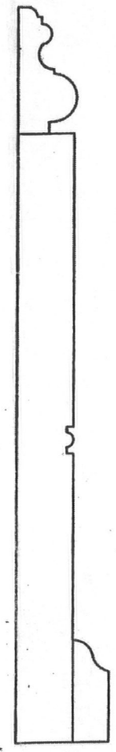
INTERIOR EXTERIOR

PARLOR WINDOW

FEET 1 1 2 =1'
METERS 1:8



PLINTH BLOCK



BASEBOARD

DETAILS

INCHES 1:1

CENTIMETERS 1:1

DRAWN BY: JOHN M. HILL

NATIONAL CAPITAL REGION
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
DOUGLAS HALL
Lee Highway U.S.
WARRENTON TPK. (STATE RT. 29 ~~211~~), MANASSAS NAT. BAT. PARK, PRINCE WILLIAM CO., VIRGINIA

SURVEY NO:

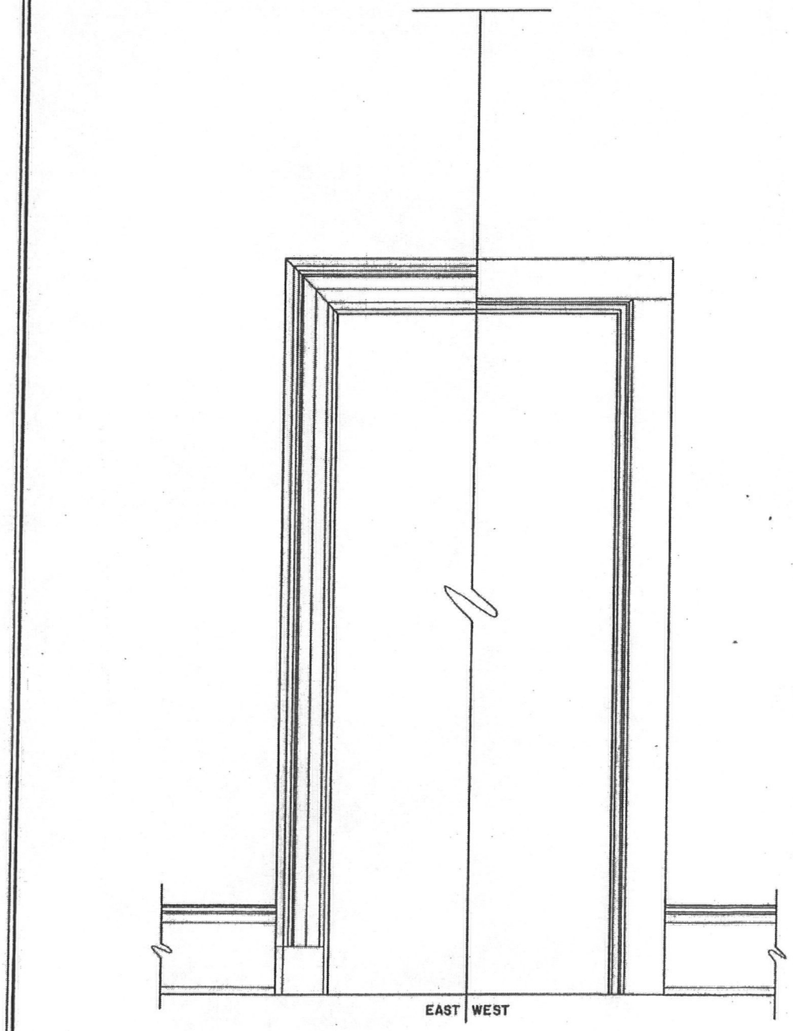
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 7 OF 9 SHEETS

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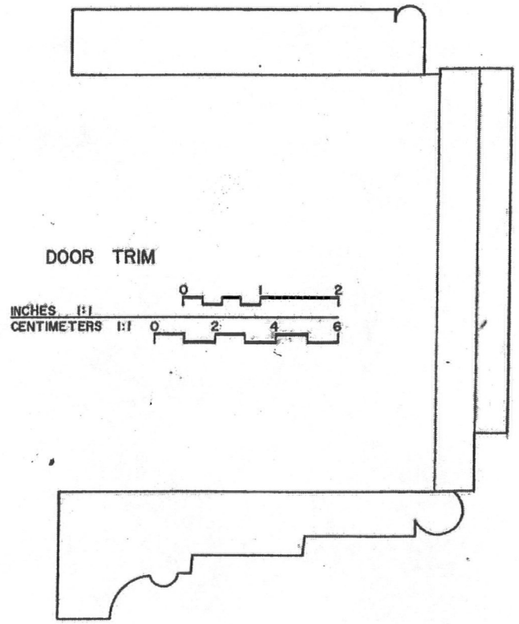
TRIM LINE

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TRIM LINE



KITCHEN DOORWAY



DOOR TRIM

INCHES 1:1 0 1 2

CENTIMETERS 1:1 0 2 4 6

FEET 1 1/2" = 1' 0 1 2

METERS 1:8 0 .25 .50

DRAWN BY: JOHN M. HILL

NATIONAL CAPITAL REGION NATIONAL PARK SERVICE UNITED STATES DEPARTMENT OF THE INTERIOR	NAME AND LOCATION OF STRUCTURE DOUGLAS HALL WARRENTON TPK. (STATE) U.S. Lee Highway RT. 29/211), MANASSAS NAT. BAT. PARK, PRINCE WILLIAM CO., VIRGINIA	SURVEY NO.	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 8 OF 9 SHEETS	LIBRARY OF CONGRESS PRINTS PHOTOS

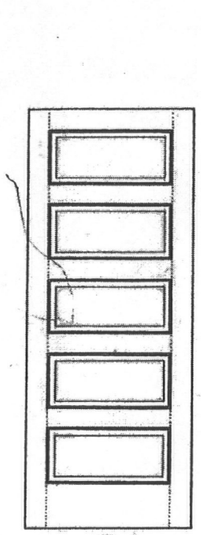
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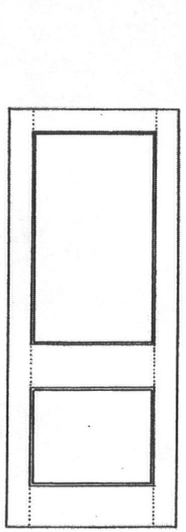
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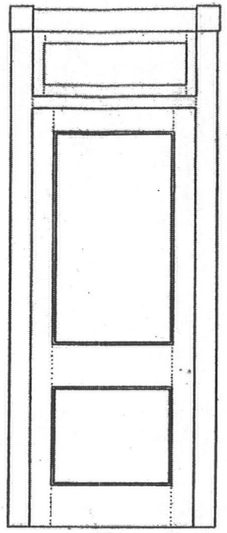
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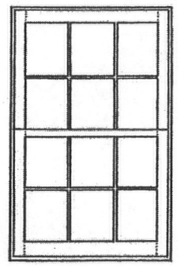
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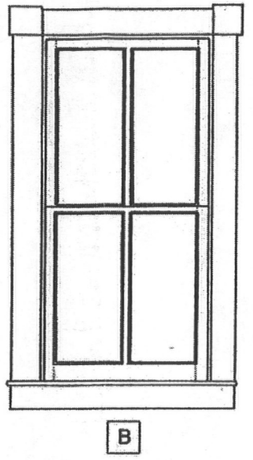
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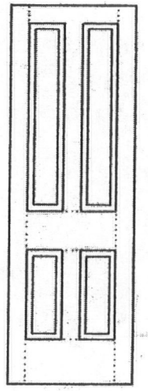
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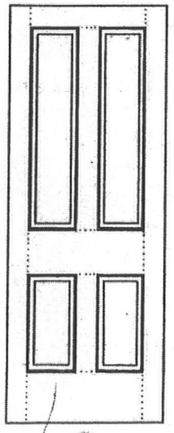
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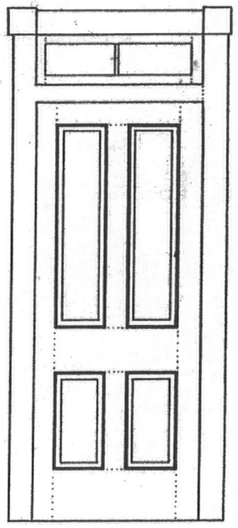
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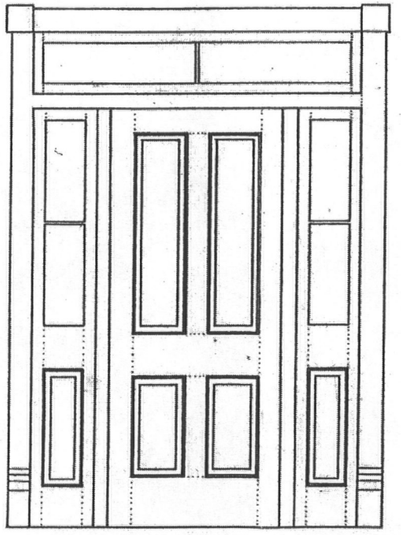
C



D



DI



D2

DOORS AND WINDOWS

FEET 3 4"= 1'
METERS 1:16

0 1 2 3 4 5
0 .25 .50 1

DRAWN BY: JOHN M. HILL

NATIONAL CAPITAL REGION
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
DOUGLAS HALL
WARRENTON TPK. (~~STATE~~ Lee Highway U.S. RT. 29 ~~-211~~), MANASSAS NAT. BAT. PARK, PRINCE WILLIAM CO., VIRGINIA

SURVEY NO.

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 9 OF 9 SHEETS

LIBRARY OF CONGRESS PRINTS NUMBER

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TRIM LINE

379
80018

TRIM LINE

Brawner Farmhouse

Brawner Farmhouse, also known as Bachelor's or Douglas Hall during the Civil War, figured prominently in the initiating confrontation of the Second Battle of Manassas. Commencing on August 28, 1862, troops aligned near the house, Confederates on the north and west sides, Union on the south and east. By 9 PM of the 28th, there were 2,400 casualties as a result of the ferocious firing (Greene, A. Wilson, "The Second Battle of Manassas", Eastern National: Civil War Series, 2002, p. 23). While stalemated here by darkness, the ultimate victory of General Robert E. Lee and the Confederate Army was claimed several days later. John Brawner, who, with his family, exited the house as it was "shelled and balls passed through the house" (Brawner deposition 1871), returned to a standing dwelling and continued to live here until after the war.

A two story "L" shaped vernacular frame house with modest Victorian finishes stands on a ridge north of the Lee Highway, formerly Warrenton Turnpike. Historical research suggests that the antebellum house known as Bachelor's Hall was built ca. 1820 by George Tennille, when the house first appears on the tax records. Tennille had been residing on the property since the late 18th century. The ownership of the farm passed to Tennille's grandson George A. Douglas ca. 1846 and subsequently to Mrs. Augusta Douglas during the war. The footprint of a three or four bay wide, two pile deep frame house with paired exterior chimneys on the gable ends was uncovered during archaeological investigations. The northern block of the present house stands on the south and east ranges of the early foundations.

In 1904 the house was substantially remodeled and enlarged into its present form. A full second floor was added to the northern block and a large, two story "L" with formal entrance hall, parlor and upstairs chambers was extended off of the original south face. The entire exterior was coordinated with new clapboards, 2/2 windows, hand crimped standing seam metal roof (supported by a new roof frame system of rafters and sheathing) and boxed cornice. Evidence for a one story, full length, hipped porch exists along the east facade for the new entrance.

This documentation project was undertaken to record the framing construction of the house and to identify distinctions and changes in the framing. Previous fabric investigation suggests that the original Douglas Hall was rebuilt into a 1½ story house with a smaller three bay, one pile footprint after the Civil War. Extant within the walls of the present 1904 house, essentially the northern block, is braced timber framing incorporating the first floor. While evidence on the west gable end of this section indicate changes, possibly to the house width on this side, the balance of the framing is fully integrated as though built at one time. The lower corner braces have marriage marks which match with posts and studs and the floor joists are mortised into continuous front (south) and back (north) sills. The breaks in the flooring and east gable sill with lateral ties beneath correspond to the exterior chimney stacks and interior firebox locations. The principal framing members are oak, the sills hewn and the posts and studs pit-sawn. Likewise, the floor joists are a combination of hewn and pit-sawn with chamfers on formerly exposed ceiling edges. Plaster against an interior wall above the present first floor ceiling also recommends open beams at one time. Breaks in the second floor boards on the east gable, similar to those on the first floor, may suggest a fireplace hearth at this level for a functional, finished upper story of a 1½ story house. Mortise pockets for gable end studs are found on the east and west girts. Several second floor joists are notched to overhang the south girt and extend beyond the south wall by eight inches. This construction could be used to hold an original soffit overhang. While overall the framing is devoid of extraneous mortise holes indicative of reused lumber there is one dovetail notch in the south girt evident on the south exterior wall that may be from a former girder or porch support. There is no match for this on the north girt, however.

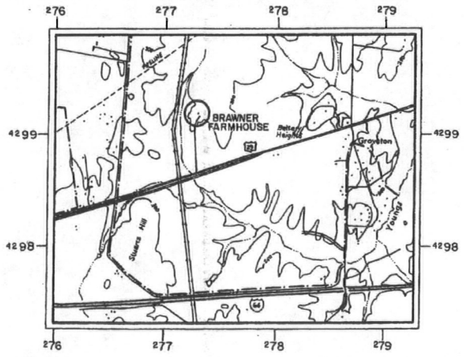
The interior hall-parlor plan is divided by a braced, hewn and pit-sawn timber frame wall with early plaster on hand-split lath and a boxed stair. Diagonal boards with a 3/8 inch 18th century bead and hewn supports reinforce this as the original stair and location, although the entrance from the west parlor (kitchen) was reversed from an earlier entrance from the east parlor near the original south entrance door.

The actual appearance of the Douglas Hall is still speculative. It may have been the full 2½ story, two pile house that was being built in the area c1820 (Potter, Stephen, "No Maneuvering and Very Little Tactics, Archaeology and the Battle of Brawner Farm" NPS, 2001). It could also be a 1½ to 2½ story, one pile house with a full one story shed lean-to across the north rear. There is an outside possibility that a 1½ story 18th century house was enlarged ca. 1820 to a 2½ story house and then diminished after the Civil War to the extant 1½ story framing. War damage may have been enhanced by neglect and/or natural disaster to contribute to the smaller rebuild. There was no evidence of a fire comprehensive enough to cause Douglas Hall to burn to the ground, although some blackened scarring on second floor joists suggests a small fire was extinguished.

The Davis family undertook the 1904 remodeling and enlarging of the earlier house adding formal spaces to the house and changing the orientation of the entrance door. All 1904 construction is circular sawn balloon framing, except for hewn sill plates. Full two story diagonal braces are used on the south gable and two story studs carry a ledger or ribbon board to support the second floor joists. A small basement was dug under the entrance hall, entered from a bulkhead on the west side. The concrete walls have "E. P. D. 1916" etched in the east wall.

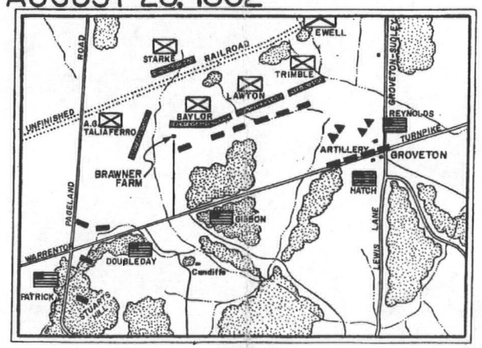
This project was undertaken by the Historic Preservation Department of the Bucks County Community College, Newtown, Pennsylvania under the sponsorship of the National Park Service, National Capital Region, Cultural Resource Preservation Program (Terry Carlstrom, Regional Director). Project oversight by NPS Historic Preservation Training Center (Tom McGrath, Superintendent) as part of the Historic Structures Report 2002 Addendum Project. Project coordination and fabric analysis by Kathryn Ann Auerbach, BCCC. Additional fabric analysis and recording assistance by Richard L. Green, BCCC and Scott Doyle, Pennsylvania Historical and Museum Commission. Field and drafting team members include David Corliss, R. Stephen Gray, Bernice Graeter-Reardon and Vanessa Zeoli, BCCC. Site assistance by Manassas National Battlefield Park, Robert K. Sutton, Superintendent and Barry Neighbors and Chris VanVlack. Large format photographs by Margaret R. Green, BCCC. Historical research by Sharon Feeney, HPTC. Special thanks to Thomas Vitanza, AIA, HPTC and Robert Ogle, BCCC. Work was conducted August and September 2002. This project is dedicated to the memory of all those soldiers and residents who suffered at the Brawner Farm.

LOCATION MAP



UTM - 18 - 277285 - 4299195
TAKEN FROM USGS GAINESVILLE, VIRGINIA QUADRANGLE, 1994

MAP OF MILITARY POSITIONS AROUND THE BRAWNER FARM AUGUST 28, 1862



TAKEN FROM SECOND MANASSAS 1862, LANGELLIER & ADAMS, 2002

NAME AND LOCATION OF STRUCTURE
BRAWNER FARMHOUSE (DOUGLAS HALL-DAVIS HOUSE)
LEE HIGHWAY · GROVETON VICINITY · MNBP · PRINCE WILLIAM COUNTY · VIRGINIA

SURVEY NO.

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 12 SHEETS

DRAWING/PHOTOGRAPH PAGE NUMBER

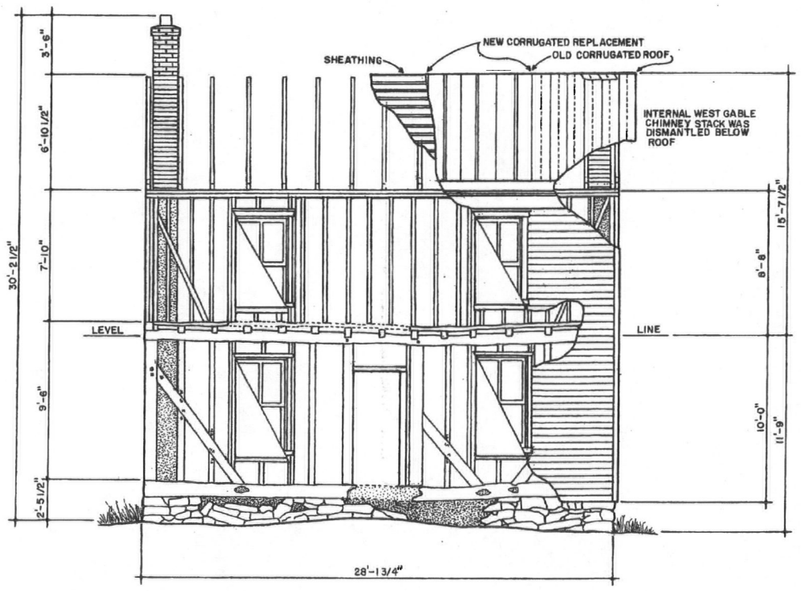
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

DRAWN BY: RICHARD L. GREEN

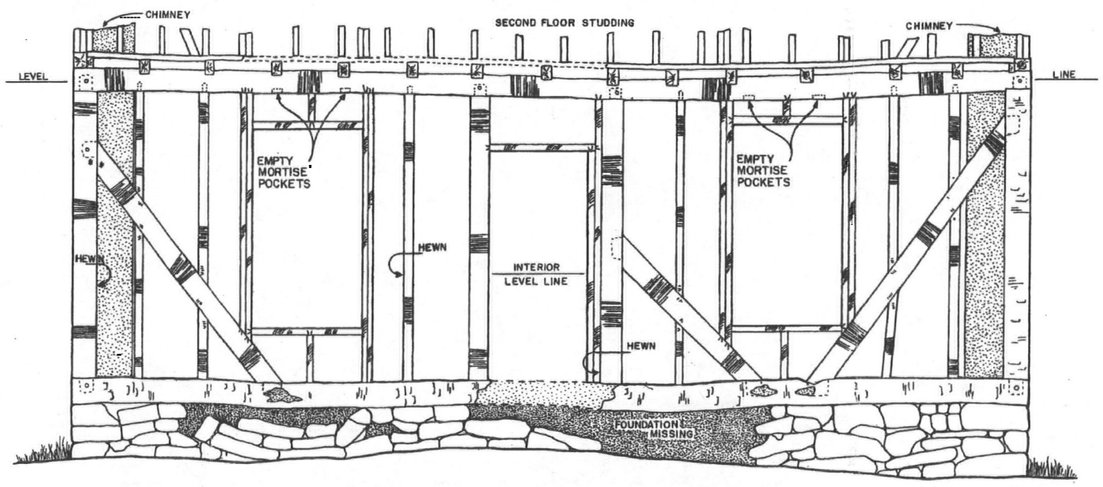
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TRIM LINE

TRIM LINE



FIRST FLOOR FRAMING



MORTISE & TENON

NAILED

HAND HEWN

HAND PIT SAWN

CIRCULAR SAWN

KEY TO METHOD OF JOINING & SQUARING TIMBERS

0 10
FEET 1/4"=1'-0"

0 4
METERS 1:48

0 5
FEET 1/2"=1'-0"

0 2
METERS 1:24

NORTH ELEVATION

NAME AND LOCATION OF STRUCTURE
BRAWNER FARMHOUSE (DOUGLAS HALL - DAVIS HOUSE)
LEE HIGHWAY · GROVETON VICINITY · MNBP · PRINCE WILLIAM COUNTY · VIRGINIA

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SURVEY NO.

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 2 OF 12 SHEETS

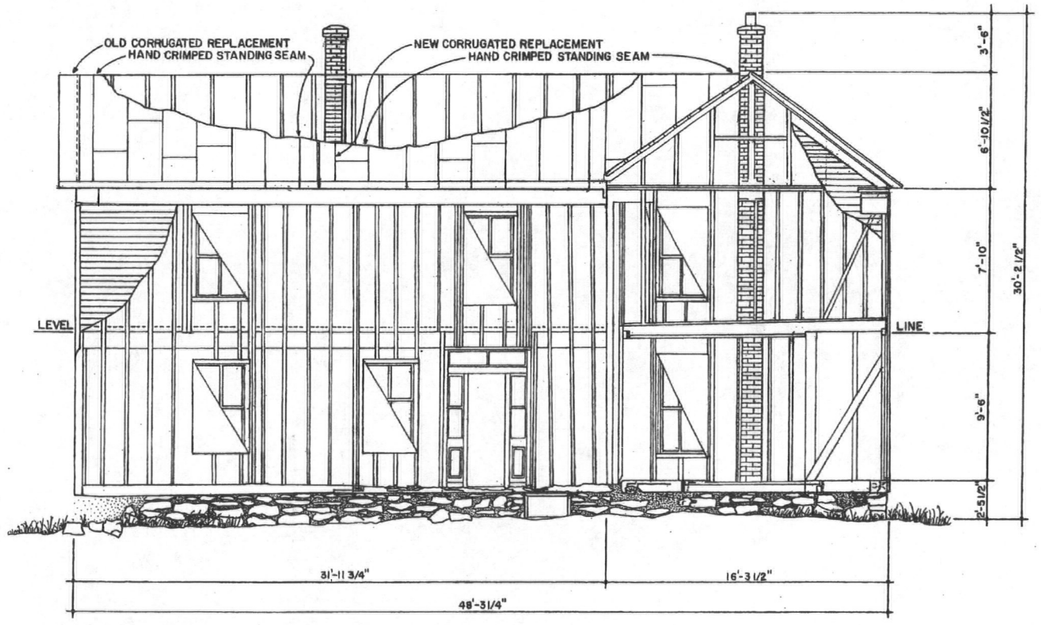
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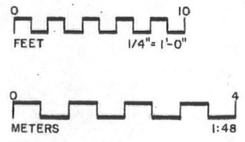
DRAWN BY: RICHARD L. GREEN - 2002

NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

TRIM LINE

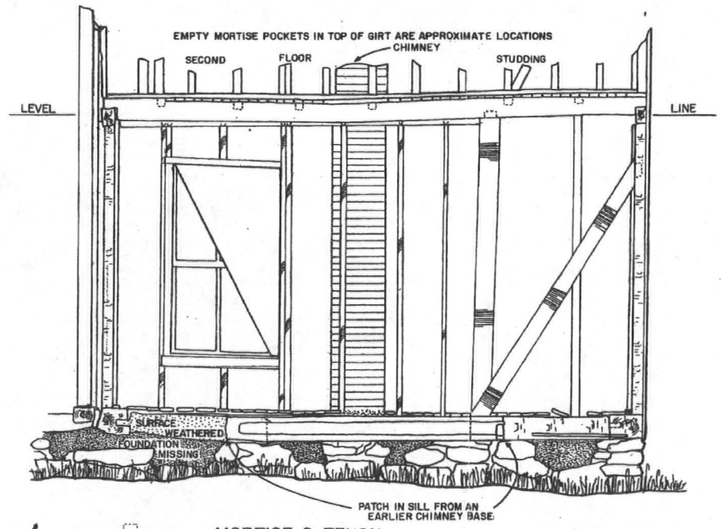
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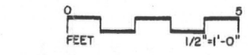
EAST ELEVATION

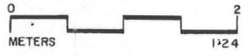
FIRST FLOOR FRAMING





KEY TO METHOD OF JOINING & SQUARING TIMBERS





NAME AND LOCATION OF STRUCTURE
BRAWNER FARMHOUSE (DOUGLAS HALL-DAVIS HOUSE)
LEE HIGHWAY · GROVETON VICINITY · MNBP · PRINCE WILLIAM COUNTY · VIRGINIA

SURVEY NO.

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 3 OF 12 SHEETS

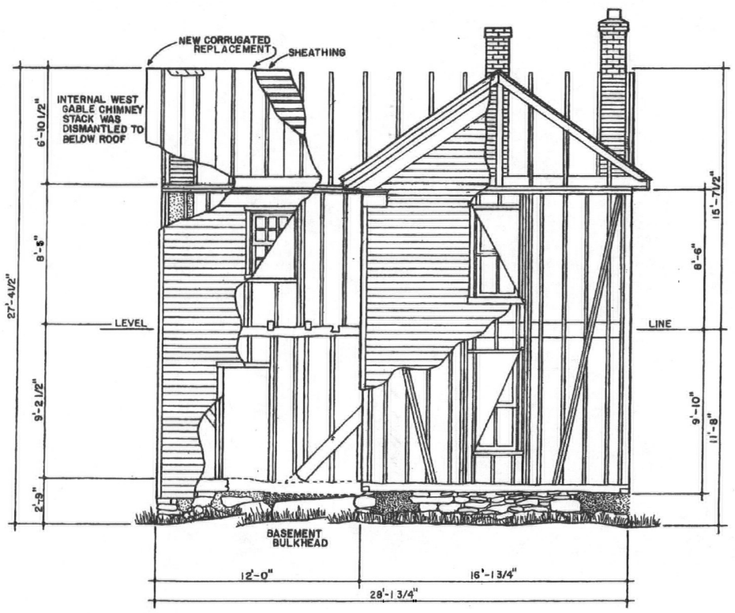
DRAWN BY: BERNICE GRAETER-REARDON & VANESSA ZEOLI - 2002

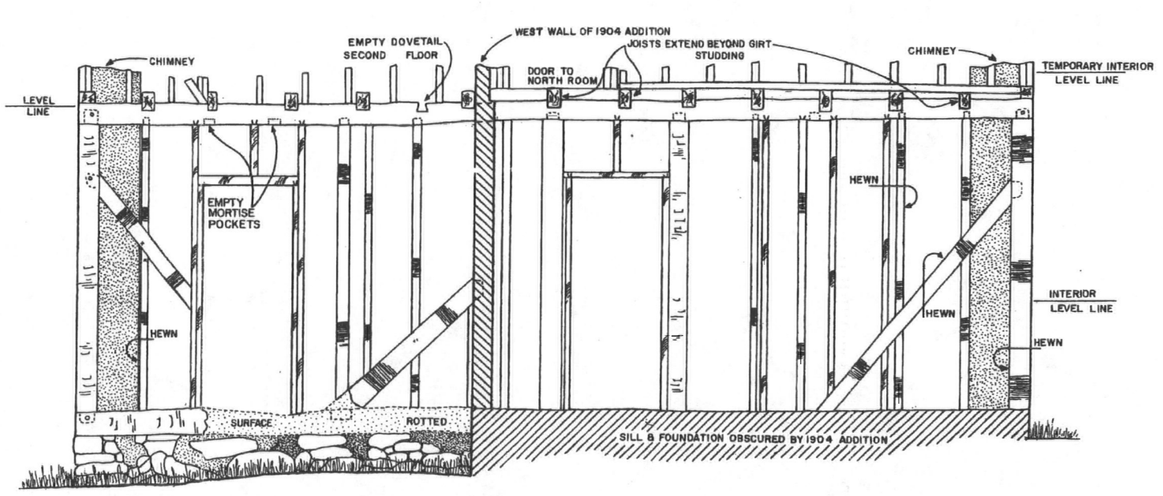
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UNITED STATES DEPARTMENT OF THE INTERIOR

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TRIM LINE

TRIM LINE







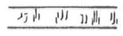




MORTISE & TENON



NAILED



HAND HEWN



HAND PIT SAWN

CIRCULAR SAWN

KEY TO METHOD OF JOINING & SQUARING TIMBERS





SOUTH ELEVATION

DRAWN BY RICHARD L. GREEN & R. STEPHEN GRAY - 2002

NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME & NO. LOCATION OF STRUCTURE

BRAWNER FARMHOUSE (DOUGLAS HALL - DAVIS HOUSE)
LEE HIGHWAY - GROVETON VICINITY - MNBP - PRINCE WILLIAM COUNTY - VIRGINIA

SURVEY NO.

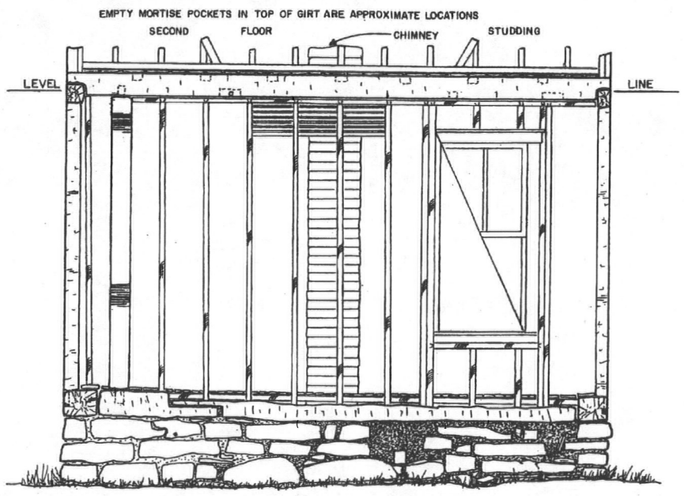
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 4 OF 12 SHEETS

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TRIM LINE

TRIM LINE

FIRST FLOOR FRAMING



MORTISE & TENON

NAILED

HAND HEWN

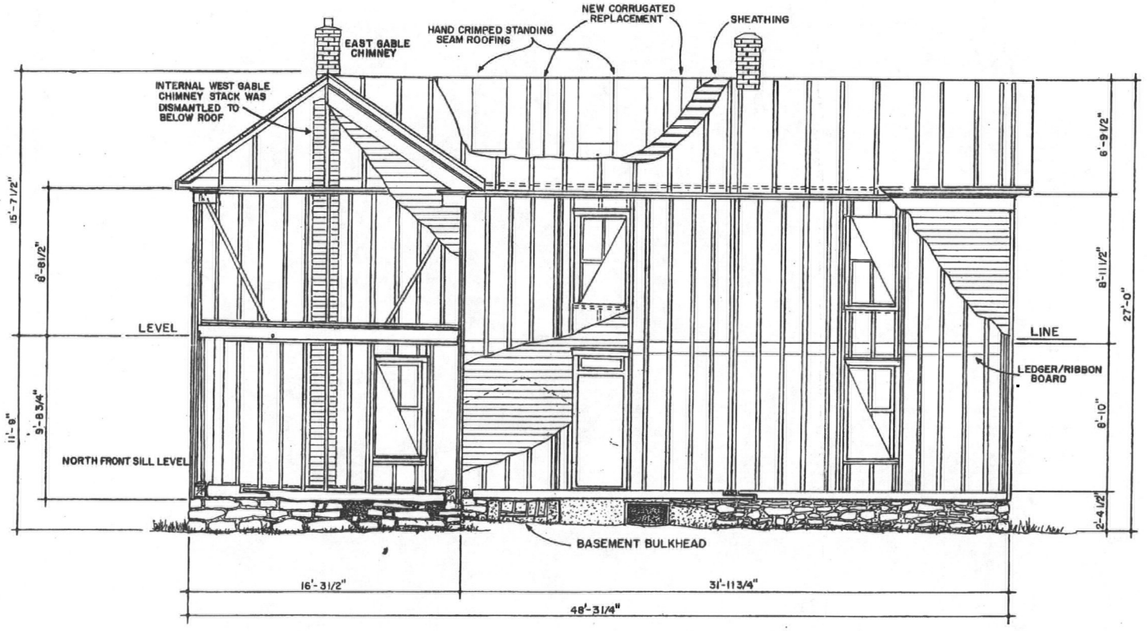
HAND PIT SAWN

CIRCULAR SAWN

KEY TO METHOD OF JOINING & SQUARING TIMBERS

0 FEET 5 1/2"=1'-0"

0 METERS 2 1:24



0 FEET 10 1/4"=1'-0"

0 METERS 4 1:48

WEST ELEVATION

DRAWN BY: KATHRYN ANN AUERBACH · 2002

NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
BRAWNER FARMHOUSE (DOUGLAS HALL - DAVIS HOUSE)
LEE HIGHWAY · GROVETON VICINITY · MNBP · PRINCE WILLIAM COUNTY · VIRGINIA

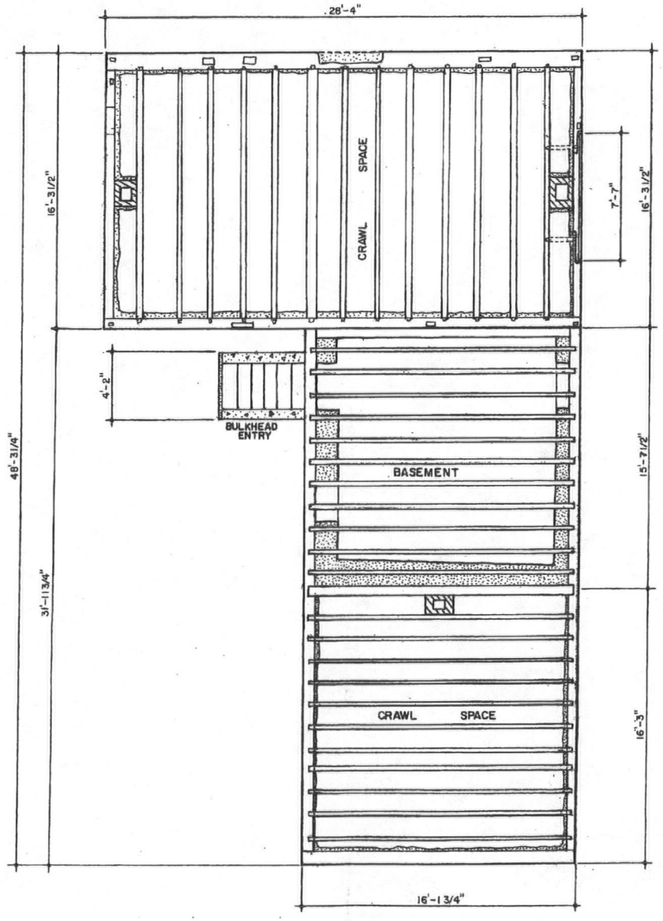
SURVEY NO.

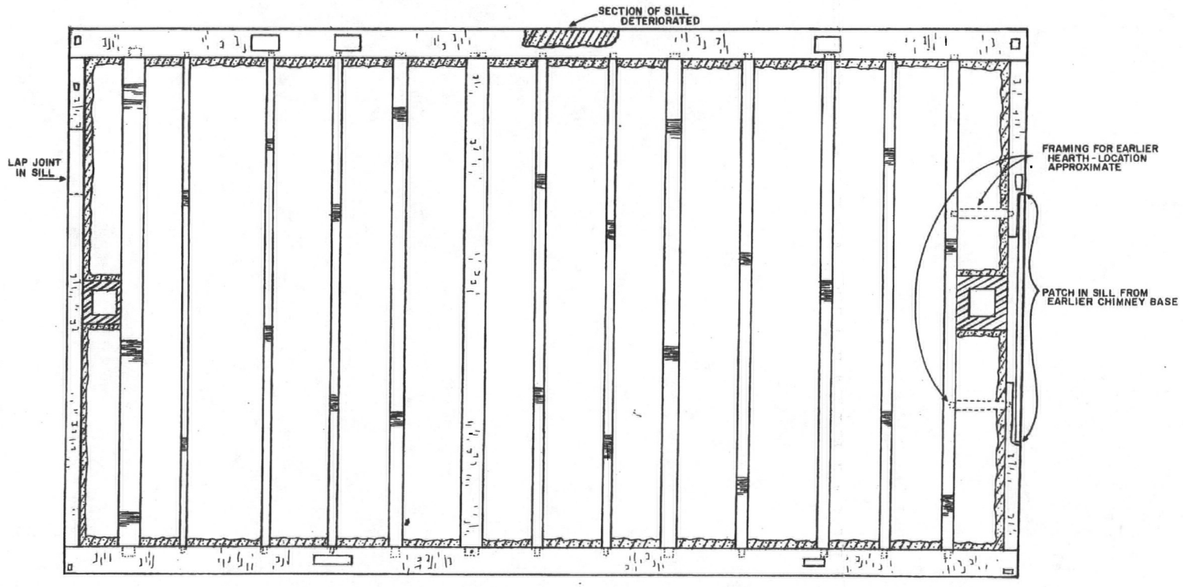
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 5 OF 12 SHEETS

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TRIM LINE

TRIM LINE





MORTISE & TENON

MORTISES IN SILL FOR POSTS & BRACES

HAND HEWN

HAND PIT SAWN

KEY TO METHOD OF JOINING & SQUARING TIMBERS

0 FEET 10 1/4"=1'-0"

0 METERS 4 1:48

0 FEET 5 1/2"=1'-0"

0 METERS 2 1:24

PLAN OF FIRST FLOOR JOISTS

NAME AND LOCATION OF STRUCTURE
BRAWNER FARMHOUSE (DOUGLAS HALL - DAVIS HOUSE)
LEE HIGHWAY · GROVETON VICINITY · MNBP · PRINCE WILLIAM COUNTY · VIRGINIA

SURVEY NO.

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 6 OF 12 SHEETS

IDENTIFICATION (WHICH NUMBER)

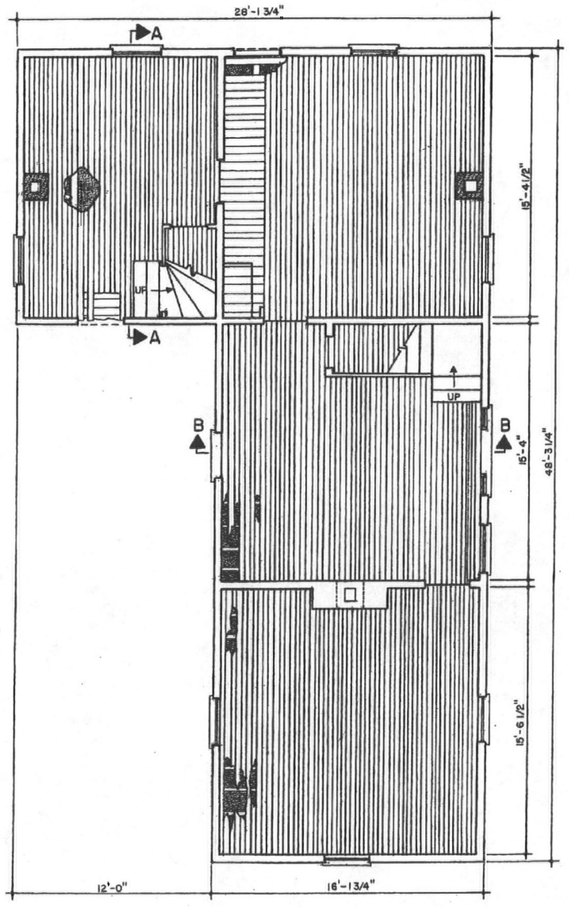
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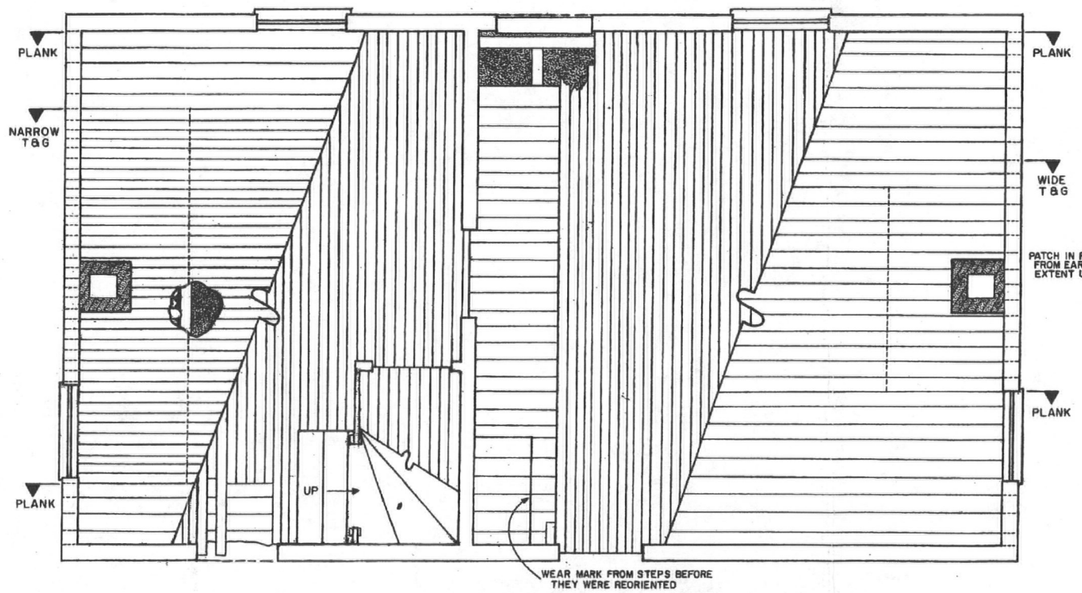
DRAWN BY DAVID CORLISS · 2002

NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

TRIM LINE

TRIM LINE





NARROW T&G = 1904 DIMENSIONAL SAWN (3/4"x 3-3 1/2") TONGUE & GROOVE BOARDS.
WIDE T&G - OLDER FLOORING (1"x 4 1/2-6 1/2") TONGUE & GROOVE BOARDS.
PLANK = ROUGH CUT (1"x 4 1/2-6 3/4") BOARDS NOTCHED FOR FLOOR JOISTS.

0 10
FEET 1/4"=1'-0"

0 4
METERS 1:48

0 5
FEET 1/2"=1'-0"

0 2
METERS 1:24

FIRST FLOOR FLOORING PLAN

NAME AND LOCATION OF STRUCTURE
BRAWNER FARMHOUSE (DOUGLAS HALL-DAVIS HOUSE)
LEE HIGHWAY · GROVETON VICINITY · MNBP · PRINCE WILLIAM COUNTY · VIRGINIA

SURVEY NO.

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 7 OF 12 SHEETS

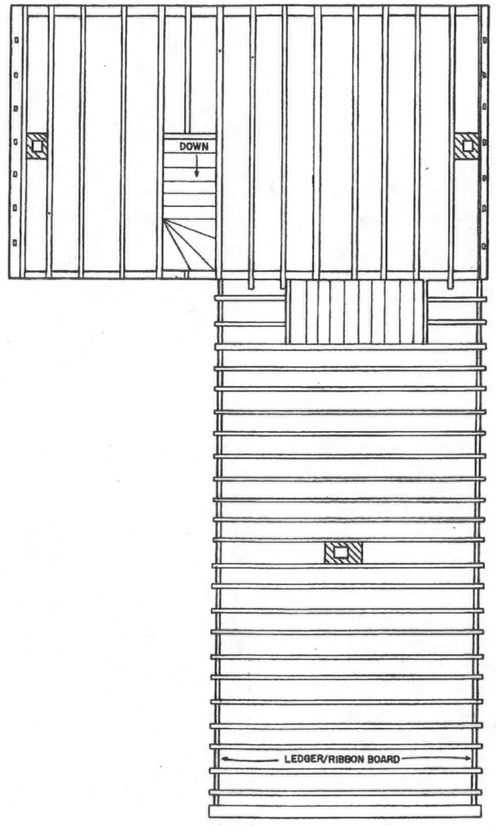
DRAWN BY VANESSA ZEOLI · 2002

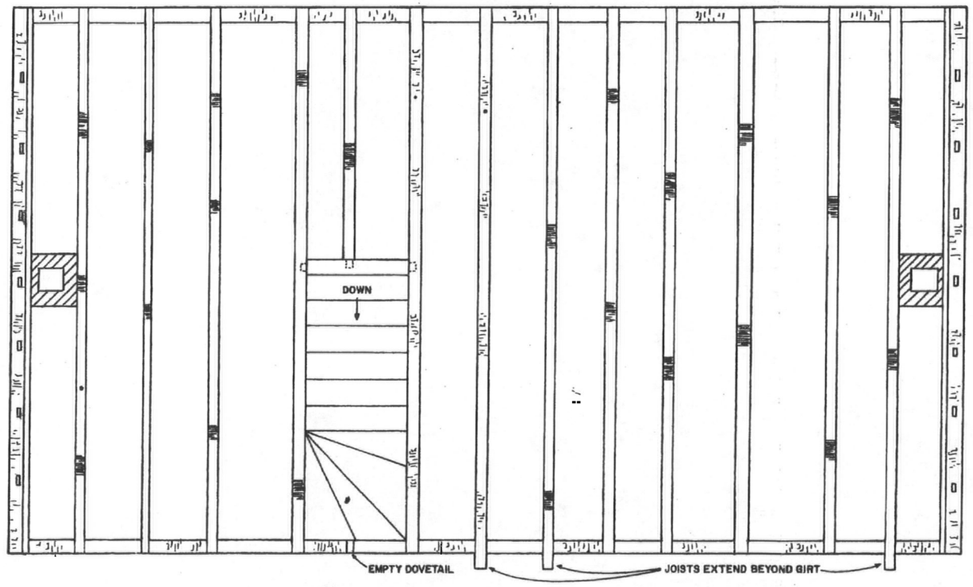
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TRIM LINE

TRIM LINE





MORTISE & TENON

EMPTY MORTISE POCKETS ON TOP OF GIRTS - LOCATIONS APPROXIMATE

HAND HEWN

HAND PIT SAWN

KEY TO METHOD OF JOINING & SQUARING TIMBERS

0 FEET 10 1/4"=1'-0"

0 METERS 4 1:48

0 FEET 5 1/2"=1'-0"

0 METERS 2 1:24

PLAN OF SECOND FLOOR JOISTS

NAME AND LOCATION OF STRUCTURE
BRAWNER FARMHOUSE (DOUGLAS HALL - DAVIS HOUSE)
LEE HIGHWAY - GROVETON VICINITY - MNBP - PRINCE WILLIAM COUNTY - VIRGINIA

SURVEY NO.

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 8 OF 12 SHEETS

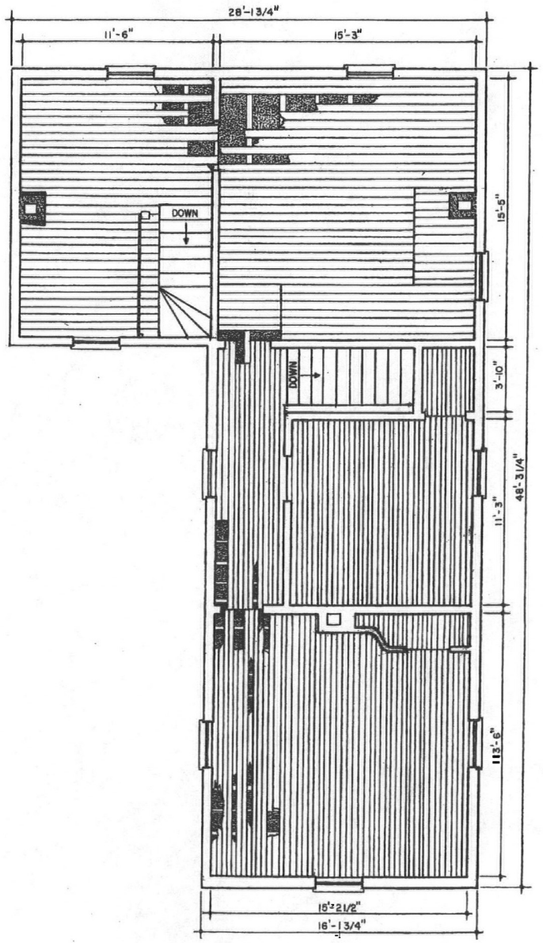
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

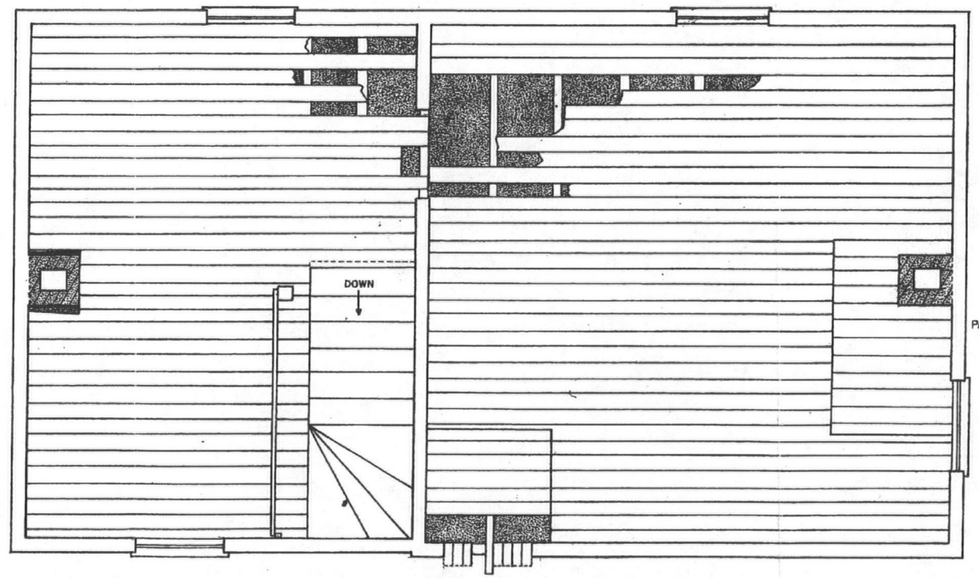
DRAWN BY: DAVID CORLISS & RICHARD L. GREEN - 2002

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TRIM LINE

TRIM LINE





WIDE T&G-OLDER FLOORING (1"x4 1/2-6 1/2") TONGUE & GROOVE BOARDS THROUGHOUT SECOND FLOOR OF NORTH SECTION.

0 10
FEET 1/4"=1'-0"

0 4
METERS 1:48

0 5
FEET 1/2"=1'-0"

0 2
METERS 1:24

SECOND FLOOR FLOORING PLAN

NAME AND LOCATION OF STRUCTURE
BRAWNER FARMHOUSE (DOUGLAS HALL-DAVIS HOUSE)
LEE HIGHWAY · GROVETON VICINITY · MNBP · PRINCE WILLIAM COUNTY · VIRGINIA

SURVEY NO.

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 9 OF 12 SHEETS

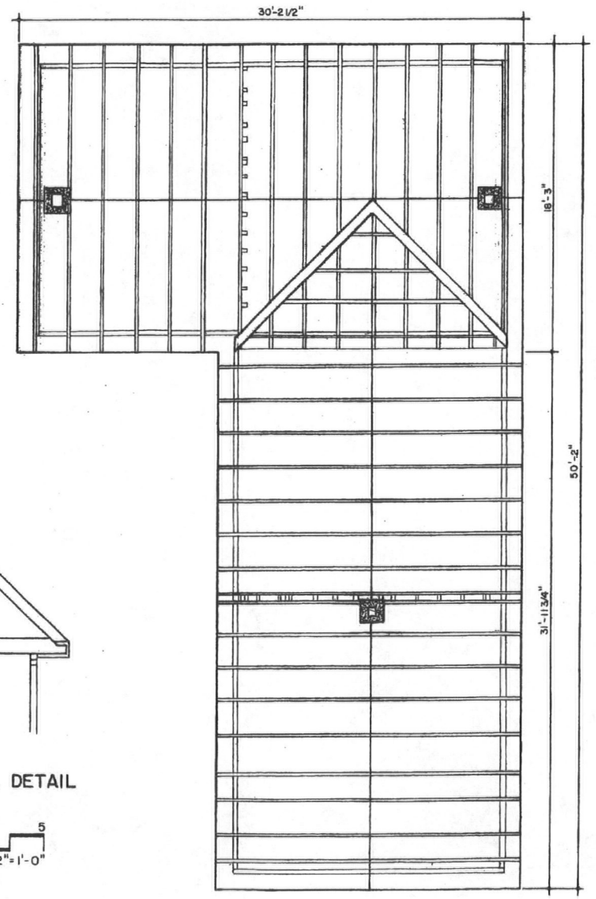
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TRIM LINE

TRIM LINE



RAFTER PLAN

RAFTER TAIL DETAIL

0 5
FEET 1/2"=1'-0"

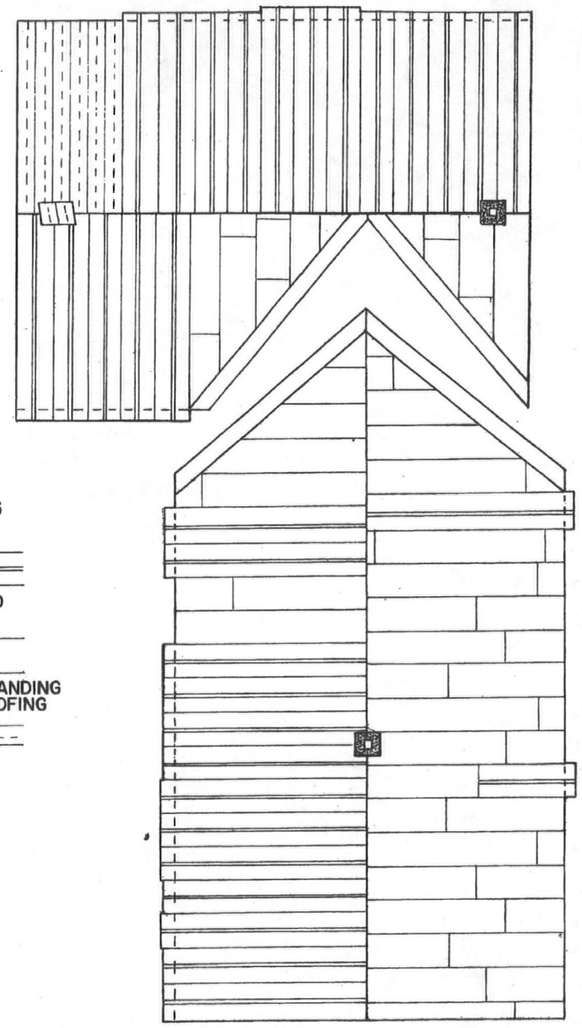
0 2
METERS 1:24

KEY TO ROOFING MATERIALS

NEW CORROGATED REPLACEMENT

HAND CRIMPED STANDING SEAM METAL ROOFING

OLD CORROGATED REPLACEMENT



ROOF PLAN

0 10
FEET 1/4"=1'-0"

0 4
METERS 1:48

ROOF & RAFTER PLAN

NOTE THAT THE ROOF IS SHOWN FLAT, NOT NARROWED BY THE ANGLE OF THE PEAK.

NAME AND LOCATION OF STRUCTURE
BRAWNER FARMHOUSE (DOUGLAS HALL-DAVIS HOUSE)
LEE HIGHWAY · GROVETON VICINITY · MNBP · PRINCE WILLIAM COUNTY · VIRGINIA

SURVEY NO.

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 10 OF 12 SHEETS

DRAWING/PHOTOGRAPH SHEET NUMBER

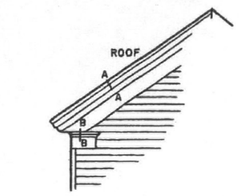
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DRAWN BY R. STEPHEN GRAY · 2002

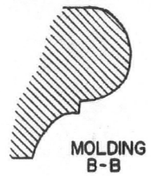
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TRIM LINE

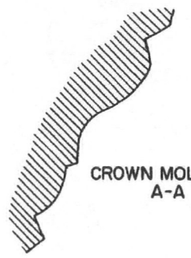
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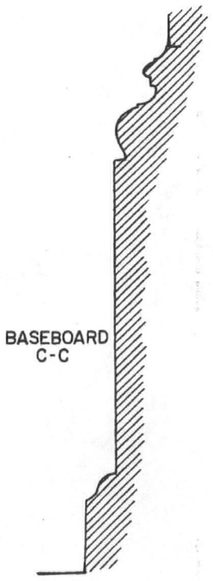
KEY TO EXTERIOR MOLDINGS



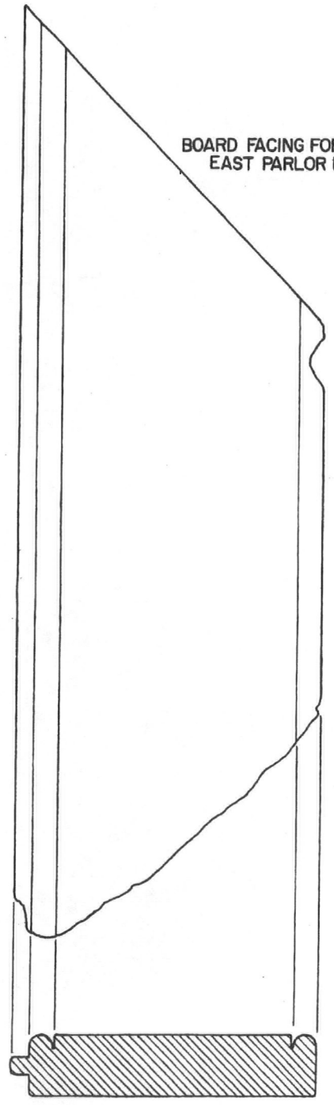
MOLDING B-B



CROWN MOLDING A-A



BASEBOARD C-C



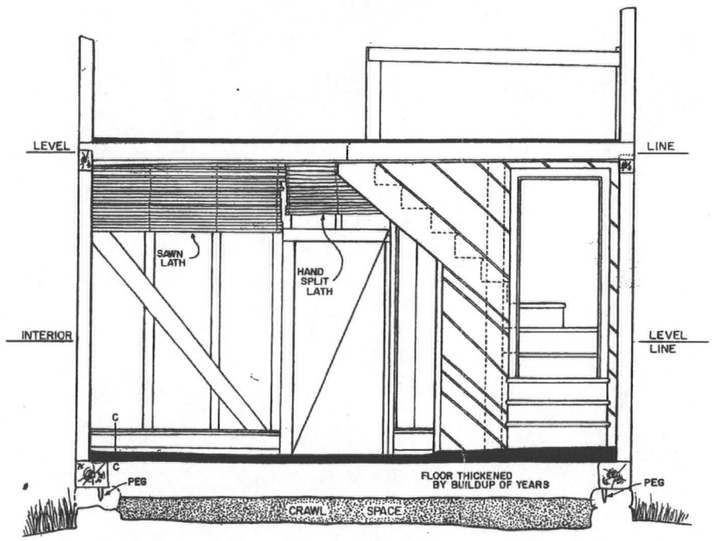
BOARD FACING FOR STAIRS ENTERING EAST PARLOR BEFORE REORIENTATION

0 4
INCHES FULL SIZE

0 10
CENTIMETERS 1:1

MOLDING PROFILES

ELEVATION OF STAIRS IN NORTHWEST ROOM (KITCHEN), A-A



0 5
FEET 1/2"=1'-0"

0 2
METERS 1:24

ELEVATION OF EARLY STAIRS & MOLDING PROFILES

DRAWN BY: RICHARD L. GREEN - 2002

NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
BRAWNER FARMHOUSE (DOUGLAS HALL-DAVIS HOUSE)
LEE HIGHWAY - GROVETON VICINITY - MNBP - PRINCE WILLIAM COUNTY - VIRGINIA

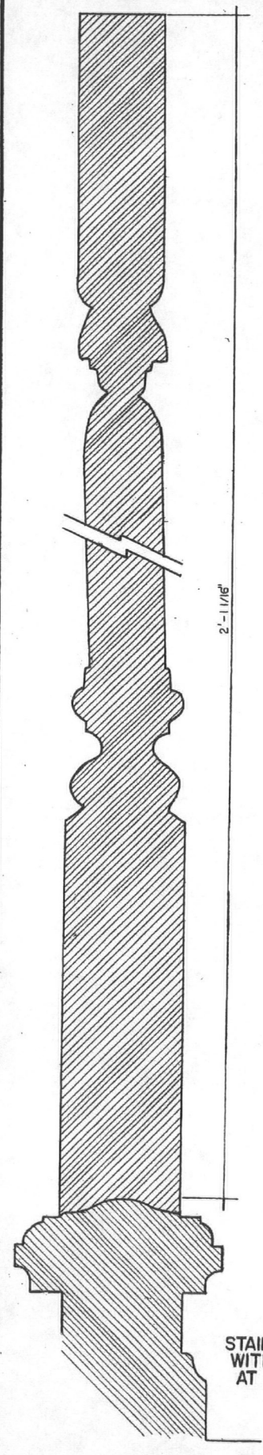
SURVEY NO.

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 11 OF 12 SHEETS

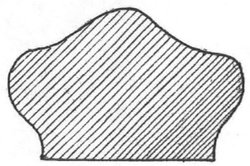
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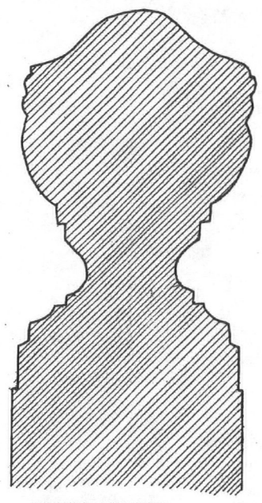
TRIM LINE



STAIR BALUSTER WITH BOTTOM RAIL AT TOP OF STAIRS (C)



HAND RAIL (B)



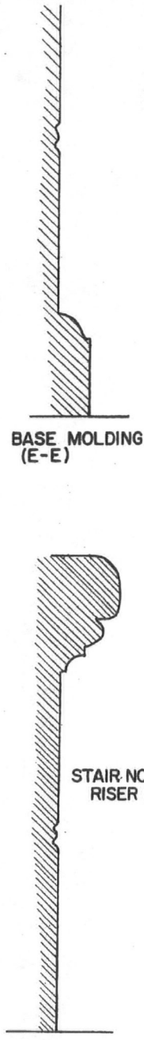
NEWEL AT TOP OF STAIRS (A)



MOLDING FINISHING STAIR OPENING THROUGH FLOOR

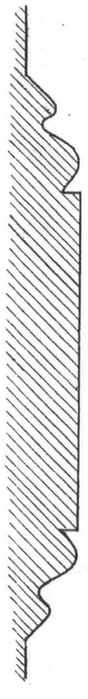


CLOSED STRINGER (D-D)



BASE MOLDING (E-E)

STAIR NOSE & RISER (F-F)

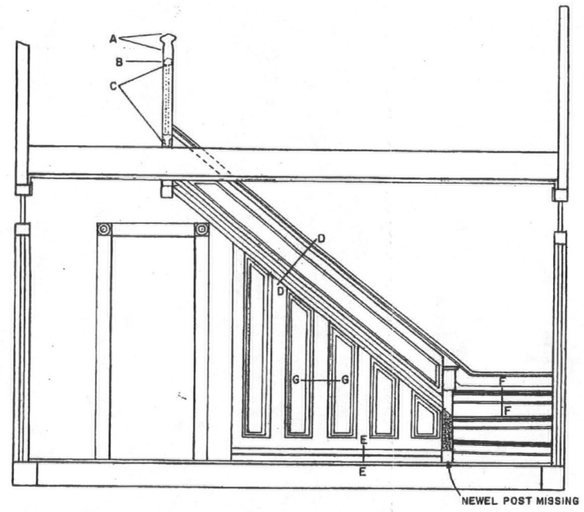


PANEL STILE (G-G)

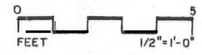
MOLDING PROFILES







1904 STAIR ELEVATION, B-B





1904 STAIR ELEVATION & MOLDING PROFILES

NAME AND LOCATION OF STRUCTURE
BRAWNER FARMHOUSE (DOUGLAS HALL-DAVIS HOUSE)
LEE HIGHWAY · GROVETON VICINITY · MNBP · PRINCE WILLIAM COUNTY · VIRGINIA

SURVEY NO.

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 12 OF 12 SHEETS

DRAWING NUMBER

DRAWN BY: R. STEPHEN GRAY - 2002

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UNITED STATES DEPARTMENT OF THE INTERIOR

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TRIM LINE

BRAWNER FARMHOUSE DOCUMENTATION PROJECT
Lee Highway, Manassas National Battlefield Park, Groveton vicinity, Virginia

Methodology for Architectural Documentation:

Background:
In early Spring 2002 discussions commenced between the National Park Service, Historic Preservation Training Center, Frederick, MD and the Bucks County Community College, Historic Preservation Department, Newtown, PA regarding detailed documentation of the architectural fabric of the Brawner Farmhouse, also known as Douglas Hall or Bachelor's Hall, located within the NPS Manassas National Battlefield Park in Virginia. The house and associated land were acquired by the park service in 1985 due to the direct involvement in the opening confrontations of the Second Battle of Manassas, August 28, 1862. The open fields were mowed and interpretive signs and trails placed in the vicinity of the house where ferocious fighting resulted in casualties of 2400 troops within one day (Greene, A. Wilson, "The Second Battle of Manassas", Eastern National: Civil War Series, 2002, p. 23). A chain link fence was placed around the yard surrounding the house. The house was secured with plywood on windows and doors and occasionally stabilized with wall and roof coverings. No comprehensive restoration or maintenance plan was undertaken, however, and the house was left to weather. Deemed as a "site marker" the significance of the house and its interpretation in association with the Civil War were considered diminished by its present configuration. The house was substantially enlarged and remodeled c1904 and thereby presented itself visually outside the context of the war years.

In the intervening seventeen years the park service has undertaken a variety of studies of the house and its surroundings to better direct the interpretation, maintenance and preservation of the site. In the Summer 1986 preliminary measured drawings were prepared which documented the present house elevations, floor plans and interior doors and trim, essentially of the 1904 features and appearance. The accompanying Historic Structures Report dated Summer 1985 (Hill, John M., "Douglas Hall HSR", Manassas Battlefield Park, NPS, National Capital Region, Washington, DC, 1985) proposes that the original farmhouse was a modest, one story, two room house and describes some of the existing heavy timber framing in a generalized way.

In April and May 1987 a fabric investigation of Douglas Hall (Brawner farmhouse) was conducted by the Williamsport Preservation Training Center (NPS). This report suggests that the one story, two room house extant within the present structure was hastily built after the Civil War with reused materials. It identifies hewn and "ratcheted saw" marks on the framing members, as well as infill and siding materials circular sawn. It notes the plastered walls and open beam ceiling in the one story house and that the winding stair was entered originally from the east rather that the present west. Examination of the foundation suggested that the present sills were laid onto the present foundation and that no breaks in the foundation exist where there are breaks in the sill. The lack of

projectiles or projectile holes in the framing fabric and the lack of bracing on the west gable wall lead to the conclusion that the north block portion of the house was constructed after the war "using early 19th century techniques". It also acknowledged an archeological study that identified additional foundations of the antebellum house. (Newlin, Keith, "Results of Fabric Investigation and Alternative Preservation Treatments of Douglas Hall Manassas NBP", Denver Service Center, Williamsport Preservation Training Center, Eastern Team, Draft, n.d.). An addendum to this study further referenced the archeological findings of Kathleen Parker of the antebellum house with dimensions of 24 feet by 31 feet with double chimneys on the east and west elevations. It reiterated the interpretation of the construction of "Section A", the northern block as incorporating "isolated, nonstructural elements from a third, distinctly earlier building period." It does acknowledge "the noncontextual presence of the interior stair fabricated with hand wrought nails appears to be the only surviving element of the pre-battle structure. Circumstantially, as a protected interior element, it suggests the amount of damage which may have occurred to the structure as a whole." (Newlin, Keith and Sasser, S. Elizabeth report following July 8, 1987 site meeting, no title and no date).

Kathleen Parker published "An Archeological Assessment of the Brawner Farm House" September 1988, revised December 1989 with Dr. Stephen A. Potter as Principal Investigator. This provided a detailed illustrated plan of the archeological findings, namely stone foundations, chimney footings, stone piers, stone walkways, etc. in relationship to the existing building. The report also includes more substantial historical research and copies of original depositions of the Brawner family for claims for war damages.

Dr. Stephen Potter was called back again in 1994 to conduct further archaeological investigations "to locate evidence of the firing lines" based on the discovery of "in situ battle-related artifacts in the yard surrounding the house" (Potter, Dr. Stephen R., "No Maneuvering and Very Little Tactics: Archaeology and the Battle of Brawner Farm", Washington, DC: Regional Archeology Program, National Capital Region, NPS, 2001). He reiterates the 1987 findings that "more that 100 Civil War military artifacts were found, of which 40 were in their original historic context—the antebellum ground surface of the hard-packed, swept, bare-earth yard or the area that once was beneath the antebellum house" and attributes these to the Battle of Brawner Farm and "not from some subsequent military event." (Potter, ob. cit. p. 11) He concludes that the structure the Brawners left was " 'not a neat log house', as described by Confederate artilleryman Edward Moore (1910:115). Rather, it was a circa 1820, two-story Georgian-style house

called Bachelor's Hall, with double exterior chimneys at the east and west walls and a sandstone foundation measuring 24 x 31 feet. As a result of damage caused during the battle, the house was rebuilt circa 1867-68. The post-battle structure occupied a foundation about one-third smaller than the antebellum plan and was built directly on all of the south and a portion of the east foundation walls of the original structure. Incorporating some salvaged material, possibly from Bachelor's Hall, the new house was one-and-one-half stories, with two rooms on the first floor and a chimney on the east and west ends." (Potter, ob. cit., p. 22-23)

The cultural landscape study most recently completed (draft May 2002) repeats Potter's findings and further describes some of the outbuilding remains. Included in the approximately 10 outbuildings which once served the farm is an outkitchen directly west of the house. Its rubble stone and brick residue measures approximately 6 by 12 feet and is oriented north-south. It is located on line with a set stone walk leading west from the house. (Early, Judith and Fanning, Kay, "Brawner Farm Manassas National Battlefield Park Cultural Landscape Report, Part 1: Site History, Existing Conditions, and Analysis and Evaluation", Washington, DC: National Capital Region, NPS, Cultural Landscape Program, p.73 & 74)

While suggestions were made that an antebellum house witnessed the battle and was rebuilt in a smaller size, then remodeled in 1904, the existence of hewn timbers and hand-split lath as well as the winding staircase continued to spark curiousity as to the existence and appearance of Bachelor's or Douglas Hall. The existing measured drawings did not depict any of this material and the fabric analysis, while detailed, needed to be supplemented by visual representation of the features found. Decisions on the future preservation and interpretation of the house and site continued to fall back on the question of remains of original fabric of Bachelor's Hall within the existing house.

Current Methodology:
The Brawner Farmhouse was visited in March 2002 to investigate current conditions and building fabric and develop documentation strategy. Initial field photographs and overall exterior measurements were taken. Independent of the above studies, the "early" features including the hand split lath and plaster, boxed winding staircase, hewn framing fabric, breaks in gable end sills were obvious in the brief inspection. The overwhelming building fabric was that of the 1904 rebuild. The condition of the building, however, was of concern and had to be addressed in plans to accommodate field activities. Exterior clapboards were missing, stones from the foundation also missing in large gaps. On the

interior, plaster was loose or missing in significant areas, in some cases allowing a view to the outside through the walls. Water damage was significant in the southwest chamber and along the west hall and additional water or weather deterioration was also critical by the north facing doorway and in the northwest "kitchen". Floors were missing and floor joists were in some cases insufficiently supported. Bees nests and snake skins suggested that the quite dormancy was advantageous to unwanted natural inhabitants. While initial impressions were of a badly deteriorated building, actual building fabric was very little compromised. The building, while dirty, was not cluttered and there were no modern intrusions such as wiring, plumbing, kitchens or any newer partitions. Missing interior and exterior wall covering would work to the advantage of the study team as more of the actual construction fabric was visible. Despite the insubstantial foundation, the building stood square and vertical and the walk-through found the footing sound in most areas with flooring. The size of the house, of standard domestic scale, was 90% accessible via ladders (save the roof and chimney stacks). The building's simple "L" shaped plan, essentially two rectangles, also simplified documentation methods.

With the site visit information and review of the above reports the documentation strategy and purpose could be better defined. It was obvious that the building's framing needed to be produced in measured drawings. The benefit of this would be two-fold, one- it would guide rehabilitation or restoration work, and should any of the framing members need to be replaced, adequate documentation would be in place. This fabric analysis would also alert future planners as to what elements of the house were critical to save. Secondly, should deterioration, natural disaster or park policy cause the demise of the building, its actual framing construction would be on record. In addition to the drawings, large-format, black and white, HABS quality photographs would be taken to additionally record the building's exterior and interior appearance.

The measured drawings under this project would be created to the standards of the Historic American Buildings Survey with the final ink on mylar set submitted to HABS for repository in the Library of Congress. An initial definition of the drawings to be produced was outlined, this was modified as the project progressed. As the 1986 measured drawings were never submitted to HABS, a complete set of the existing condition elevations and interior floorplans were considered important to reproduce. The details done in 1986, namely molding profiles and door patterns, would not be drawn again. To compliment this set of earlier drawings, the current documentation would be drawn to 1/4 inch to one foot scale. Crossectional elevations of the boxed winder staircase and the 1904 entrance hall stair, as well as details of stair newels and balusters would also be drawn. Details of framing materials would also be produced.

A field team of approximately five members, plus the project coordinator, Kathryn Ann Auerbach, BCCC, would conduct the majority of on-site documentation. This team would be complimented by site analysis and project oversight by the NPS-HPTC Senior Historical Architect, Thomas Vitanza, A.I.A. Historical research and written report would be produced by NPS project intern Sharon Feeney. The field team included members of current and former Bucks County Community College HABS projects, Richard Green, master draftsman and fabric analyst, Scott Doyle of the Pennsylvania Historical and Museum Commission, documentation and fabric advisor, Bernice Graeter-Reardon, recorder and draftsman, R. Stephen Gray, measurement and draftsman, David Corliss, measurement and draftsman and Vanessa Zeoli, measurement, recorder and draftsman. In addition, the assistance of NPS Manassas intern Chris VanVlack to record measurements and handle field logistics was most useful. Margaret R. Green, affiliated with the BCCC, would take the large format photographs. Not anticipated, but of tremendous help, was the use of a JLG LIFT with operator Barry Neighbors, NPS, Manassas, provided by the park. This allowed for easy access to all the upper areas of the house without constantly moving ladders and requiring precipitous logistics for team members. It also allowed for the recorder to be up near the features and the person taking the measurements, thus reducing mistakes in translation. Field work was estimated to be an intensive full one week, from August 5 through mid-day on the 10th, with a follow up of two team members plus the photographer August 21-22, 2002.

More than half of the field team members were available for orientation and preparation. Dr. Potter's "No Maneuvering and Very Little Tactics" and the Newlin/Sasser fabric analysis reports were copied for review. The March field photos allowed team members to visualize the site and project strategy. Some of these photos were enlarged to assist in the preparation of the field drawings. Direct copies from the mylars of the 1986 drawings were available to review and create field drawings. These copies, however, were not true to the dimensions given and therefore could not be used as base drawings from which to trace, as was previously hoped. Field drawings using the photos and the 1986 set as reference were created on grid vellum, the long east and west facades at 3/8 inch scale and the north and south facades at ½ inch scale. Crossectional staircase drawings were created at one inch to one foot scale. It was important to have as large an image on the field sheets as possible to better record the measurements in a clear fashion. Where evident from the photos, framing was drawn onto the elevations. Exterior surface details, such as siding, were left off to allow for the inclusion of all the framing members once in the field. This preliminary work was to be a great asset in expediting measuring in the field. Site preparations, including sweeping the house, covering holes in the floor,

removing plywood window covers, cutting grass and providing tent, tables, ladders, insect sprays and off-site drafting facilities were being handled concurrently by the NPS-MANA and HPTC teams.

The week of August 5 brought uncharacteristic fall-like weather to the Manassas area. This allowed the team full work days with out impedement from excessive heat or rain. After a brief orientation at the Stuarts' Hill Headquarters, where the drafting facilities were located, the team went directly to the Brawner house and could commence with setting the level line around the exterior of the building. This was placed at a mid-point between the first and second floors to be accessible for upper and lower measurements. It was also located where the building fabric was stable to secure the line. Concurrently, the exterior elevation field drawings were enhanced to include additional framing where now visible. A daily field schedule for the week was distributed to all of the team members in order to clarify work projects and goals. While two groups of teams were established, varying needs throughout the project necessitated changes in team size and members in order to provide greatest productivity.

In order to begin to draft drawings from field measurements during this week, the approach was to measure the "overall" features of each exterior façade, first to check against the 1986 measurements and to establish the perimeters of the building. This could be done while the field drawings of the framing were in process. Additionally, field photos were taken which were then "one-hour" processed on Tuesday. Thus, by Tuesday evening there was enough information to commence drafting the outline forms of some of the elevations. Similarily, measurements of the interior, namely perimeter and diagonal dimensions of each room by Wednesday allowed for the creation of first and second floor plans in draft form. Immediate plotting from field notes was important in order to confirm that all necessary measurements were taken and also to identify problem areas and inconsistencies that needed further study and measurements.

The follow-up detailed measurements of the framing on each of the exterior facades could commence Tuesday, aided by the JLG LIFT for all of the second floor, cornice and roof measurements. This was primarily on the west and south facades, while the framing field drawings of the north and east facades were completed. By Thursday, all but the east façade framing and the "old" south façade (now an interior wall) measurements were completed. Focus was now turned to the basement and attic framing, as well as detail of the flooring patterns on the first and second floors. Exposed floor joists (through holes in

the flooring) supporting the second floor and attic enabled visual inspection and allowed for these features to be measured as well. Detailed field drawings of these plans were created Wednesday and Thursday evenings, as well as roofing tin patterns and attic rafters. Measurements of these plans continued through Friday. Additionally on Friday the 1904 staircase and the "old" boxed staircase were measured. Details of staircase, flooring and hand-split lath measurements were completed Saturday. By mid-day Saturday all nineteen (19) pages of field drawings and measurements could be xeroxed full scale for transmittal to the NPS-HPTC for review. A second set was made to be held at an off-site location should the original set be damaged.

Overall zero points were set and measurements taken from the exterior cladding fabric, essentially the corner boards for the siding. There were places where the boards were warped, which may slightly alter the square appearance. Framing details were generally measured from a new zero on the outside edge of the corner post where available, or a notation made if the outside surface material had to be used. Differentials between the outside surface material and the corner posts were noted. Likewise there was a variation between the measurement for the lower edge of the sill plates and the lowest edge of the exterior siding, in some cases the siding overhangs from 2 to 3 inches. Interior room measurements faced a problem of missing fabric, i.e. plaster and lath, which altered the size of the room. Where possible, all measurements were taken from the plaster wall surface or a close approximation of it. First floor joists accessed via crawlspaces and the partial basement were located and measured against definable sills, with the absence of stone foundation walls allowing the tape to be fixed to the exterior and pulled through the crawlspace. The confining character of the crawlspaces made measuring awkward and increased error to a small degree. The measurement of attic floor joists and rafters had to be fixed from an inside zero. The interior level line was established at three feet from the first floor at the location of the back door to the entrance hall. It was not practical or necessary to maintain string lines on the interior, the string with a level was used to mark level "points" on door jambs and other visual locations so that plan measurements could be taken at this level. String lines were set for both staircase elevations at the three foot level.

While the principal function of the BCCC team was to record the existing fabric as is, analysis of the fabric to place it in historical and architectural context was also an ongoing activity. Site visits made by NPS Senior Historical Architect Tom Vitanza engaged team members in the discussion of features and findings. Principally involved in the discussions was project leader Kathryn Auerbach with input from all other members,

including Richard Green and Scott Doyle. Simultaneous discovery by Auerbach and Green that floor joists and exterior vertical studs were cut with a pit saw altered the interpretation of the construction, this being generally an 18th century technique. Doyle's observation that the butt ends of the under floor on the first floor visible in the east gable end changed from butt to tongue-and-groove joints at the points where the sills breaks occurred reinforced that the under, or original, floor was patched when fireplace hearths were removed. Identification of "marriage marks" on north façade framing, evenly spaced mortise pockets for studs, Roman numerals and chamfers on second floor joists, equal spaced overhangs of the joists and integral pit-sawn and hewn framing on the interior wall and stair by Auerbach and Green reinforced integral framing of the earlier structure. Steve Gray's findings of two-story diagonal bracing in the 1904 south gable coupled with Doyle's investigations in this portion of the house helped to finetune the interpretation of the later balloon framing techniques. Dave Corliss's willingness to investigate the crawl spaces verified that the north block joists were mortised into the sills front and back. Daily inspections yielded daily discoveries that added fuel to the multiple theories about the house. Sharon Feeney, NPS intern, dutifully recorded the findings while pursuing additional historical research.

A mid-week on-site meeting with preparers of previous reports was most enlightening for the documentation team. Dr. Stephen Potter reviewed some of his findings and theories and was able to physically point out locations of the fireplace and perimeter wall foundations uncovered through previous archaeology. Judith Early and Kay Fanning also contributed additional information regarding the location of the original driveway and set stone path to the outkitchen. Kathryn Auerbach shared some of the current findings and pointed out the timber frame construction techniques. This site meeting was also useful in enabling further discussions regarding the possible original appearance of Bachelor's Hall and the interpretation of the existing fabric to that appearance.

The permission by the park service and Tom Vitanza to remove limited portions of wall and floor fabric to verify framing was of utmost benefit. To date studies have been limited mostly to what was visible on the surface, with only moderate removal of siding on the exterior. Even with the additional removal, not all portions of the framing were visible, but enough could be studied to verify its interrelationship. The more that was uncovered, the more information then needed to be recorded as the information was proving to be very instrumental in the overall interpretation. The challenge then becoming evident was how to draw, record and annotate all of the necessary information on the final drawings. Even in the field, it was obvious that a scale larger than ¼ inch to

one foot was needed for the north block which contained the early framing, etc. It was determined that this section's elevations and plans be enlarged to ½ inch to one foot with detailed annotations, in addition to inclusion in the overall elevations and plans at ¼. The overall elevations would principally show framing with only a corner representation of the typical 1904 siding and window/door details. Drawings completely cladding the building in siding, etc., as were done in 1986, were deemed not necessary and mis-representative of the actual conditions.

Production of the final drawings would be done at Bucks County Community College's campus in Newtown, with one team member living in Baltimore producing his drawings off site. All of the team members are professionals working other daytime jobs. Group meetings were therefore scheduled for Tuesday and Thursday evenings each week. Some members were able to meet during the daytime to review work, most other questions outside of meeting times were handled by phone. Some members worked principally on their drawings at home, bring them for review and comment, as well as to share and assist others, during group meetings. Given the schedule obligations of the team, this system worked well, although the ability to have questions answered immediately by other team members was diminished and did somewhat slow the production of the drawings.

Once rough plans and elevations were generated, they were checked against each other for accuracy at meeting points. The fact that the team reviewed all of the field notes in the field Friday afternoon to verify that all matching corners had consistent measurements was most helpful. The difficulty of drawing and notating the framing details at ¼ scale continued to challenge the team. Xerographic enlargement of the drawings to ½ scale to then trace, thus saving time, was investigated and found to be helpful. Crosssections of staircases would be drawn at ½ scale and details would be traced from the full scale field notes. First week drafting identified questions and additional measurements needed. The follow-up team joined with Margaret Green the photographer for the additional site visit on August 21 and 22. One copy set of the field notes was brought to record any new measurements. These were then transferred to the second set upon return to the college.

The photography by Margaret Green went well, and, with the assistance of Barry Neighbors and the JLG Lift, good elevation views were achieved in spite of the chain link fence and small yard area. A total of twenty-five views of the large format, black and white photographs were produced. Overall elevations were taken as well as detail elevations of the first floor of the north block to highlight the older framing. Interior shots included both staircases, the overhanging second floor joists and the original plaster

on the timber frame interior wall. The choice of views had been agreed upon by both Vitanza and Auerbach during the week of field work.

Draft final pencil drawings were submitted to Tom Vitanza, NPS, HPTC for review on September 6, 2002. The draft text, incorporating information on the new framing findings, that would appear on the HABS cover sheet was faxed to Vitanza on September 4th and a copy sent to Catherine Lavoie, HABS for comment the same day. The draft report on project methodology was submitted to Vitanza by September 12th. Communication with HABS was basically cut off by the move of the HABS' office without a forward on the telephone. Contact with Ms. Lavoie was finally made on September 25 to receive comments on the cover sheet text and official name for the HABS title block. Communication with HPTC, by contrast, was exceptional. In addition to answering questions, Vitanza and Feeney also provided additional information on framing from subsequent visits. This included the discovery of additional mortise pockets in the second floor girts for attic gable end studs, as well as for vertical timber posts on the first floor on the west gable. "Post-its" were photographed at these mortise pockets and sent to Auerbach to transfer to the drawings. Written comments on the cover sheet text and the methodology report were received on September 23 and, with the subsequent HABS input and receipt of MNBP comments of Jim Burgess and Ray Brown by the 25th, could then be incorporated into the final text for inking. By October 1, 2002 the final text was completed and reviewed with Vitanza. Due to the delay in receiving comments for the text that had to be included in the drawings, an extension was granted for submission of the drawings until October 8th.

Likewise, the official name and address location for inking on each drawing sheet was finalized on October 1. The agreed upon name would be Brawner Farmhouse (Douglas Hall, Davis House) and the address: Lee Highway, Manassas National Battlefield Park, Groveton vicinity, Prince William County, Virginia. The name represents the current referencing of the property in the context of the Civil War events. The inclusion of the other two names, the antebellum "Douglas Hall" and the "Davis House" acknowledging the current appearance, in the title blocks enables these names to be crossreferenced with the Brawner Farmhouse for the convenience of future historians. Bachelor's Hall, as the house was known also before the Civil War, was included in the cover text but not the title block, as the current house, while possibly incorporating a portion of the early building, does not visually represent it by present appearance.

The drawings were completed in staggered increments, with those finished first then

incorporated into subsequent drawings. By September 15th Auerbach set out the sheet layout to be followed for the final presentation and inking. This defined twelve (12) mylar sheets, the first a cover sheet, with elevations following, each sheet with both the ¼" and ½" scale drawings side by side. It was determined that the south elevation ¼" scale would show the building with both the older and the 1904 elevations, but the ½" scale would just show the older "north" block elevation that included an interior wall. Elevations were then followed by plans, floor joists, then flooring for each level at both scales, then the attic rafter/joist plan and roof tin plan. The latter was drawn flat to enable actual area, square foot determinations. The staircase crosssections and full scale details were included in the last two sheets. The north and south elevations were completed first, as well as the attic rafter and roofing plans. This provided the necessary details for the east and west elevations, particularly for the attic and roof areas not documented on the east and west field sheets. The flooring and floor joist plans were concurrently worked out based on the first and second floor plans that were outlined during the August field work. The flooring plan needed to show joists where there were holes in the floor, east and west gable ends also could show the ends of the original flooring. Verification on the changes and patches in flooring was assisted by field photographs. The large format photographs were ready for team use by October 1st and assisted with finetuning the elevations. Additional discovery of perpendicular framing joists for the hearth support on the east gable end by Vitanza was confirmed by field photos taken in the crawl space by Dave Corliss and could then be included in the first floor joist plan.

The final coordination of the drawings and the lettering and notations was handled by the team's master draftsman, Richard Green. The cover sheet, alone, took a day and a half to complete. Rich's ability to Leroy letter with ease made it logical for him to place all of the notations on the drawings, as well as complete the title blocks. This work could be run concurrently as the drawings were finalized and handed over to him. Rich was then in charge of making the final original copies for the college and hand delivering the final products to the HPTC office. While the team members displayed varying talents and levels of ability, all contributed significantly to the final product. All members were involved from beginning to end and assisted to see the project through to completion. The original nineteen sheets of field notes in HABS/HAER folders, the original twelve sheets of mylar drawings and the 25 original negatives and photographic print views were hand delivered to the HPTC headquarters in Frederick, Maryland.

Thomas Vitanza, AIA and Sharon Feeney of the HPTC provided exemplary support, information and coordination assistance throughout the entire project. Superintendent

Robert K. Sutton and his staff of the Manassas National Battlefield Park are also to be commended for the smooth and comfortable field logistics at the Brawner Farmhouse. Terry Calstrom, Regional Director, Cultural Resource Preservation Program, NPS, National Capital Region, Tom McGrath, Superintendent, NPS, Historic Preservation Training Center and Robert Ogle, Development Director, Historic Preservation Department, Bucks County Community College are all to be acknowledged for their assistance in enabling this project.

Summary:
The field investigations conducted by the Bucks County Community College team and the NPS-HPTC team proved to shed new and important light on the construction of the Brawner Farmhouse. Although previous study teams identified earlier framing members and fabric in the north block of the existing house, none, except the first study, suggested that the framing formed an actual house that has been standing from before the Civil War and hence witnessed the Battle at Brawner Farm. All reports concur that some type of house stood here at least since the 1820's, and most opinions center on the early house being substantially rebuilt in a smaller form after the Civil War. The comprehensive remodeling of the house c1904 by the Davis family confused the ability to read the early framing fabric. Patching of sills and framing in the gable ends from removal of fireplace hearths and chimney stacks further gave the appearance of a "rebuilt" scenario with pieced fabric of an earlier building. The discovery of the larger foundation footprint and chimney stack footings by the archaeology teams under Dr. Stephen Potter lead to the most obvious and initial interpretation of a larger, two-story ante-bellum house with paired exterior chimney stacks that stood at the time of the battle and was rebuilt "c1868".

Previous research identified that a George Tennille lived on this property since 1796 and it was only by 1820 that a house was identified separately in the tax records. It is likely that Tennille constructed and lived in a house previous to 1820 and that records did not single it out individually before 1820. Current research by Sharon Feeney concurred with queries to Dr. Potter and Kay Fanning into the reference by Kathleen Parker's report of a tax increase in 1868 indicating a change to the house, namely that no such increase could be found, hence the 1868 date was also speculative. Follow-up conversation with Dr. Stephen Potter allowed him to say there was no proof for or against a two-story building on the early foundations, it was more a suggestion based on what was generally being built in the area c1820. Significant disturbance of the foundation walls along the west gable end make reading the paired chimney stacks on this side suggestive also. While

Dr. Potter did not find an intersecting corner from the current north foundation out to the original west gable foundation, he indicated that the disturbance, plus the possibility that stones were "robbed" could combine to have altered this feature, if it did exist (KAA phone interview with Dr. Potter 8/14 & 9/19/02). A subsequent site visit by architectural historian David Edwards pointed out that a one to one and ½ story house would have been a more common plan in the Virginia area (Sharon Feeney communication 9/24/02). Hence, all previous suggestions as to the appearance and dates of construction and alteration of Douglas Hall or Bachelor's Hall are subject to modification and reinterpretation based on new information.

Most compelling for the interpretation of the appearance of the original Bachelor's Hall is the integrated, braced heavy timber frame construction preserved in the north block of the present c1904 Davis House, aka Brawner Farmhouse. The oak framing members are hewn sill and girt plates, hewn corner posts, pit sawn heavy vertical framing posts and corner braces, and hewn and pit sawn floor joists all mortised into sills and girts. All posts and girts are mortised into corresponding framing members and corner braces have marriage marks for intersecting studs and posts. In addition to the outside perimeter walls, the interior division wall between the two north rooms is likewise constructed with heavy pit sawn posts and a corner brace matching that on the east gable. The floor joist supporting this wall is hewn and mortised with wooden pegs into the front and back sills. This wall contains hand split lath and pit sawn posts to support the boxed winder staircase. This stair is finished with diagonal boards with a 3/8 inch edge bead. Gable end girts contain stud mortise pockets at two foot increments, similar to those on the north and south facades, suggesting the framing for a gable end wall of a 1 ½ story house. The west gable end wall has larger mortise pockets on the underside of the girt placed symmetrically from the north and south corners to suggest vertical posts flanking original windows or doors on either side of a centered fireplace. One of these posts remains, the others removed with portions of the sill, when the wall was moved and the fireplace taken out and altered. The east gable wall is in its original location and exhibits an interrupted sill construction for wall framing flanking the centered chimney box and exterior masonry stack. Original construction includes the corner brace and corresponding vertical post that ran against the chimney stack, as well as the perpendicular, mortised joists to frame out the fireplace hearth. Original plank floor boards underneath the current floor match the fireplace opening defined by the sills and joists. Several second floor joists still overhang the girt on the south elevation approximately eight inches to receive the roof rafters and create the cornice for the original front façade.

How can the braced timber frame of an 1 ½ story, two room, one pile deep house match with the footprint of a house 31' x 24' with paired chimney stacks on each gable end? It is possible that the original Bachelor's Hall was a 1 ½ story, four bay wide, one pile deep house with chimney stacks on each gable end and a full length, one story shed with corresponding end chimney stacks running across the entire north façade. This would allow the exterior footprint of the house to match that found in the archaeology. It is possible that during the intense fighting at the farm during the Second Battle of Manassas that the rear shed, west gable end and chimney stacks were substantially damaged and subsequently removed. Damage on the west end caused that side to be moved in by cutting 3' to 5' off of the north and south sills and refitting the corner post, end girt and part of the gable end sill to create a new location for the west gable using existing materials. The chimney stack was then brought inside the original perimeter of the house to serve a newly built kitchen fireplace. The orientation of the staircase was changed to enter from the kitchen in the northwest room. It is possible that the outkitchen on the property was also destroyed during the war, thereby forcing the kitchen to be located in the main house. A lean-to shed may have been extended off of the south façade at this time, with a doorway cut through from the kitchen for access. This may explain the extraneous dovetail mortise in the second floor girt on the south face in the area of the old stair. If the stair is in its original location, it would not be possible to have a floor joist or girder crossing through the space needed to access the second level. Another possibility for the use of the dovetail notch is that it held an "outlooker" or false extended joist to serve as a nailer for the cornice and soffit.

The names "Bachelor's Hall" and "Douglas Hall" have suggested, by virtue of the word "hall", a large, two story house. The term "hall" perhaps should be interpreted to mean the main house and residence of the owner of the plantation. It does not necessarily denote a house size or floorplan, but rather function. Bachelor's Hall was a fine 1 ½ story house, most likely with dormers, set on a foundation high enough for an approach by three or four steps and flanked by tall chimney stacks on each gable. Viewed from the Warrenton Turnpike (Lee Highway) across the fields and up the hill, the house most likely made an elegant presentation, adequate for the term hall. In addition, with the compliment of surrounding outbuildings, including the outkitchen, the house commanded a plantation setting and had reserved for its function the more formal and personal activities of the owner himself. Service activities were handled by the balance of the farmstead. Gunston Hall, while of slightly larger footprint, is a 1 ½ story house of great esteem in Virginia architectural heritage. The form of a 1 ½ story house with a rear, full

length shed can be found in 18th century Tidewater examples such as the Carter-Moir House in Williamsburg ("Colonial Williamsburg Official Guidebook" Williamsburg, VA, 1973). This example also has a lower chimney stack serving the rear shed, paired with the taller one for the main part of the house. A two room house without a hall, but with a boxed staircase built into the internal wall and entered just to the inside of the front door can be seen also with Stratman House in Surry County (Upton, Dell, "Vernacular Domestic Architecture in Eighteenth Century Virginia", Common Places, Readings in American Vernacular Architecture, p. 315). The second floor of the 1 ½ story house with dormers is fully functional, even with the possibility of small chamber fireplaces. This would correspond with the floor patching on the second floor east end of Brawner.

The pit sawn and hewn construction techniques, braced timber framing and 3/8 inch finish bead are all methods of 18th and early 19th century building. The framing construction with overhanging joists for the soffit are illustrated in Paul Buchanan's "Eighteenth Century Frame Houses of Tidewater Virginia" (Peterson, Charles, Ed. Building Early America, Philadelphia: Carpenters' Company, 1976, p. 66). The 3/8 inch bead comes directly from the Carpenters' Company Rule Book of 1786. It is not likely that the pit saw would be used after a power driven up and down or ratcheted saw was introduced into the neighborhood. This points to the possibility that the framing extant in the Brawner Farmhouse today dates from the late 18th or early 19th century, most likely George Tennille's first substantial house on the property. The likelihood that the house was moved is minimal as it would have to have been moved in total and not dismantled due to the internal framing wall, hand-split lath and integrated original staircase. At most it would have been moved from yards away and historical research has not yet indicated additional houses on the property. Also, as there was no archaeological evidence of fire to cause significant damage to the Brawner farmhouse, there may be no real reason for completely removing the existing house and moving another onto the site. Given the poverty of the area after the Civil War, all existing housing would have been gratefully patched and repaired.

The appearance of the north and south sills, with all current framing and joists mortised into them and no extra mortise holes on the opposite faces recommend these as the outer limits of the building as built. The 1 ½ story, late 18th century house may or may not have had the full length shed on the north side initially, but at least by the early 19th century, as archaeology shows this area to have been covered since that time until the war years. The construction of the shed as an addition, even if built originally, would then require separate framing which could be easily removed.

Marriage marks and Roman numeral numbering throughout the framing follow in a logical sequence from west to east. This is most verifiable on the north façade. Even with the possibility that the house was "shortened" on the west side, the posts and corner braces were reused and reset in order. The fact that the corner brace and corresponding marked stud near the west corner are slightly on angle further suggests that they were reset. The second floor joists also display Roman numerals on their top face, under the floor boards and near the south overhang. At first puzzling was the fact that #7 was the current seventh joist from the west end, the end possibly moved in. Not all of the numbers were visible for study, however, it is possible that this was the seventh full floor joist, not counting the shortened joist for the staircase and also not counting the joist that is part of the internal framing wall. Excluding these, there would be a need for two more joists on the west end, essentially to cover the area now removed, to bring the count to seven.

Angled braces on the east gable end wall and the interior wall essentially match each other in placement, however, concern was expressed in previous reports regarding the lack of one on the west gable. This end may have been built with the four vertical posts set into the extant mortise holes to allow for window or door openings flanking the chimney stack. The original function of this northwest room may have been a dining room, therefore a doorway in the gable end to provide access to the outkitchen would be a practical necessity. Along the north and south façades, the doorways are framed with the large mortised posts. If the north wall was an internal wall, there may have been no other window openings. The door opening from the "kitchen" to the outside presently on the south façade was set in later, cutting through the west corner brace.

The 1 ½ story frame house with rear shed would have been fully appropriate for George Tennille to build on his moderately sized plantation of the late 18th century. As a comfortable home with service outbuildings, there may have been no need to build a larger house by the 1820's. As such, this house stood, continuing in the Tennile-Douglas family up until its rental to John Brawner in 1858. During the battle at Brawner farm, the north shed and west end received the most damage and were removed. This would help explain the lack of artillery found in the existing framework. The reduced house served the property in Spartan style until the Davis ownership and remodeling in 1904. The very fact that very little was done to the house or property for forty years after the Civil War alone attests to the economic depression and hardship suffered by this area as a result of the conflict. The evolution of Bachelor's Hall, Douglas Hall, Brawner Farmhouse and the Davis House illustrates the economic dependence of the property's occupants to the land and local economy.

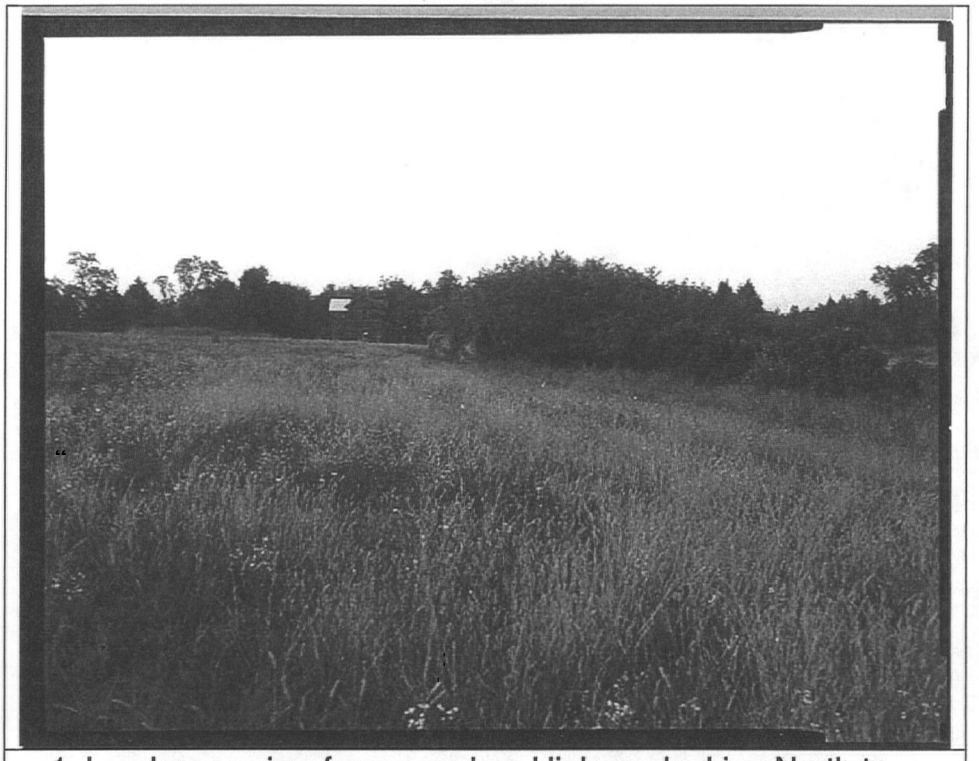
Kathryn Ann Auerbach
Report Submitted October 11, 2002

The following photographs were taken by the Bucks County Community College HABS Documentation Team.

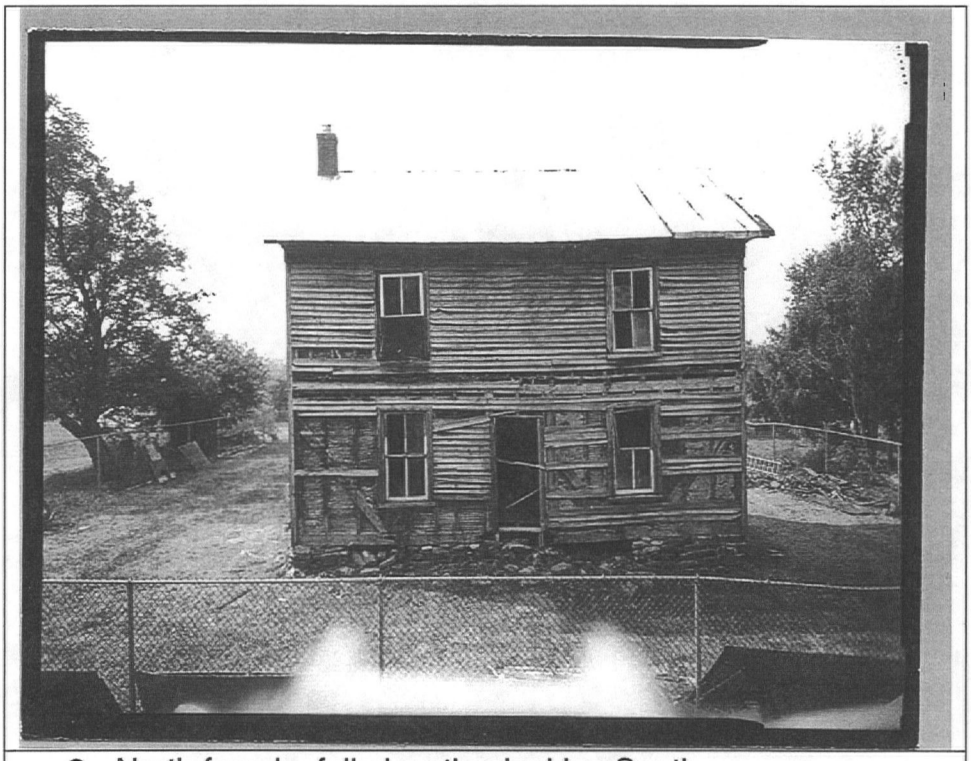
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All 4 x 5 negative, black & white photographs taken by Margaret Green, Media, PA on August 21, 2002.

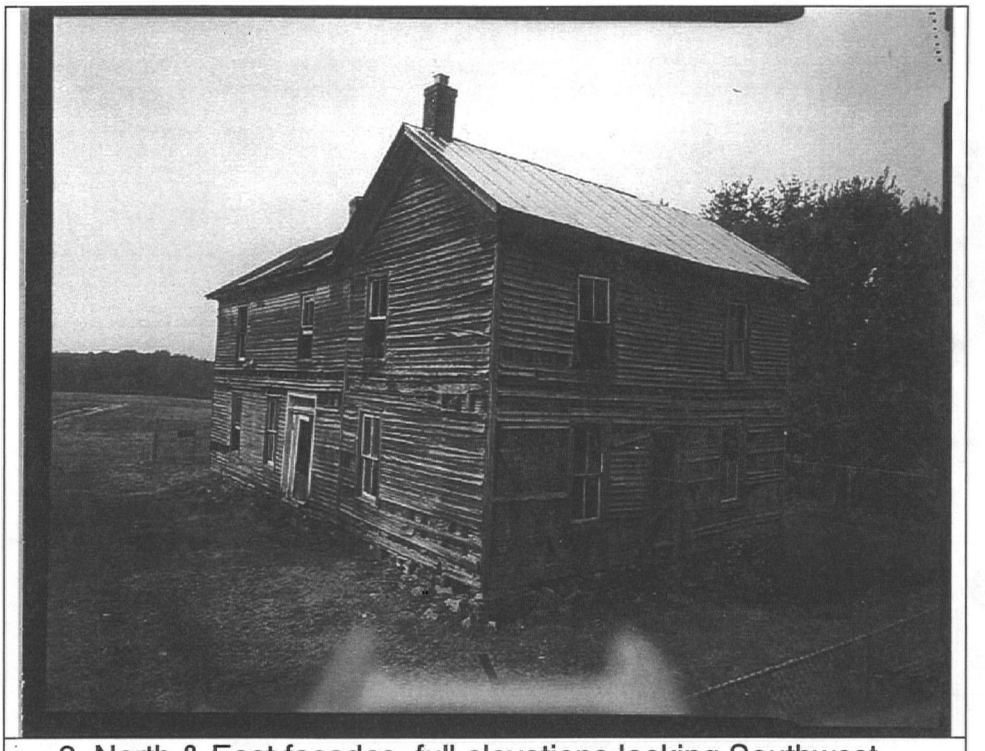
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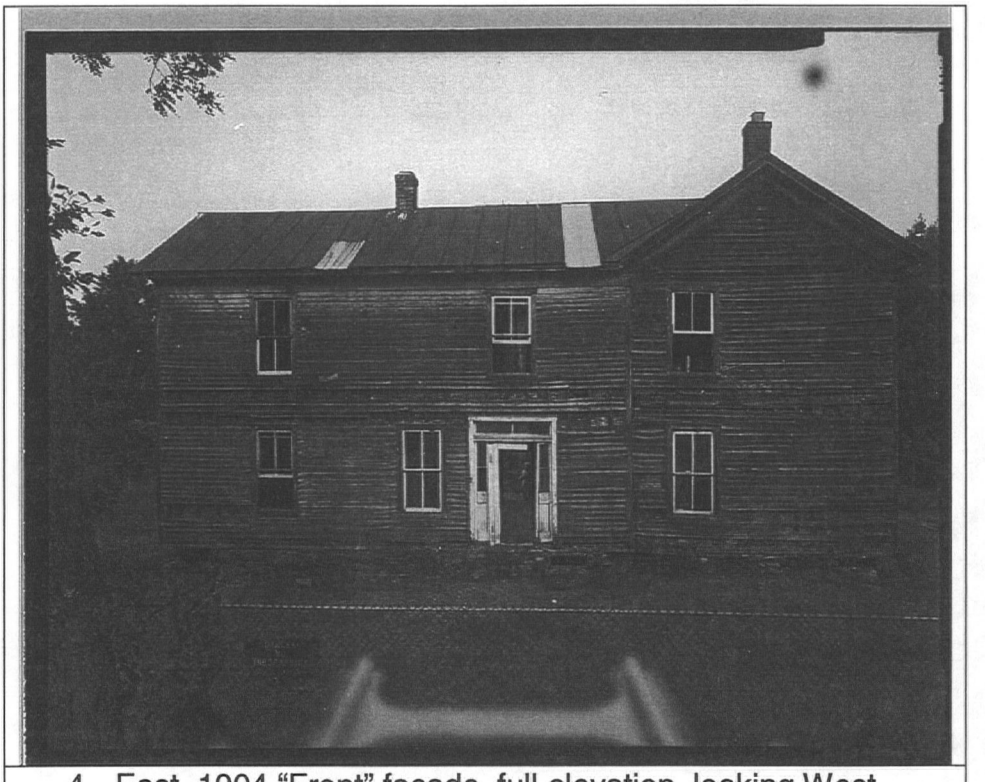
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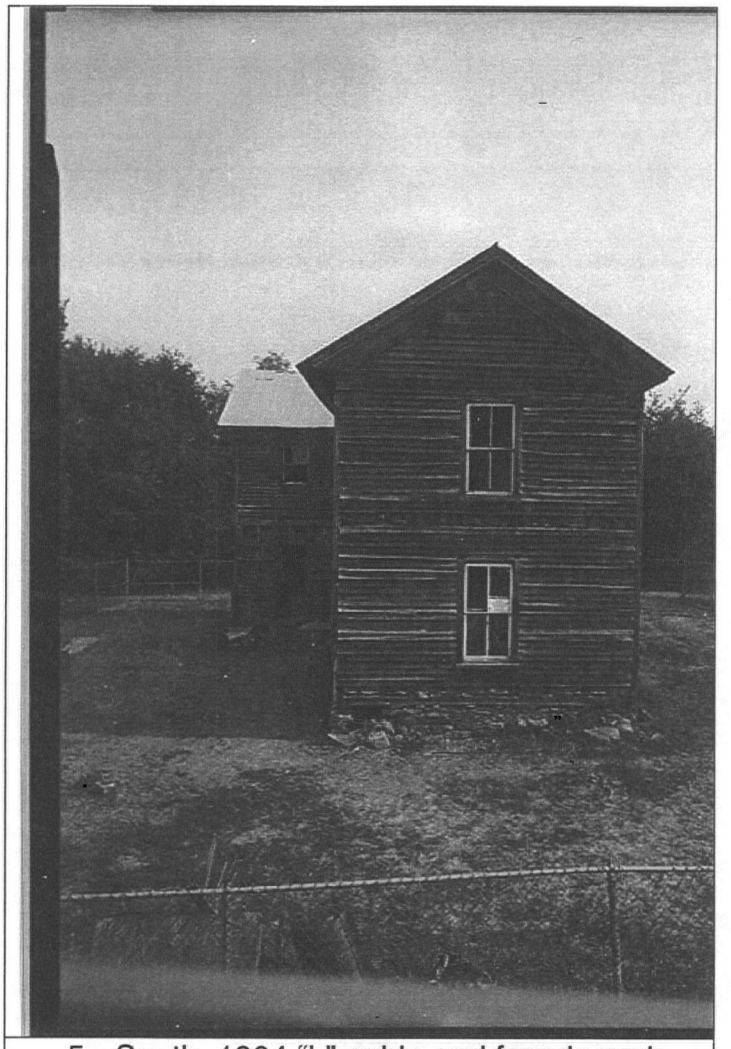
2. North facade, full elevation looking South



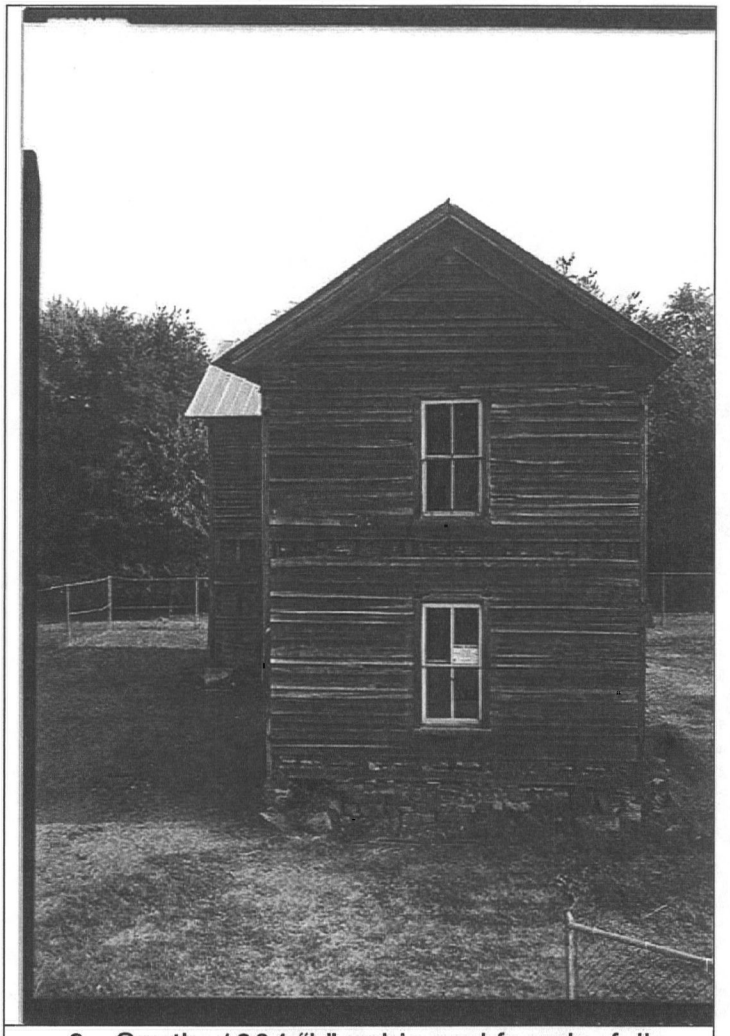
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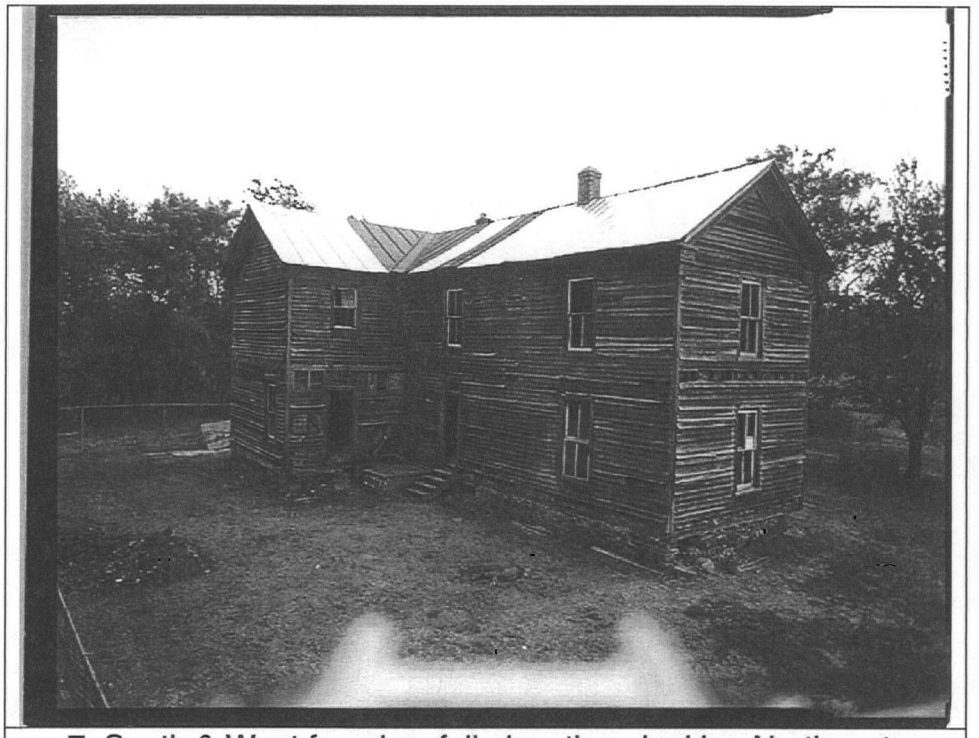
4. East, 1904 "Front" facade, full elevation, looking West



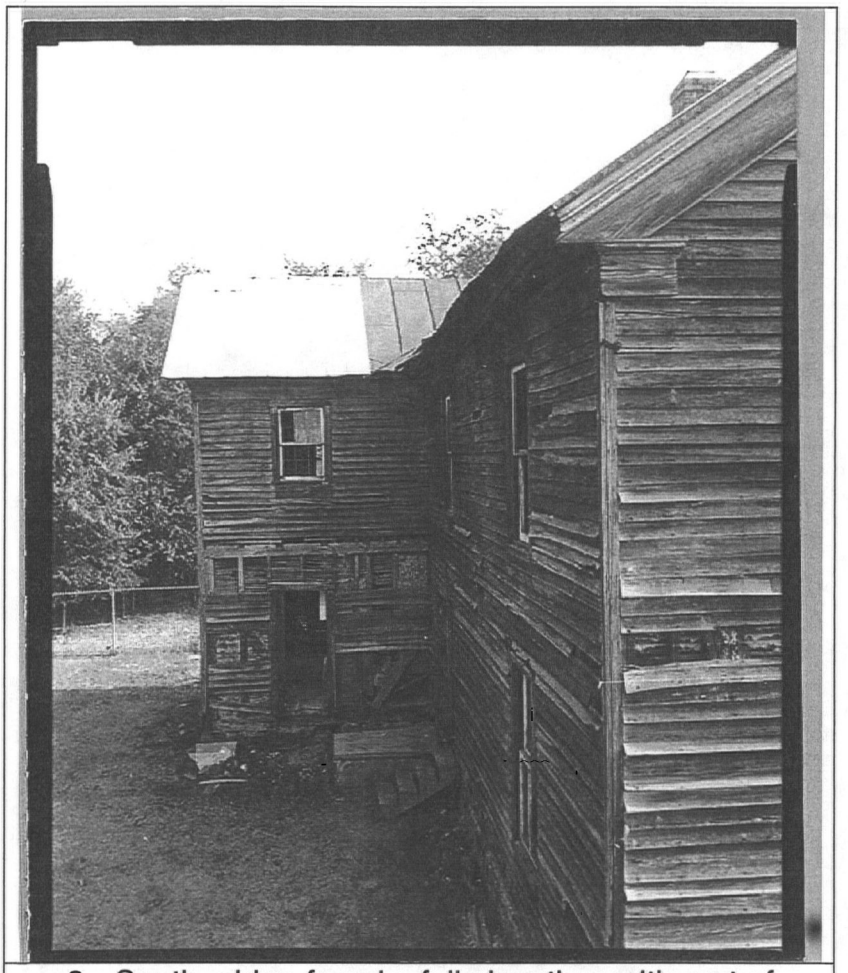
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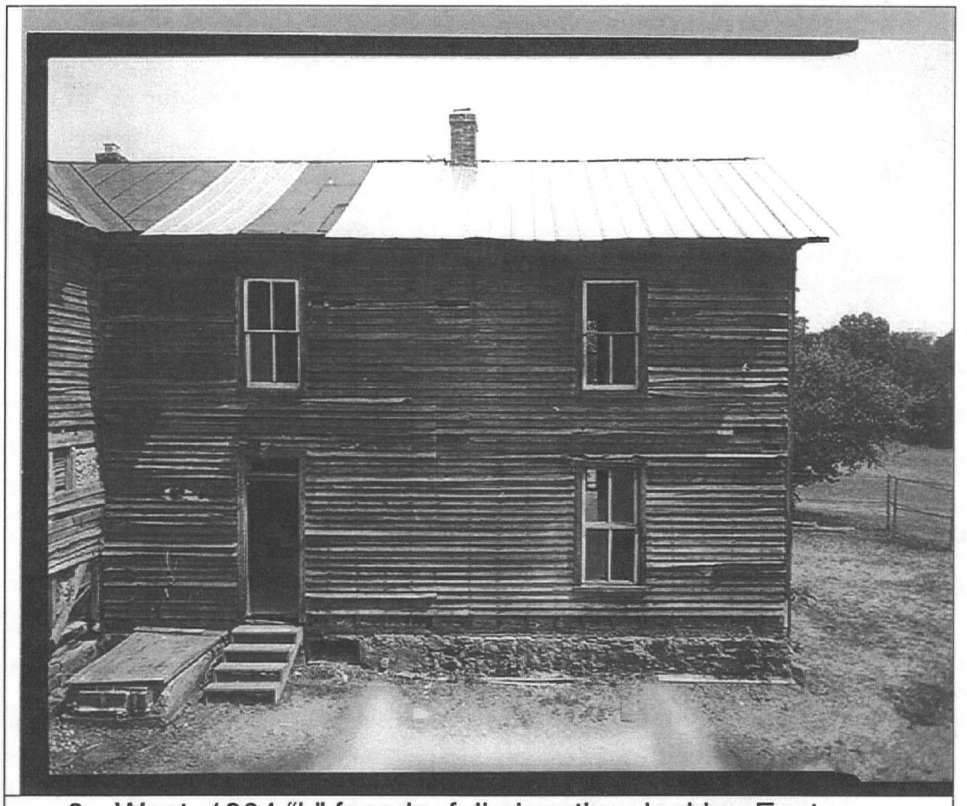
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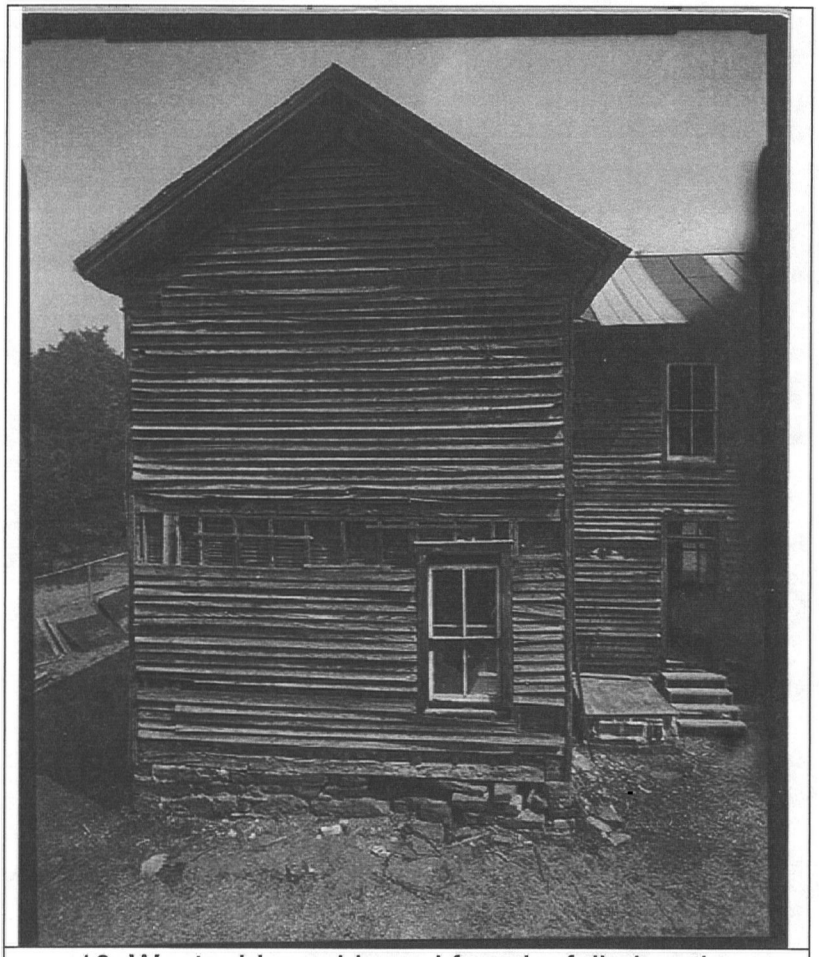
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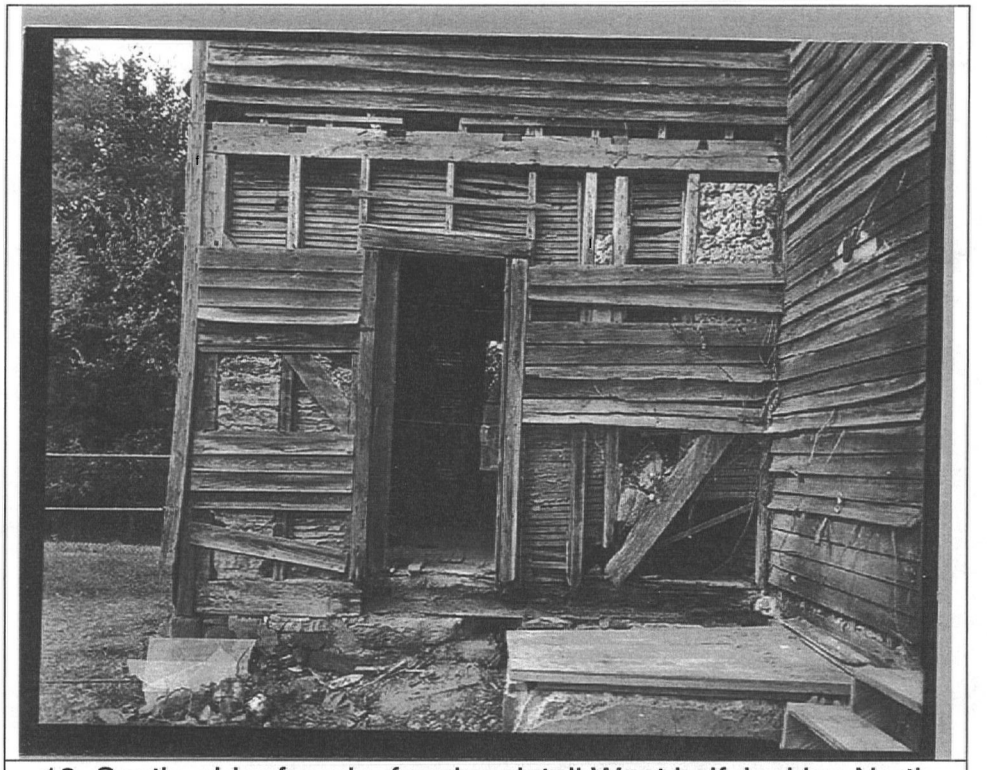
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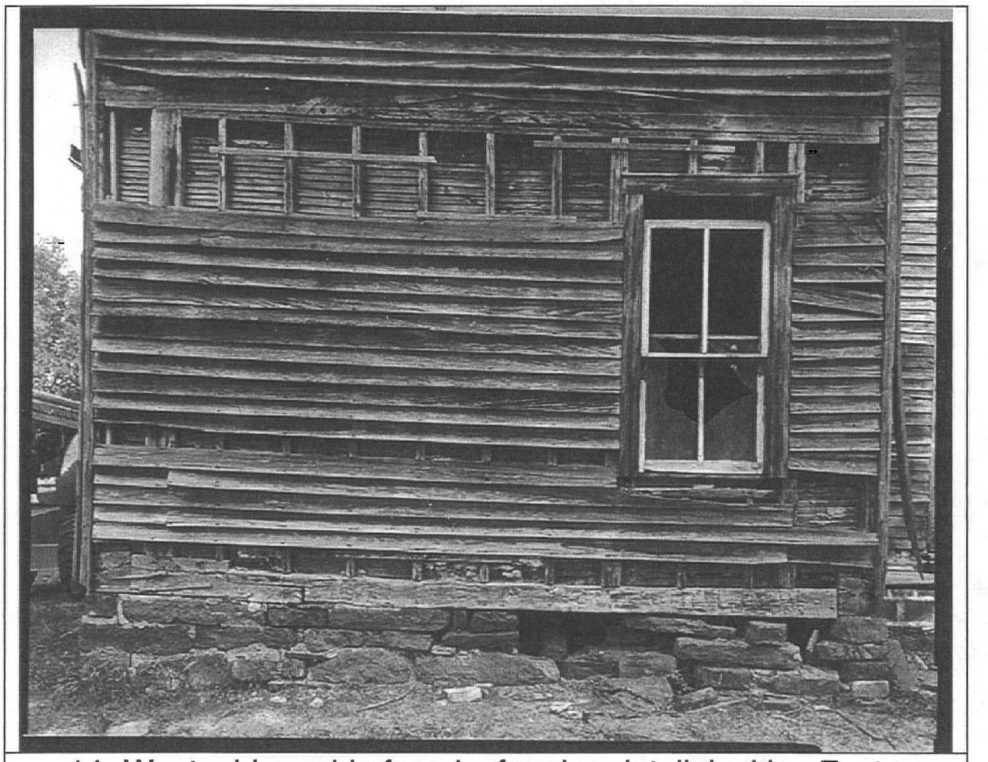
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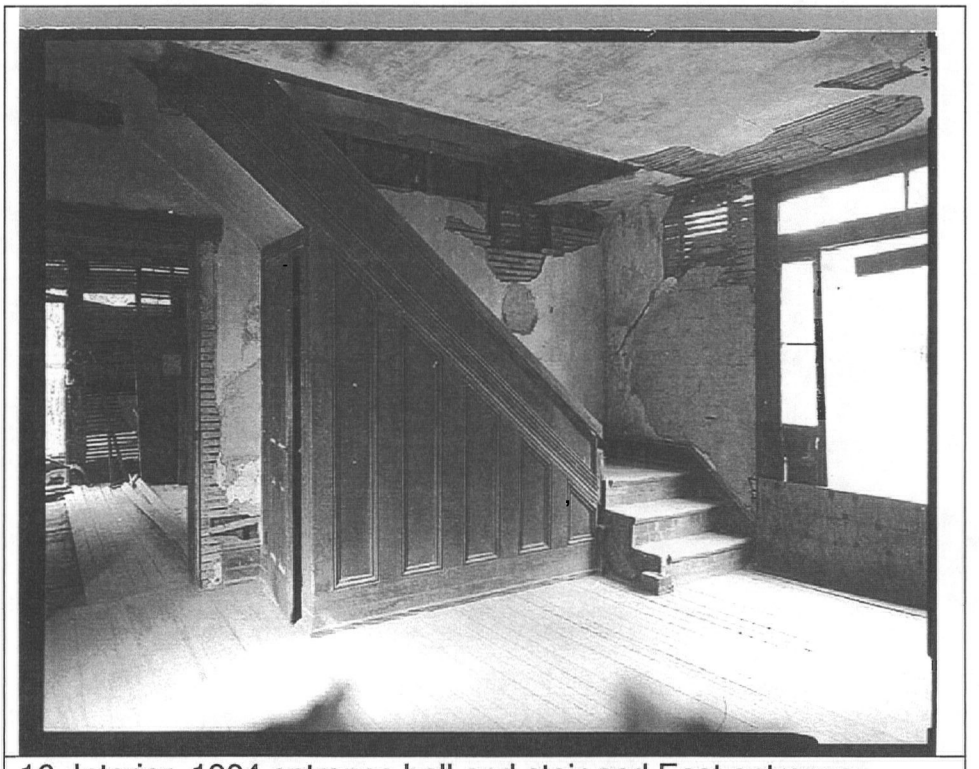
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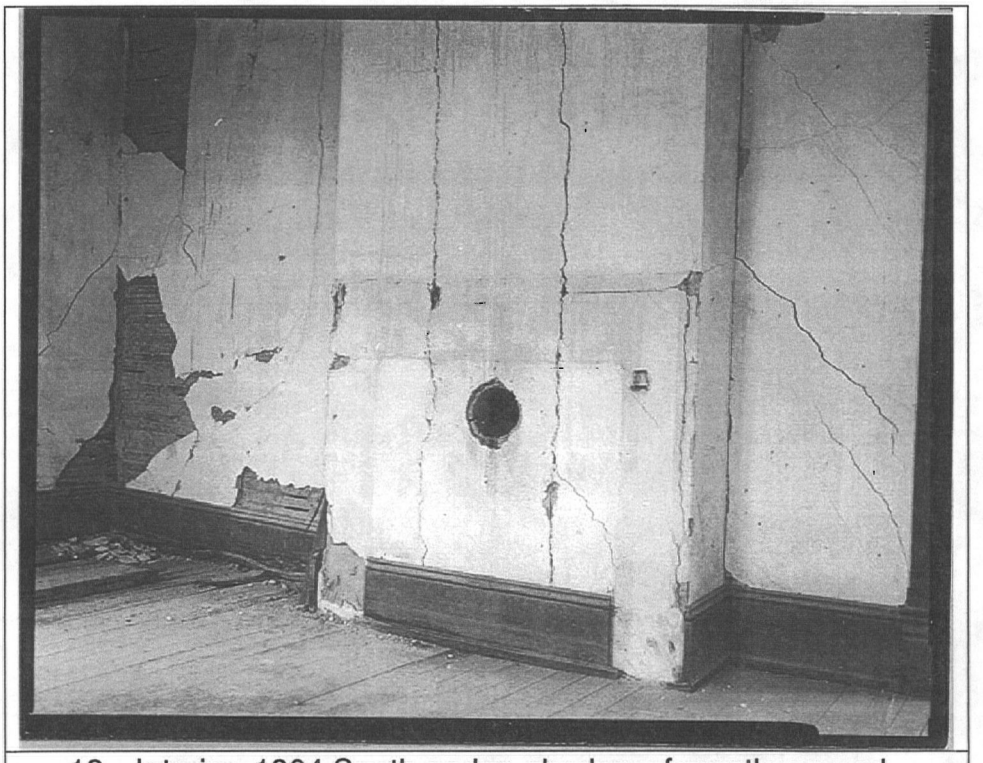
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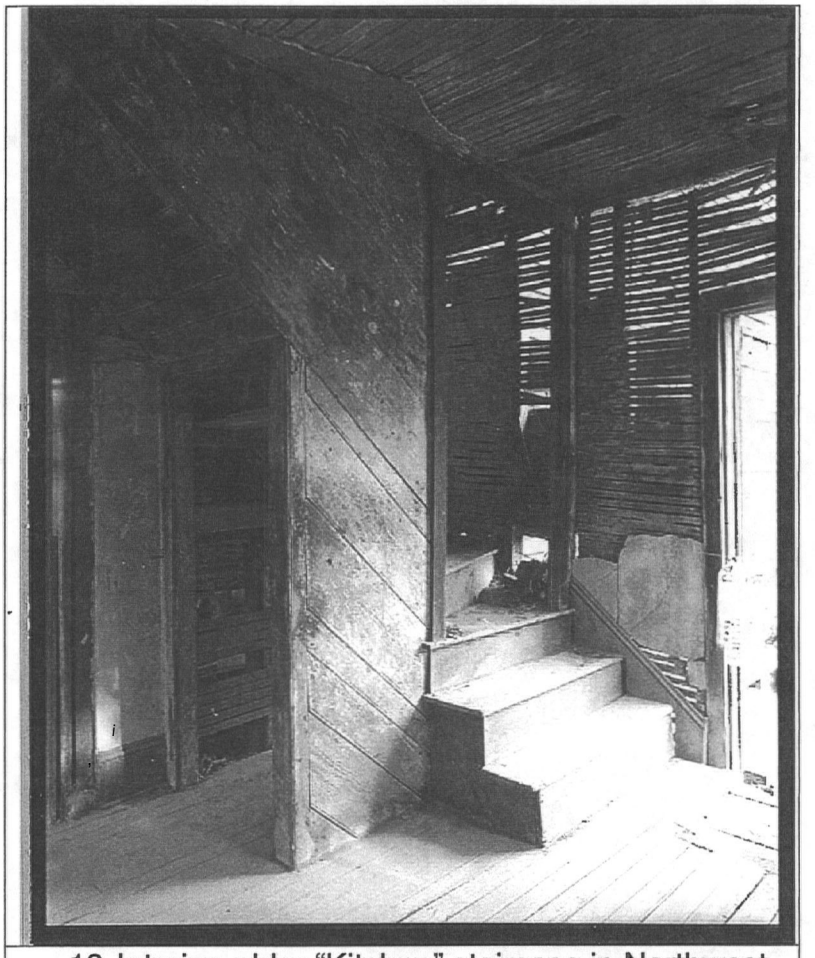
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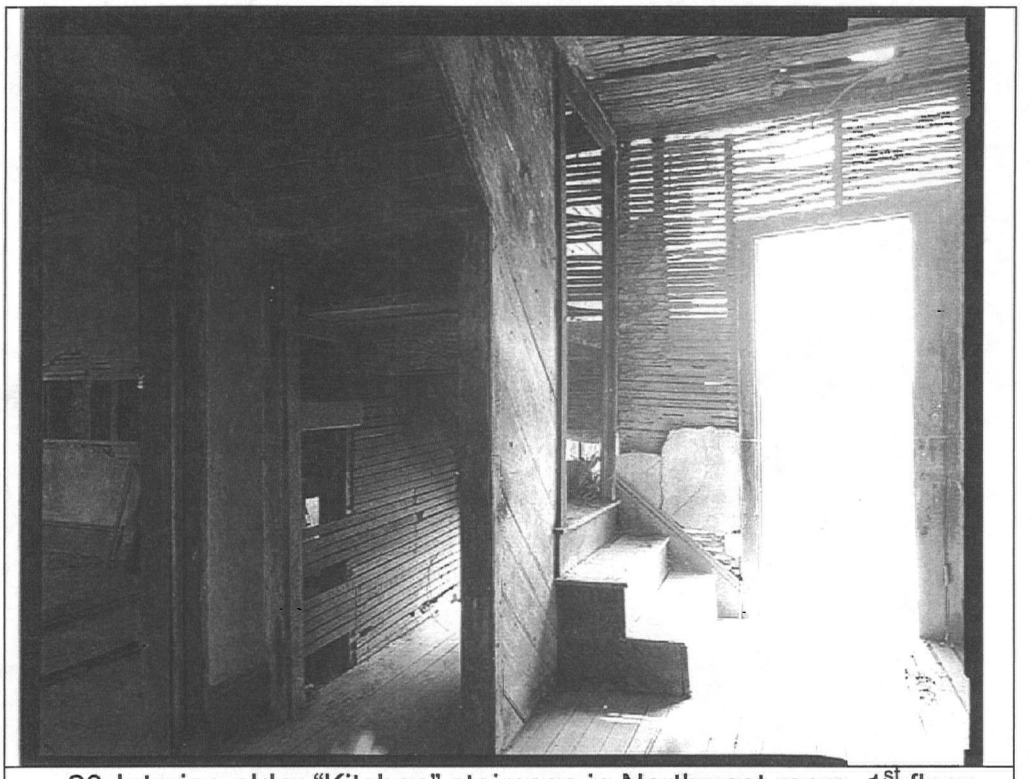
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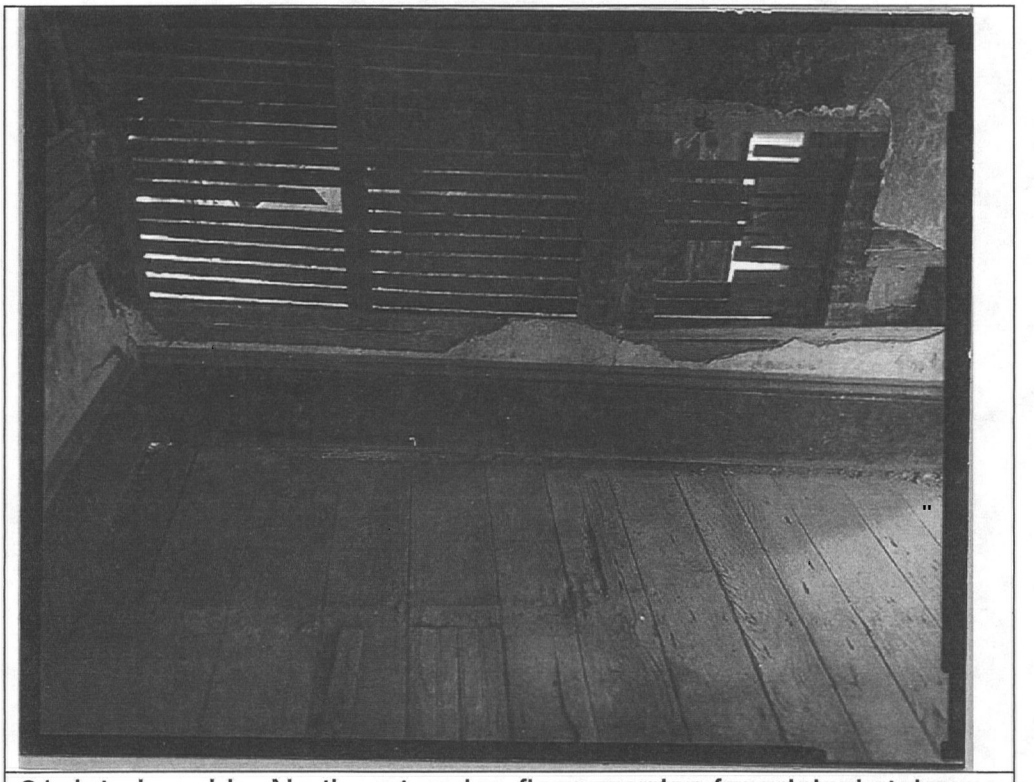
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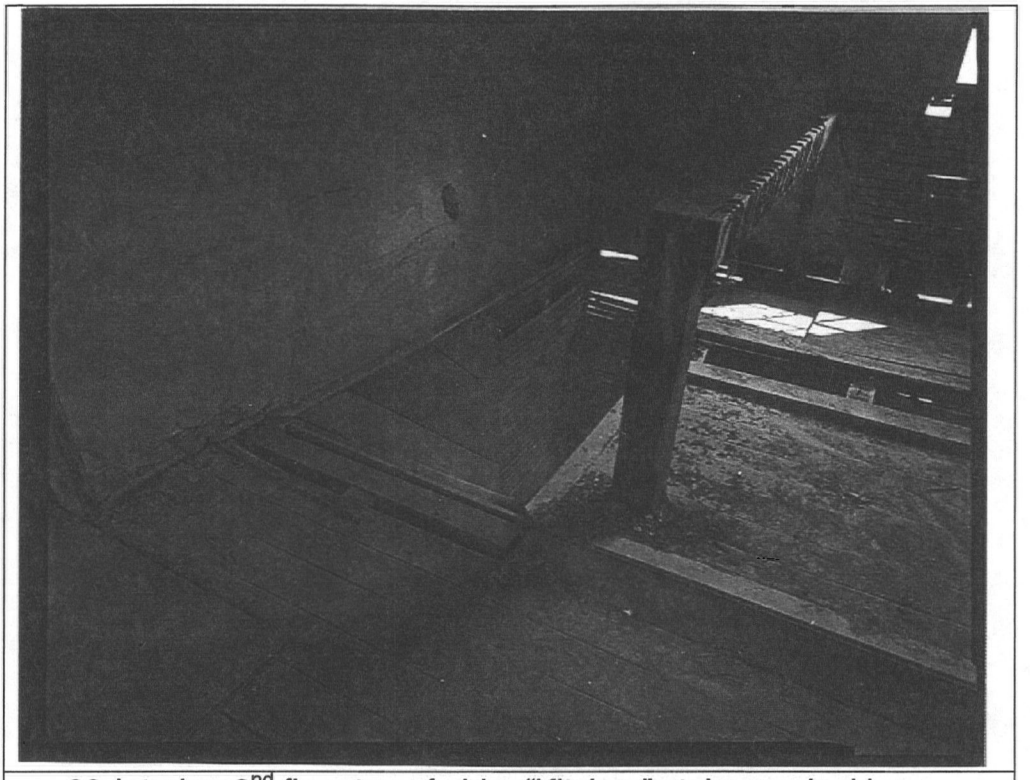
19. Interior, older "Kitchen" staircase in Northwest room, 1st floor, looking Southeast



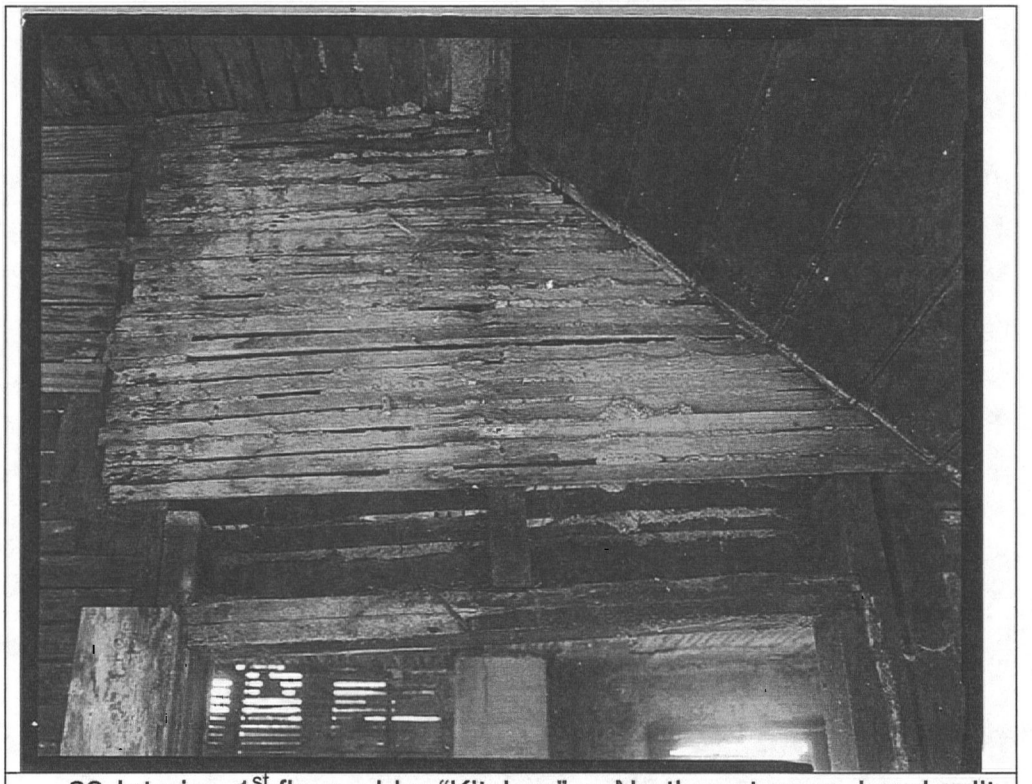
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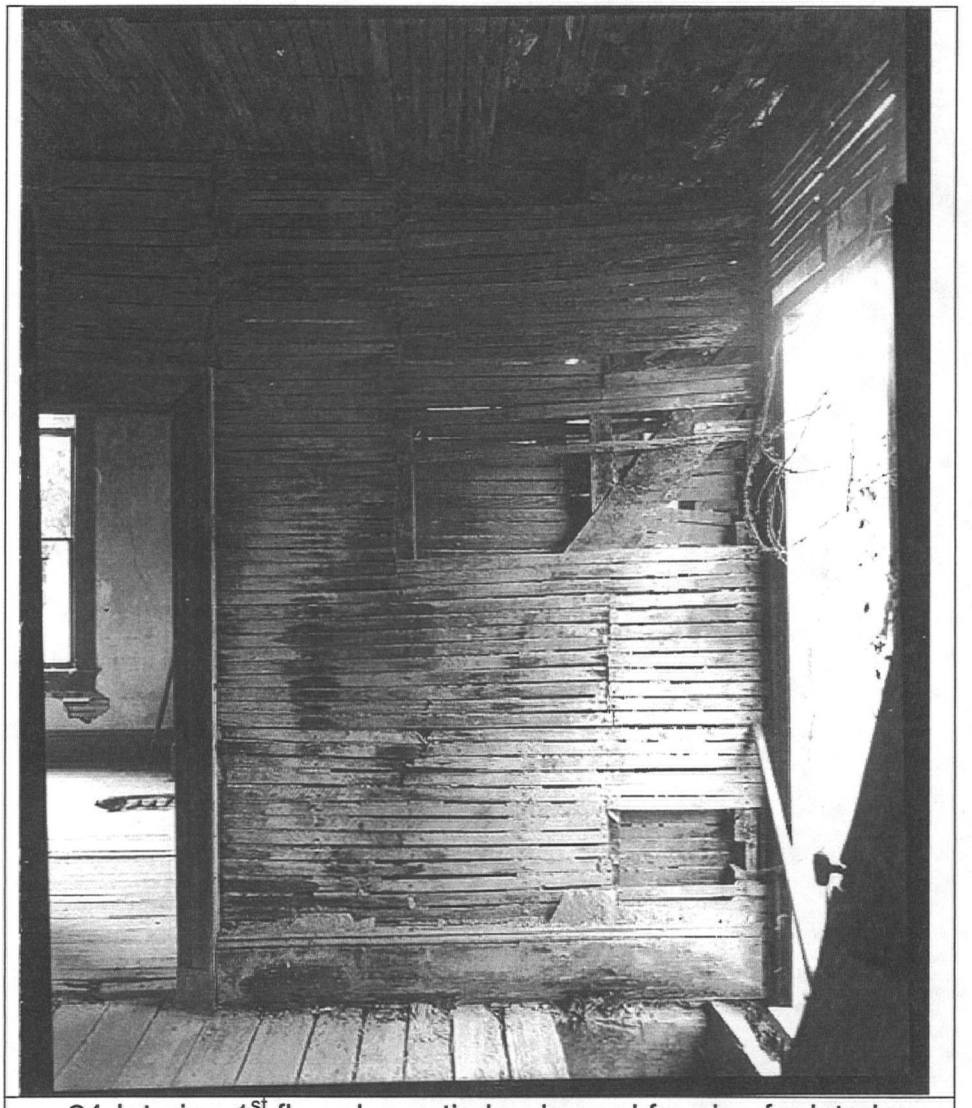
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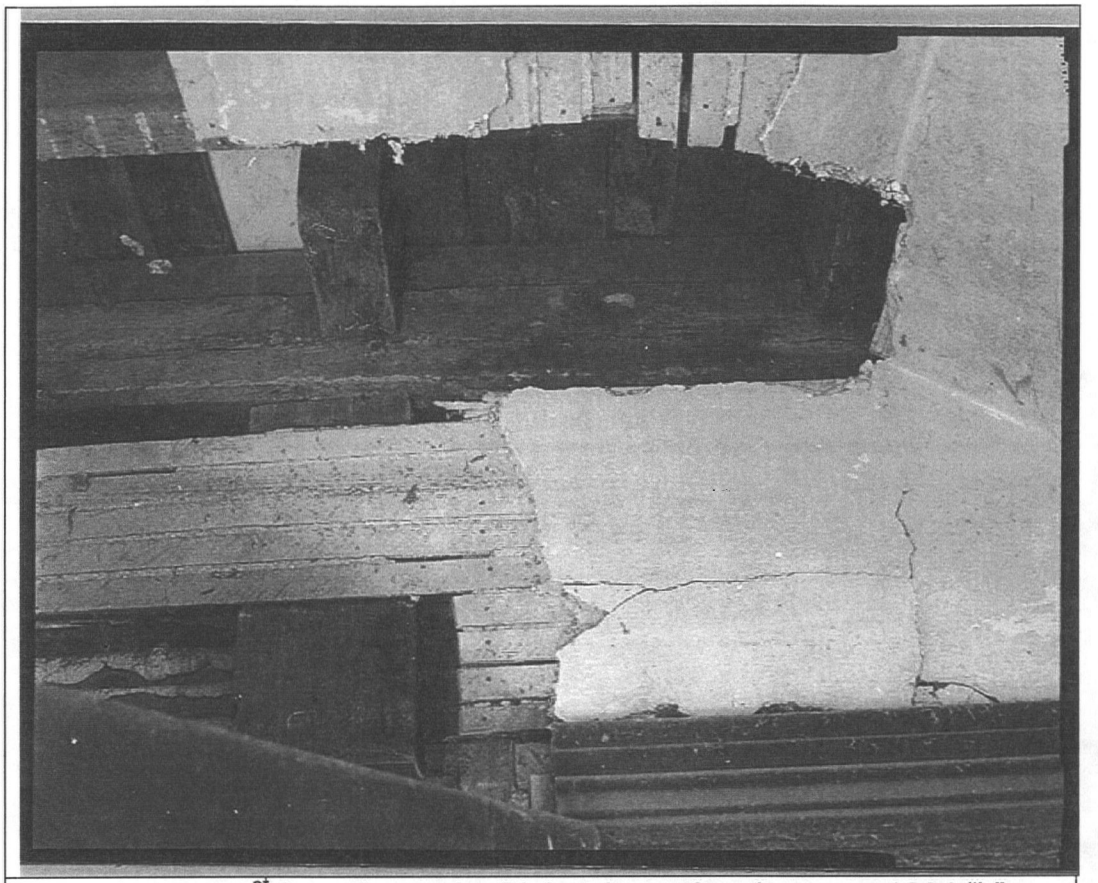
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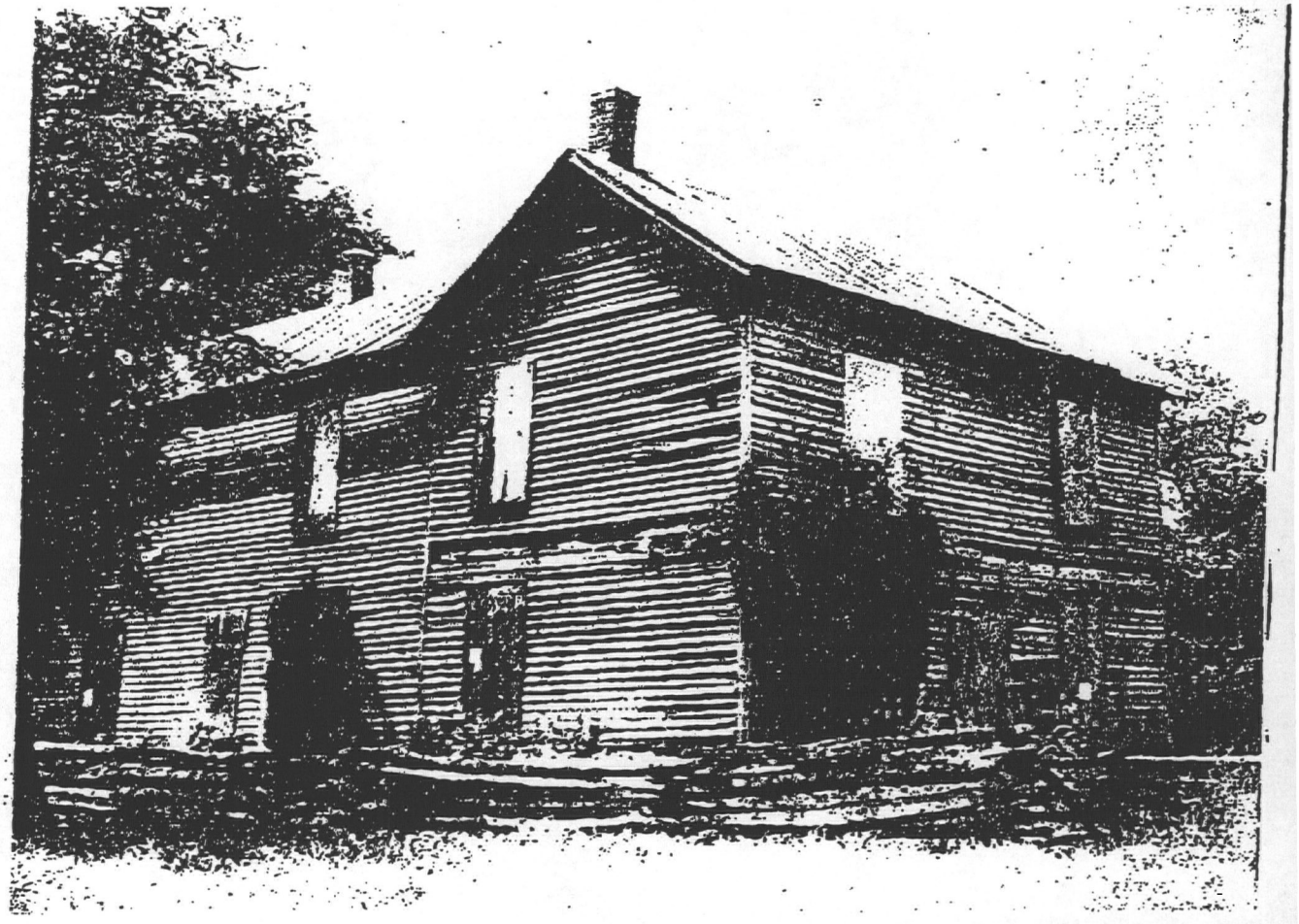


25. Interior, 1st floor, "outlooker" joist above door between 1904 "L" and older North Block, view North against original South exterior wall.

JOURNAL MESSENGER 8/7/92

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To	Dwight Pitcaithley	From	Ryneski
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Sheri Petasnick-Journal Messenger

The Brawner House, built circa 1868, sits on the site of the second battle of Manassas. All boarded up after being abandoned for at least nine years, the building is unsafe for visitors and it would cost too much to restore it.

Dilapidated Brawner House may be facing destruction

By SHERI PETASNICK
Staff Writer

The Brawner House may soon see its last curious visitor peeking in its boarded up windows.

The National Park Service is thinking of tearing down the dilapidated house that sits adjacent to the spot on the Manassas Battlefield where Stonewall Jackson saw Union soldiers approaching and decided to attack, starting the Second Battle of Manassas.

All boarded up after being abandoned for at least nine years, the building is unsafe for visitors and it would cost too much to restore it.

According to the Park Service, the house isn't even the original. That house was destroyed during the fighting in August 1862. This one was built on a portion of the original house's foundation in 1868 and added on to in 1905.

"If we knew this house was here, we would ... try to restore it to its appearance," Ken Apschnikat, speaking for the Park Service stationed at the battlefield, said. But just to stabilize it by repairing the roof and foundation could cost up to $250,000 — money the Park Service doesn't have to spend on a structure that wasn't on the field at the time of the battle and that serves no purpose for those studying the battle, he said.

"We have to put money into the Stone House, the Stone Bridge and other historic structures first that ac-

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HOUSE

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tually were part of the battle as opposed to after-the-Civil-War structures," Apschnikat said. The Brawner House, he said, "does not serve any purpose because it is inaccurate."

"We don't know enough about the original structure. If we don't know about the original structure we don't put it up," he said. "We try to make it accurate. We don't put it back how we think it looked like. We try to be accurate using documentation." But none exists for the house, he said.

The Park Service has not decided that it will tear down the house. The agency has four options: It could allow a historic preservation group to dismantle it and use it to learn about Civil War-era building techniques, it could simply bulldoze it and throw the wood away, it could stabilize it or it could leave it as it is.

Though no final decision has been made, Apschnikat seemed to disfavor the last option. The building is a safety hazard, he said. The wood at the base of the house is rotting and on the upper house it is deteriorating. The foundation has holes in it, the roof is falling apart and curious people have plied away the wood nailed over the doors and windows. The Park Service plans to put a 6-foot fence around the house within the next few weeks to prevent people from getting in.

Dismantling the house will require public input and the Park Service wants to encourage people to speak up. If enough people are concerned, the agency would hold public meetings. Any action would take a long time because after the Park Service — a federal government agency — makes its decision it has to consult with the state's historic preservation officer.

Now isn't too soon, however, for at least some local residents to get upset.

"It seems like [the Park Service] is bent on destroying whatever is there," Pat Bradburn of Catharpin said. "If they thought the house was not a viable historic resource then the land shouldn't have been acquired.

"I guess I just have a major problem with their philosophy on historic preservation."

Tearing down the house and using it to train preservationists would cost $50,000, Apschnikat said. Bradburn can't see spending that much taxpayer money to destroy the structure. She sounded skeptical that stabilizing it would cost $250,000.

Bradburn dismissed Apschnikat's argument that the building did not stand on the field during the battle in 1862. "That's what they bought. It may have been the land but the house was on there and it was the package they paid for." She said the house was historic nonetheless and important enough to stay.

"It's important in order to visualize the building at that time ... to understand what happened and how [the soldiers] took shelter. It's difficult to interpret when you look at an empty field," she said. Fellow Catharpin resident Betty Duley, who lives adjacent to the battlefield, agreed.

"People really like to relate to a structure when at all possible," Duley said. "When you see a historic structure it gives you more of a feeling of being able to relate to a historic event ... than a hill of rocks or open land. There's no way that significance should be gone."

Apschnikat knocked down their argument. "What if the house was built in 1940? It doesn't help the visitor understand the battle any more. There are people who are concerned about being accurate."

The battlefield must be managed for the purpose in which it was established — to protect, preserve and interpret the battles of Manassas, Apschnikat said. "There are areas in the park that don't have anything on it because it was a battlefield and there was nothing there."

Apschnikat's argument means nothing to Don White, who was Gainesville District supervisor when the Park Service acquired the land with the house in 1985. The Board of Supervisors had fought the move but at the time, he recalled, the agency argued that part of the house was built on part of the original structure, White said.

"Anytime they want to expand they can come up with some reason why they should," he said about the agency. "I don't understand how it could be of historic significance back [when they acquired it] and it isn't now."

If the land was taken with that position, White said, the house ought to stand. "If it was of historical significance and we knew it at that time, why didn't we put something in the budget to restore it? It was too much money to take it. So what we do now is, we don't have money so we tear it down."

POTOMAC NEWS 8/8/92



By Steve Davis-Potomac News

Park superintendent Ken Apschnikat stands next to the old frame house on the battlefield.

Battlefield site called a risk

By PAMELA GOULD
Manassas Bureau

The site where the Battle of Second Manassas began 130 years ago this month has become a safety risk because of a decaying, Reconstruction-era house standing there, Manassas National Battlefield Park Superintendent Ken Apschnikat said Friday.

The National Park Service bought the 319.5-acre site and a house on it in 1985 and is trying to decide what to do about the boarded-up, two-story wood frame house on the property.

"It bothers me that we've got that big a safety risk," Apschnikat said.

A split-rail fence surrounds the house. But a chain-link fence is to be erected soon to prevent people from entering the unstable, rotting structure until a decision is made about its future.

Apschnikat said he will be meeting next week in Washington, D.C., with historians and Park Service experts on period architecture and archaeology to further discuss the building.

The government sought the land because of its significance to the Battle of Second Manassas, which raged for three days starting on Aug 28, 1862.

From the south side of the original Brawner house, Confederate Gen. Thomas "Stonewall" Jackson spied Union forces headed eastward along what today is U.S. 29, but was then known as the Alexandria-Warrenton Turnpike.

Jackson led his men on a surprise attack that was the first stage of the battle that "brought the Confederacy to the height of its power," according to park officials.

The original Brawner house suffered severe damage during the battle. What stands today was built in part in 1868 and added onto in 1905, according to Park Service documents.

The original house stood two stories high and had four rooms. The present structure shows traces of Victorian architecture and is L-shaped.

Apschnikat said it would take about $250,000 just to stabilize the house, not restore it. And he stressed that the Park Service does not see this structure as one that complements the goal of Manassas National Battlefield Park — preserving the history of the two battles fought there.

The Park Service wants to spend money on structures of that period, such as the Henry House and the Stone House.

"There's nothing that we can document that [the current house] has any historic significance," Apschnikat said.

Restoring the standing structure would be like the managers of Colonial Williamsburg deciding to restore a Civil War-era home; it would not be in keeping with the history that they're trying to portray, he explained.

But Apschnikat stressed that the fate of the building is far from decided. Before a decision is reached, he said, the Park Service will consider at least four options and then will seek public opinion, either through the media, letters to historic groups and citizens or through public hearings.

"We don't want to operate in a vacuum," he said amid the tall grass outside the house. "We want public involvement."

Apschnikat said the four options currently being discussed are stabilizing the house, demolishing the house, taking it apart as a lesson for historians to analyze construction materials and methods of various time periods, or doing nothing and letting the house eventually fall down.

If the building is torn down, Apschnikat said he feels the best way to enhance the visualization of the 1862 battle is for the Park Service to uncover the foundation of the original Brawner House. Visitors to the park could then imagine where the house stood and where the Union and Confederate forces fought those three days, he explained.

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To Dwight Pitcaithley	From Apschnikat
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Fax #	Fax #

Appendix D

Material Analysis

Nail Survey and Assessment of the Brawner Farm House, Manassas National Battlefield Park Manassas, Virginia



Prepared for:

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Historic Preservation Training Center
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Frederick, MD 21704

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11 October 2002

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All photographs by T.S. Kreilick
of Kreilick Conservation, LLC

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Background

The Brawner Farm House, also known as Douglas Hall, is located off Lee Highway (U.S. Route 29) within Manassas National Battlefield Park. It was the site of the first major engagement of the Battle of Second Manassas, which took place on August 28, 1862.[1,2,3,4,5]

The existing structure was significantly altered in 1904-05. The north section of the house contains architectural features that suggest previous building campaigns. Investigators are hoping to determine, by analysis of the physical evidence, what portion of the structure, if any, was present at the time of the Battle of Second Manassas.

As part of this investigation of the building fabric, Kreilick Conservation, LLC was asked to conduct an analysis of the nails from the north section of the Brawner House. Sixty-eight (68) nails, from known context, were provided by NPS Staff. An additional seventy-three (73) nails were collected by T. Scott Kreilick of Kreilick Conservation, LLC on September 11, 2002. The nails were collected from exterior and interior locations, and include structural, lath, and finish type nails.

A typological assessment of the nails was conducted through visual observation and low power magnified microscopy (30X). Particular attention was given to the method of fabricating the head, shank, and point of the nails. The context in which each nail was located and the length were also noted.

Based on their method of fabrication, the nails were assigned a possible range of manufacturing dates based on the work of Mercer, Fontana, and Nelson.[6,7,8]

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1 Earley, Judith and Kay Fleming. *Brawner Farm: Manassas National Battlefield Park, Cultural Landscape Report*, Review Draft (May 2002).

2 Parker, Kathleen A., *An Archeological Assessment of the Brawner Farm House*, September 1988 (rev. Dec. 1989).

3 Potter, Stephen R., Robert C. Sonderman, Marian C. Creveling, and Susannah L. Dean. *"No Maneuvering and Very Little Tactics": Archeology and the Battle of Brawner Farm*, 2001.

4 Hill, John M. *Douglas Hall: Historic Structures Report*, summer 1985.

5 Newlin, Keith and Elizabeth Sasser. NPS Draft Memo entitled "Results of Fabric Investigation and Alternative Preservation Treatments of Douglas Hall, Manassas NBP." Investigation undertaken 4/1/87 to 5/30/87 as an Addendum to Historic Structures Report.

6 Mercer, Henry C. "The Dating of Old Houses." *Old Time New England* 14, no. 4 (April 1924): 170-190.

7 Fontana, Bernard L., Cameron J. Greenleaf, et. al. "Johnny Ward's Ranch: A Study in Historic Archaeology." *The Kiva* 28, no. 1-2 (October-December 1962): 1-115.

8 Nelson, Lee H. "Nail Chronology as an Aid to Dating Old Buildings." *History News* 24, Technical Leaflet #48, no. 11 (November 1968).

Assessment

This nail survey and assessment was focused on the north portion of the structure (also referred to as Section A). This section exhibits materials and techniques which appear to pre-date the 1904-05 renovations. The room designations indicated in Figure 1 were utilized for this investigation. The interior spaces assessed included Rooms 101, 102, 201, and 202. Nails from the north and west façades, the siding, and the roof were also sampled.

The nails surveyed were selected based on a number of factors. The nails are representative of a particular area or usage (e.g. floorboards, lath, or siding). Nails that were not driven completely into the wood are considered out-of-context, and were not sampled. Only one such nail was collected in this study (from the closet beneath ST101). When possible, several nails were extracted from a given area to ensure that there were no anomalies. Also when possible, nails were selected at random rather than in a concentrated area to ensure an accurate sampling. Finally, nails that could be extracted without incurring significant damage to the surrounding wood were selected.

The nails were extracted using a nail-puller with an impact slide handle. Nails were placed in zip-lock bags labeled with the location from which they were taken. Table 1 lists the nails assessed in this study and the individual characteristics observed. The prefix "KC" refers to nails extracted by Kreilick Conservation, LLC. The prefix "NPS" refers to nails collected by National Park Service personnel.

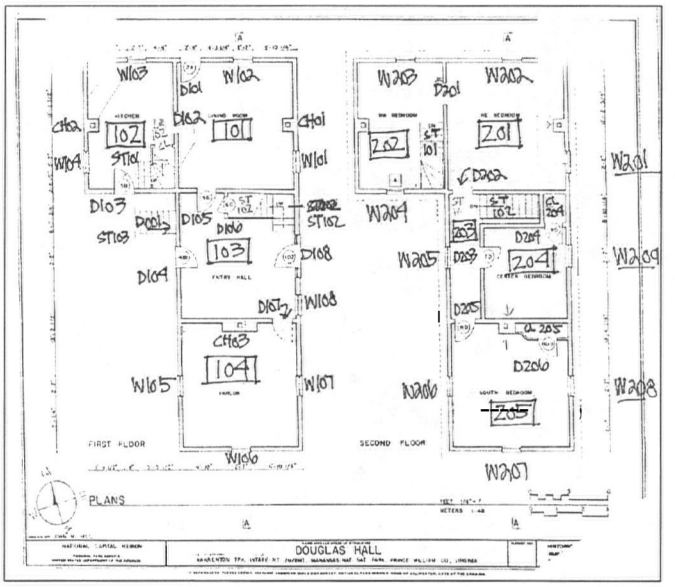


Figure 1
Annotated Floorplan of the Brawner House.

Table 1: **Interior Nails from the Brawner House**

Room No.	Sample Bag No.	No. of Samples	Location	Description
101	KC-20	7	upper floor boards	machine cut, flipped, machine head, 2 ½" (nom)
	NPS-2	14	upper floor boards	machine cut, flipped, machine head, 2 ½" (nom)
	KC-12	3	lower floor boards (1st nail line east of 101/102 partition wall)	hand wrought, flat point, L-head, 3" (nom)
	KC-13	2	lower floor boards (2nd nail line east of 101/102 partition wall)	hand wrought, flat point, L-head, 3" (nom)
	NPS-1	3	lower floor boards	hand wrought, flat point, L-head, 3" (nom)
	NPS-3	6	west wall lath, southwest corner	wire, 1 1/8" (nom)
102	KC-17	7	upper floor boards	machine cut, flipped, machine head, 2 ½" (nom)
	KC-16	4	lower floor boards	hand wrought, flat point, L-head, 3" (nom)
	KC-1	1	east side of closet under stair	hand wrought, flat point, flat-head, 2" (nom)
	KC-2	1	west side of closet under stair (possible coathook)	hand wrought, flat point, rose-head, 3" (nom)
	KC-3	1	west side of closet under stair	hand wrought, flat point, rose-head, 2 ½" (nom)
	KC-4	1	west side of closet under stair	hand wrought, rose-head
	KC-5	1	above closet door	hand wrought, sharp point
	KC-6	1	above closet door	hand wrought, T-head (flattened rose-head)
	KC-7	1	above closet door, east side of 3rd board	hand wrought, flat point, T-head (flattened rose-head), 2" (nom)
	KC-8	3	hand-split lath at top south of D102	hand wrought, sharp point, T-head, 1 3/8" (nom)
	KC-9	7	hand-split lath over D102	early machine cut, eccentric shank, wiggled, 1" (nom)
	KC-10	3	lath north of D102	wire, 1 1/8" (nom)
	KC-11	1	under lath north of D102	early machine cut, eccentric shank, wiggled, 1" (nom)
ST101	KC-14	1	east side of staircase	hand wrought, flat point, T-head (flattened rose-head), 2 ¾" (nom)
	KC-14	1	east side of staircase	hand wrought, flat point, rose-head, 2 ¾" (nom)
	KC-15	2	west side of staircase	hand wrought, flat point, T-head (flattened rose-head), 2" (nom)
201	KC-19	9	floorboards	hand wrought, flat point, L-head, 3" (nom)
	NPS-4	1	east wall lath, north of D201	wire, off-center machine made flat heads, 1 1/8" (nom)
	NPS-5	1	north wall lath	hand wrought, sharp point, L-head, 1 3/8" (nom)
	NPS-5	2	north wall lath	wire, off-center machine made flat heads, 1 1/8" (nom)
	NPS-6	1	northwest post, stud to joist	machine cut, machine headed, 3" (nom)
202	KC-18	8	floorboards	hand wrought, flat point, L-head, 3" (nom)
	NPS-7	1	north partition wall at D201, stud to plate	machine cut, machine headed, 3" (nom)

Table 1 (con't.): **Exterior Nails from the Brawner House**

	Sample Bag No.	No. of Samples	Location	Description
north	KC-21	1	west side of D101, lath nailer	hand wrought, flat point, rose-head, 2+"
	KC-22	1	lath nailer	hand wrought, sharp point, flat head, 2" (nom.)
	KC-22	1	lath nailer	hand wrought, flat point, flat head, 2" (nom.)
	KC-22	1	lath nailer	hand wrought, sharp point, flat head, 1 1/8" (nom.)
	KC-22	1	lath nailer	hand wrought, flat head, 1 ½" (nom.)
	KC-23	1	brace "VII" at northeast corner	hand wrought, flat point, rose-head, 2 ¼" (nom)
	KC-24	1	brace "III"	hand wrought, flat point, flat-head, 2 ¼" (nom)
	KC-25	1	brace "V"	hand wrought, flat point, flat head, 2 1/8" (nom)
west	NPS-8	3	siding on 2nd floor, north block	machine cut, machine headed, 2 ½" (nom)
roof	NPS-9	3	top side of roof sheathing boards, west slope	machine cut, flipped, machine headed, 2 ¾" (nom)
	NPS-9	1	top side of roof sheathing boards, west slope	wire, 3" (nom)
---	NPS-10	32	siding on wing	machine cut, machine headed, flipped, 2 ½" (nom)
		141		

Room 101

Nails from two levels of floorboard were sampled. Figure 2 shows the southwest corner of Room 101. A total of twenty-one nails (Sample Bags KC-20 and NPS-2) were collected from the upper level of floor-boards and eight nails (Sample Bags KC-12, KC-13, and NPS-1) were collected from lower floorboards. In addition, six lath nails (Sample Bag NPS-3) from the southwest corner of the west partition wall were sampled.

All of the nails from the upper (later) floorboards are machine-headed cut nails with a nominal length of 2 ½" inches. The nails were "flipped" during fabrication. As nail plate is fed into the nail-cutting machine, it is either flipped over or "wiggled" back and forth to compensate for the tapered shape of the nail. Cut nails that were flipped during manufacturing have burrs, or flashing, on common edges and shear marks on the opposing edges. Nails that were wiggled during manufacturing exhibit shear marks and burrs on diagonal corners. Figure 3 shows the nails from the upper floorboards of Room 101.

All of the nails from the lower (earlier) floorboards were hand-wrought with flat points and "L" heads. These nails are 3" (nominal) in length. Figure 4 shows the nails from the lower floorboards of Room 101.

The six lath nails (Sample Bag NPS-3) are wire nails, each 1 1/8" in length.



Figure 2
Southwest corner of Room 101. Photo by T.S. Kreilick (9/11/02).

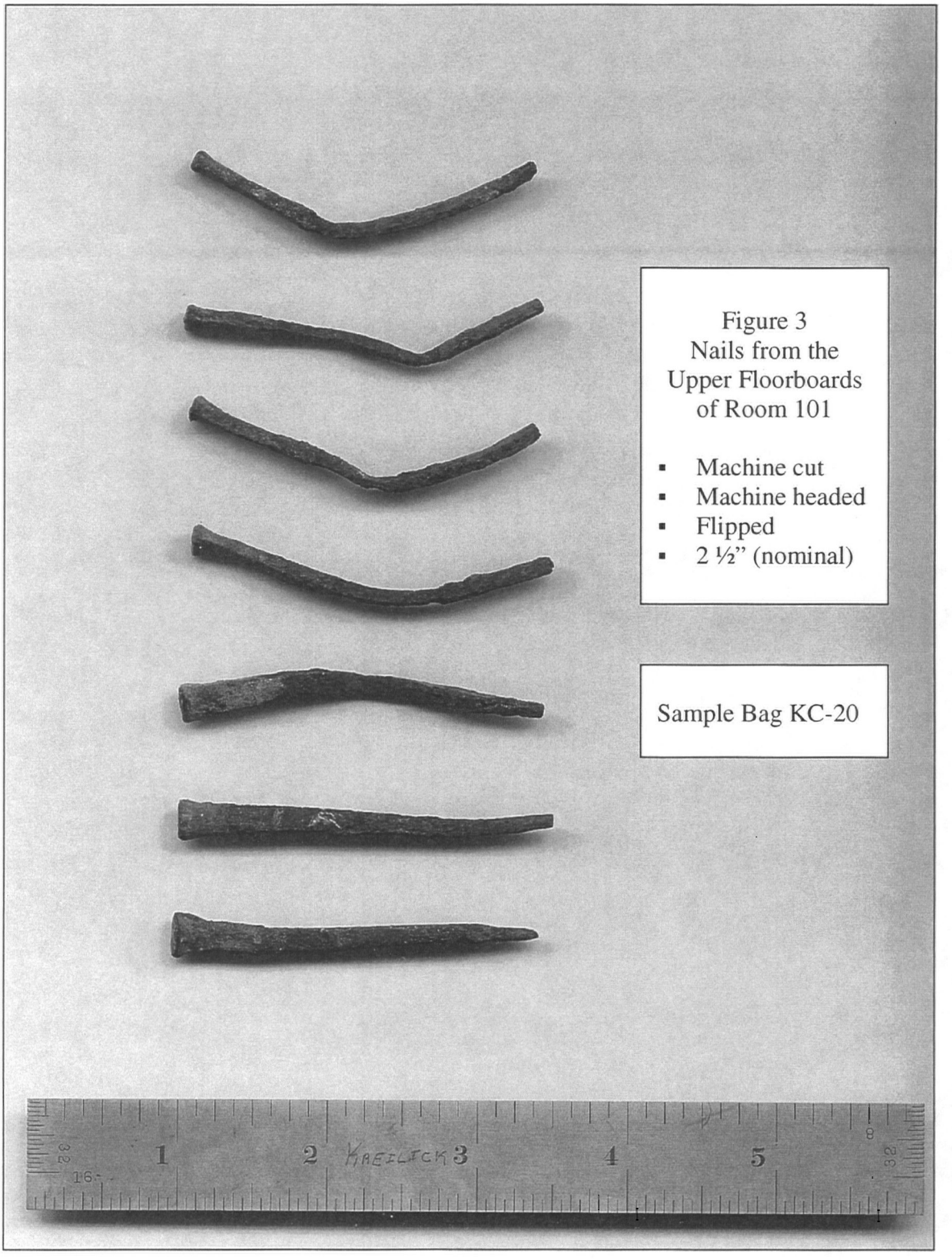


Figure 3
Nails from the
Upper Floorboards
of Room 101

- Machine cut
- Machine headed
- Flipped
- 2 ½" (nominal)

Sample Bag KC-20

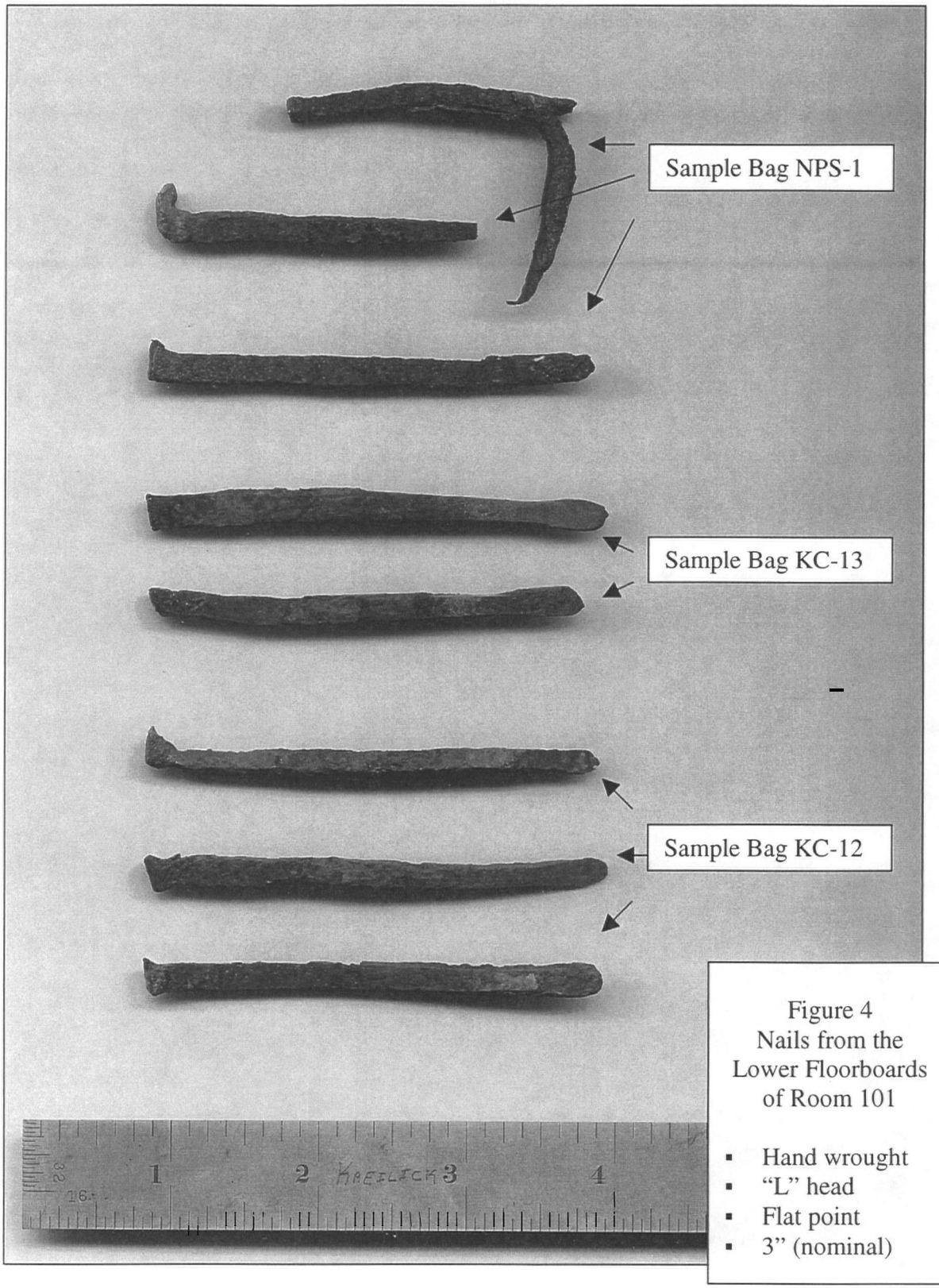


Figure 4
Nails from the
Lower Floorboards
of Room 101

- Hand wrought
- "L" head
- Flat point
- 3" (nominal)

Room 102

Investigators have noted that the northwest room on the first floor (Room 102) contains architectural features suggestive of previous building campaigns. Particular attention has been focused on the staircase (ST101), the closet beneath the staircase, and the lath-work above the doorway (D102) leading to Room 101. Figure 5 shows the area near doorway D102. Figures 6 and 7 show details of staircase ST101.

A total of thirty-six (36) nails were collected from Room 102, including the closet beneath the staircase and the staircase itself. Like Room 101, two levels are floorboards are present in Room 102. Seven nails (Sample Bag KC-17) were taken from the upper floorboards. Four nails (Sample Bag KC-16) were taken from the lower floorboards. Seven nails (Sample Bags KC-1 through KC-7) were obtained from inside and above the closet beneath the stairs. Two nails were taken from the east side of the staircase (Sample Bag KC-14) and two from the west side of the staircase (Sample Bag KC-15). Three nails (Sample Bag KC-8) were taken from the hand-split lath at the top south corner of doorway D102. Seven nails (Sample Bag KC-9) were taken from the hand-split lath over doorway D102. Three nails (Sample Bag KC-10) were taken from sawn lath north of doorway D102. One nail (Sample Bag KC-11) was taken from <u>under</u> the sawn lath north of D102.

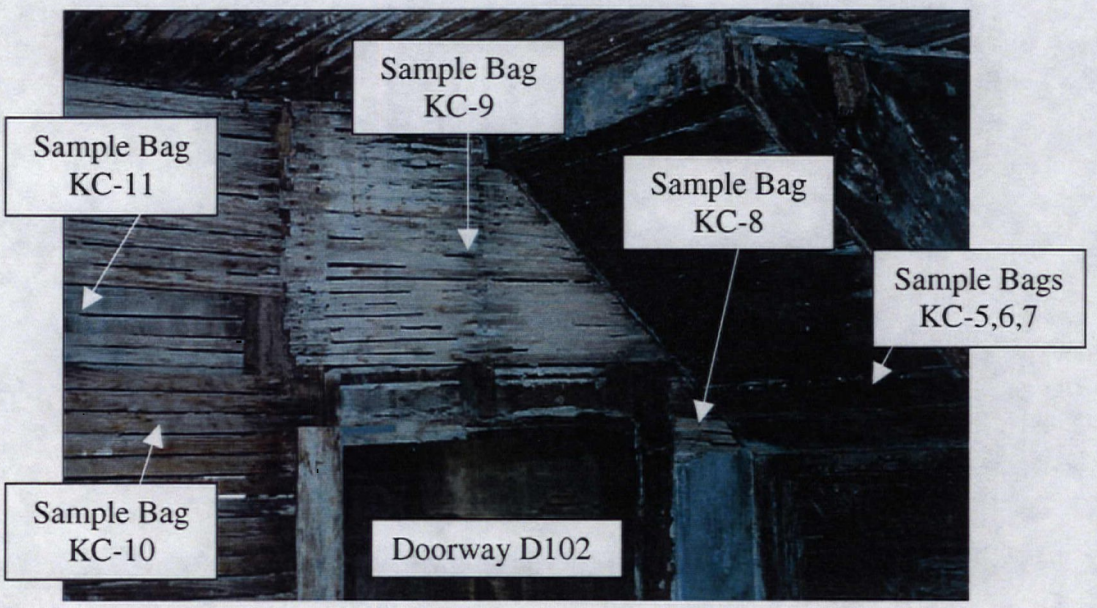


Figure 5
Room 102, looking east toward doorway D102 and closet beneath staircase ST101. Photo by T.S. Kreilick (9/11/02).

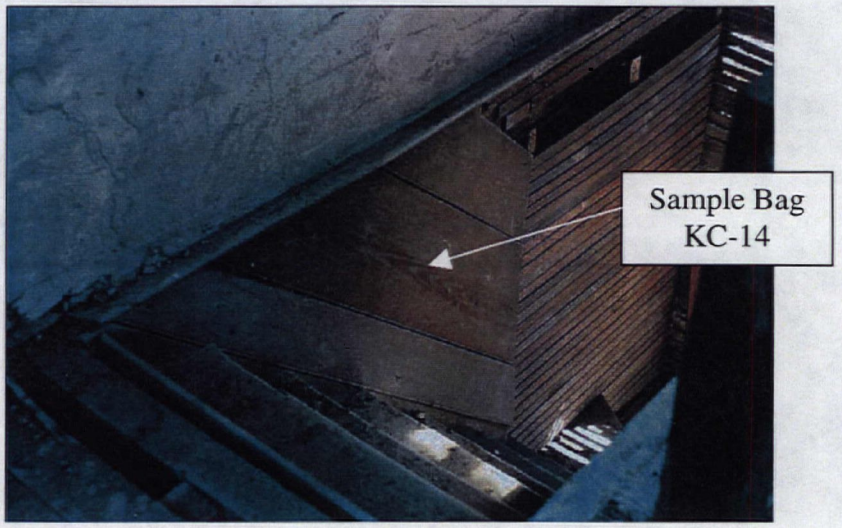


Figure 6
East side of staircase (ST101) from Room 202.
Photo by T.S. Kreilick (9/11/02).



Figure 7
West side of staircase (ST101) from Room 102.
Photo by T.S. Kreilick (9/11/02).

The upper floorboard nails in this room are very similar to those found in the upper floorboards of Room 101. They are machine cut, machine headed 2 ½" (nominal) nails that were flipped during fabrication. Figure 8 shows the seven nails from the upper floorboards.

The lower floorboard nails of this room are also very similar to those found in Room 101. They are hand wrought with flat points, "L" heads and a nominal length of 3". Figure 9 shows the four nails from the lower floorboards of Room 102.

The seven nails taken from inside and above the closet are all hand wrought. This is the one common element of these nails. The nails have varying lengths (2, 2 ½, and 3"), heads (flat, rose, "L", and "T"), and points (flat and sharp). Specific characteristics are noted in Table 1. Figure 10 shows this set of nails.

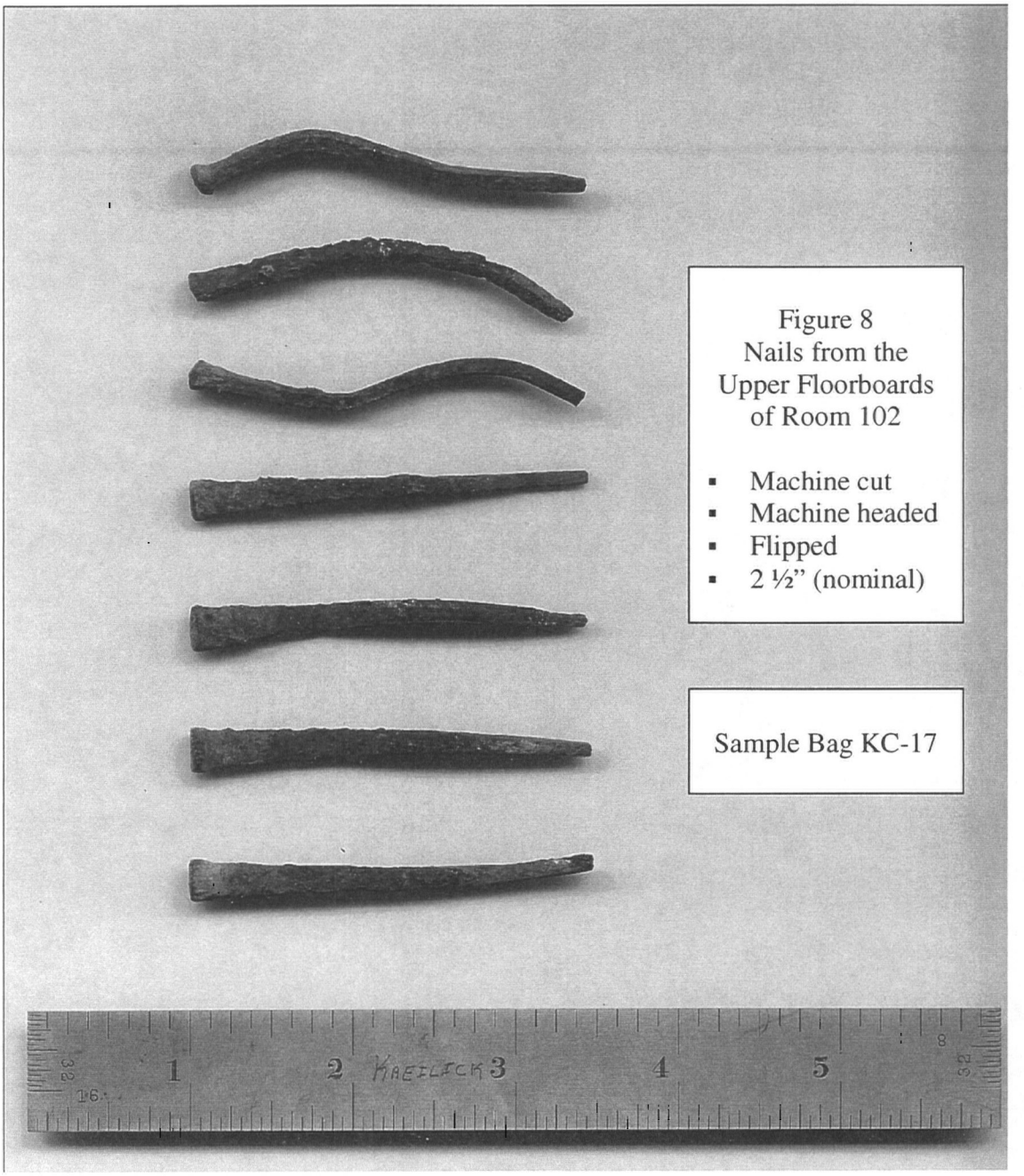
The heads of these "T"-headed nails were formed by flattening two sides of a rose-head nail. The extra hammer blows required to flatten the rose head suggest that these nails were intended as finishing nails. One 3" nail (Sample Bag KC-2) situated inside the closet was driven into the wood only half way. Due to the context in which it was found, this nail may have served as a coat-hook. Its usefulness as a dating tool is suspect.

Two nails (Sample Bag KC-14) taken from the east side of the staircase ST101 (shown in Figure 6) are hand wrought with flat points and nominal lengths of 2 ¾". One of these nails has a rose head. The other has a "T" head formed by flattening a rose head. Two other nails (Sample Bag KC-15) taken from the outside wall on the west side of the staircase (shown in Figure 7) are also hand wrought with flat points. The length of these nails are nominally 2". Both have "T" heads. Figure 11 shows the four nails from staircase ST101.

At the top corner on the south side of door D102 there is a small triangular section of hand split lath. The nails taken from this area (Sample Bag KC-8) are hand wrought with "T" heads and sharp points. They have a nominal length of 1 3/8".

The nails from the hand split lath over doorway D102 (Sample Bag KC-9) and one nail taken from beneath the sawn lath north of the doorway (Sample Bag KC-11) appear to be early machine cut. The nail plate was wiggled during fabrication and the have eccentric shanks. All eight nails have a nominal length of 1".

The nails removed from the sawn lath north of doorway D102 (Sample Bag KC-10) are wire nails with a nominal length of 1 1/8". Figure 12 shows the lath nails from around doorway D102.


Figure 8
Nails from the
Upper Floorboards
of Room 102
Machine cut
Machine headed
Flipped
2 ½" (nominal)
Sample Bag KC-17
KREILICK

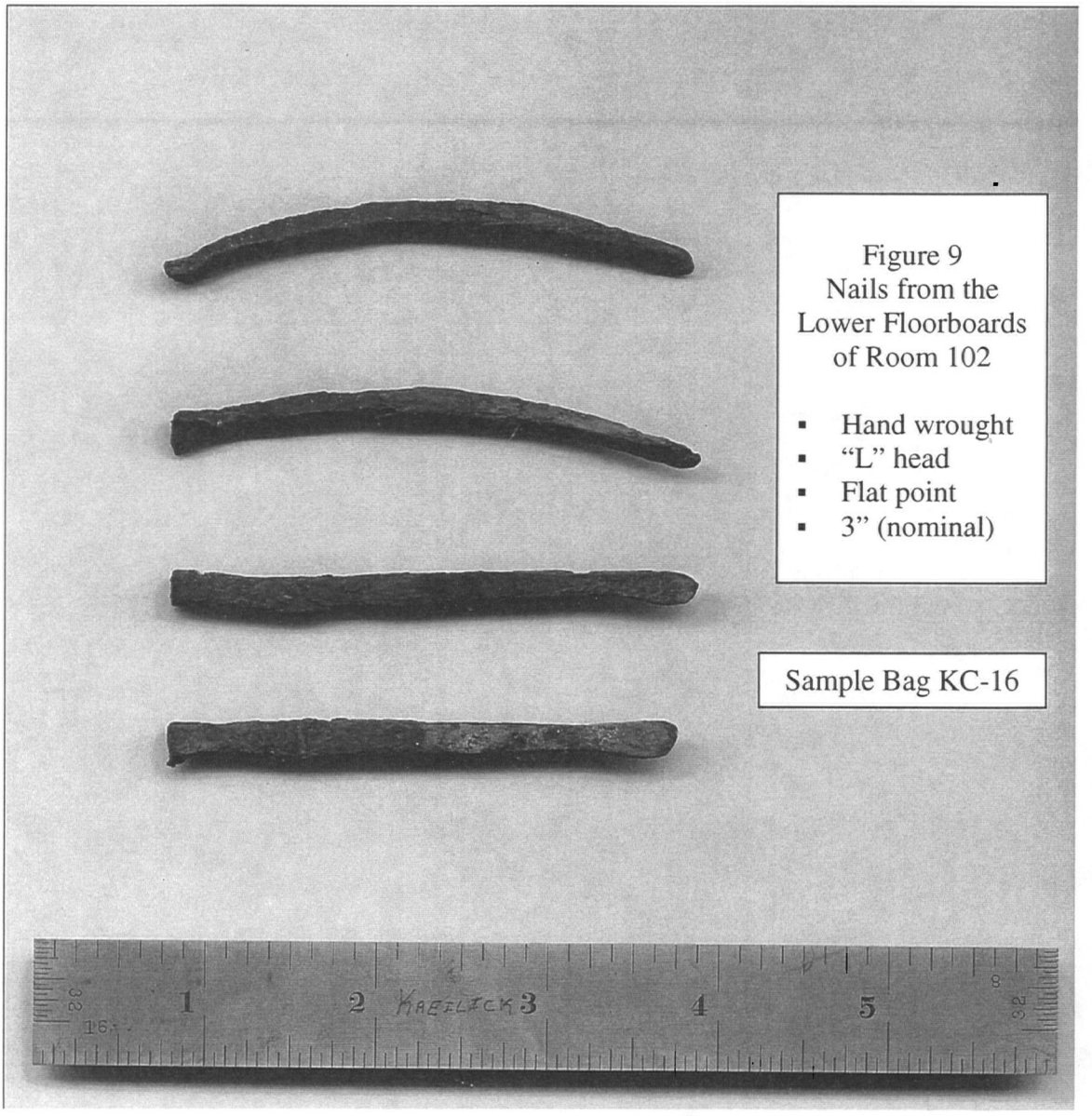


Figure 9
Nails from the
Lower Floorboards
of Room 102

- Hand wrought
- "L" head
- Flat point
- 3" (nominal)

Sample Bag KC-16

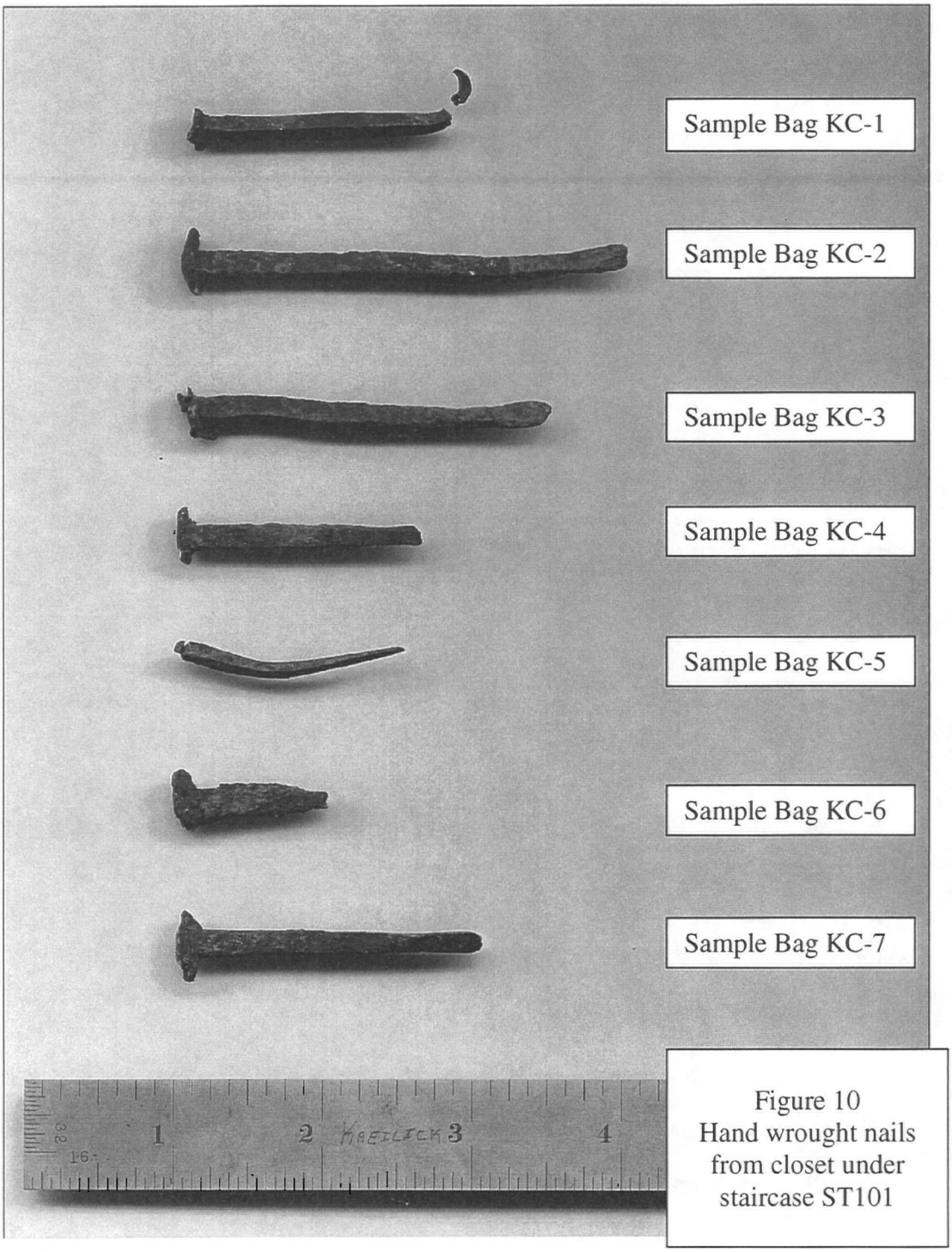


Figure 10
Hand wrought nails from closet under staircase ST101

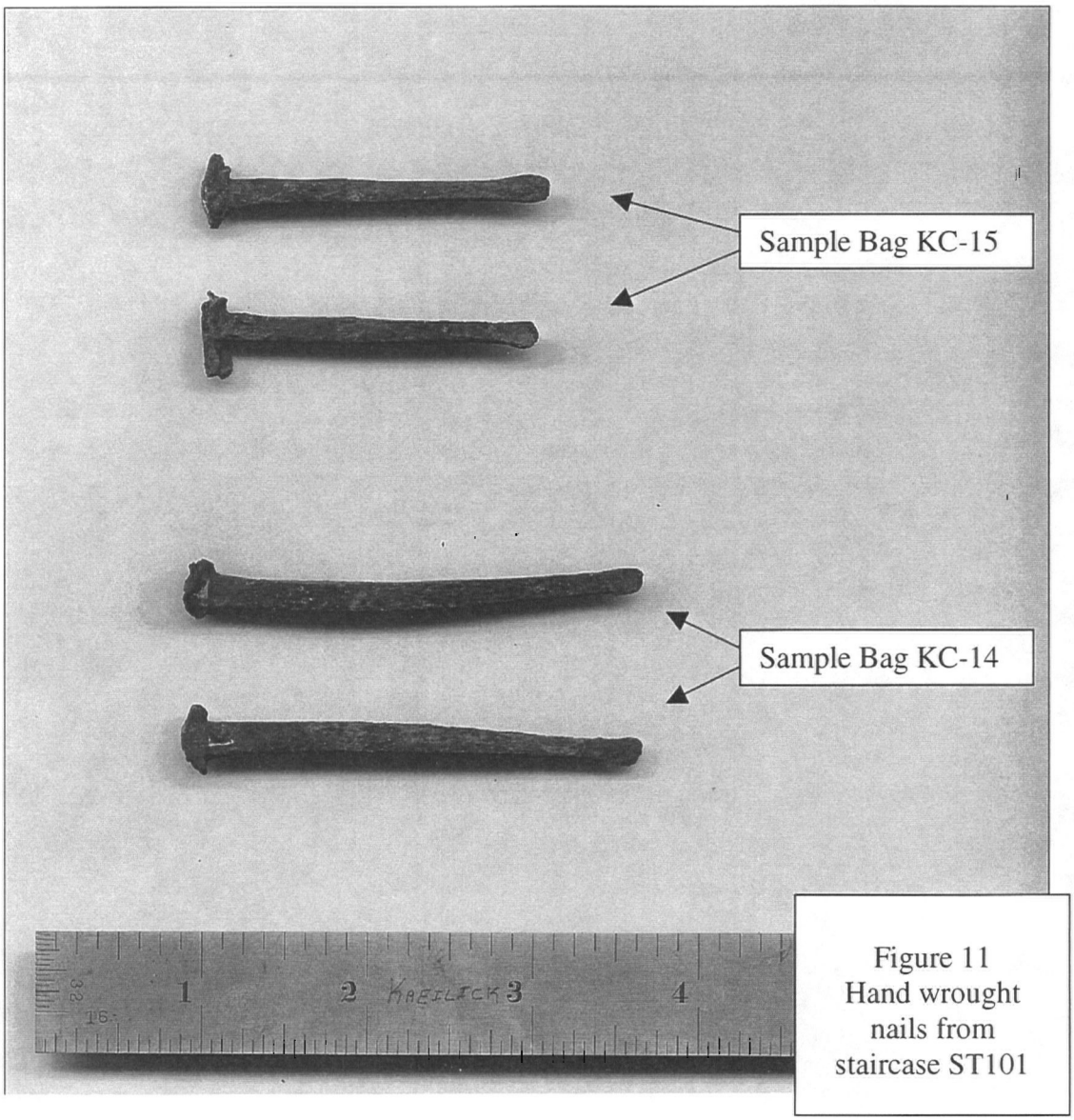


Figure 11
Hand wrought nails from staircase ST101

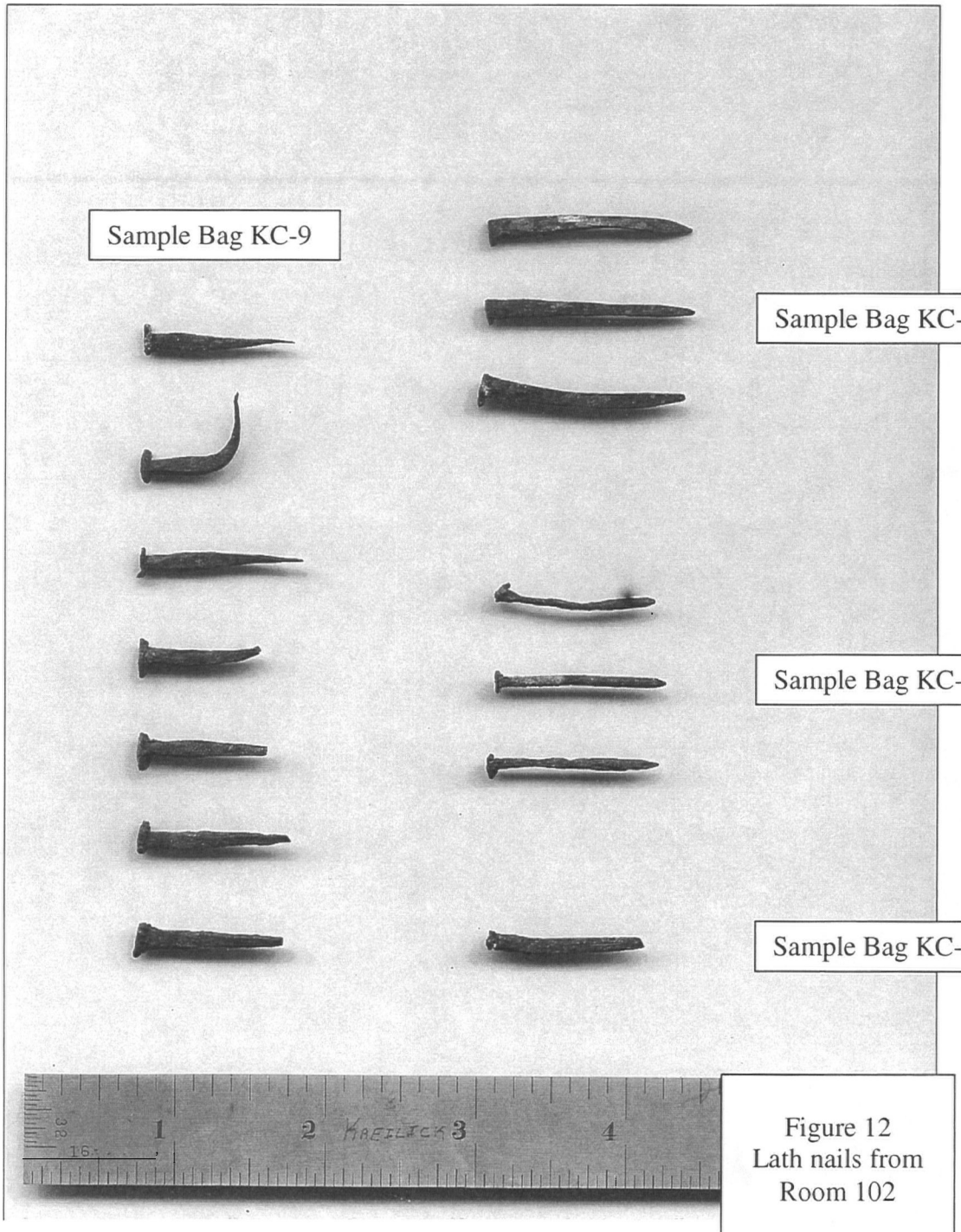


Figure 12
Lath nails from
Room 102

Room 201

A total of fourteen nails were collected from Room 201, including four from the lath on the east and west walls, nine from the floorboards, and one from a post in the northwest corner.

A lath nail from the east wall (Sample Bag NPS-4) and two from the north wall (Sample Bag NPS-5) appear to be wire nails with off-center machine made heads, and nominal lengths of 1 1/8". A third nail from the north wall lath (Sample Bag NPS-5) is hand wrought with an "L" head, sharp point, and nominal length of 1 3/8". The lath nails from Room 201 are shown in Figure 13.

The nine nails from the floorboards (Sample Bag KC-19) are hand wrought with "L" heads, flat points, and a nominal length of 3". These nails are very similar to the lower floorboard nails of Rooms 101 and 102. The floorboard nails from Room 201 are shown in Figure 14.

One nail (Sample Bag NPS-6), extracted from post in the northwest corner, was machine cut, machine headed, and is 3" long.

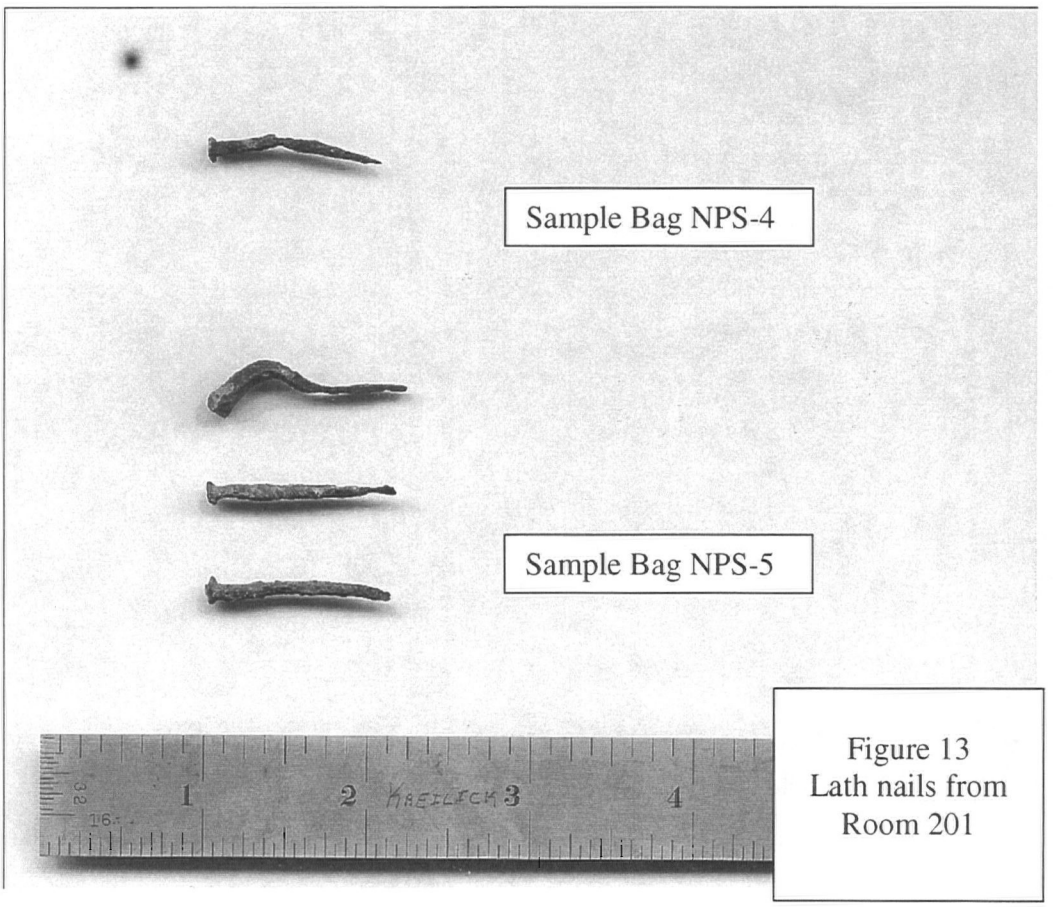


Figure 13
Lath nails from
Room 201

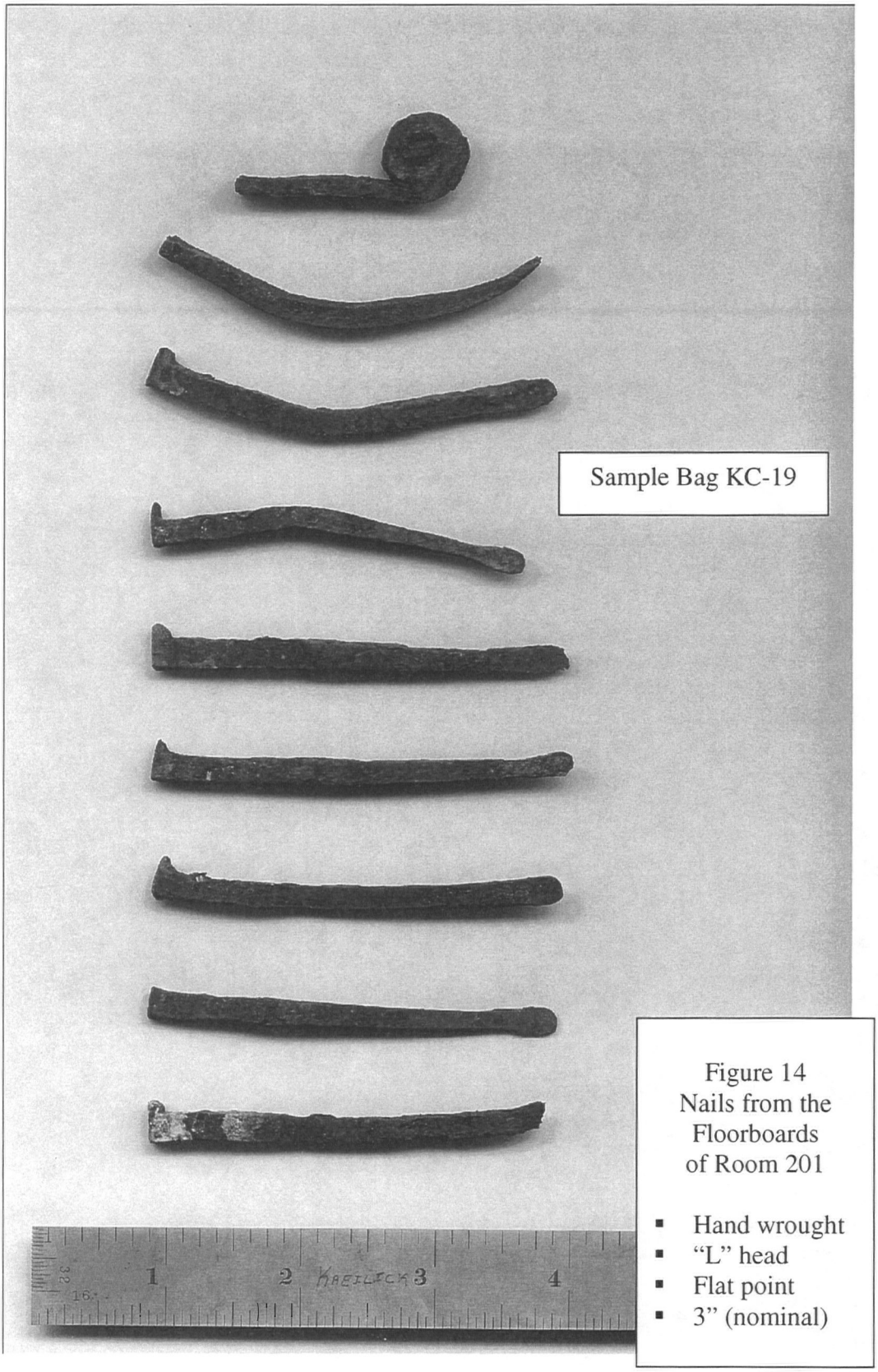


Figure 14
Nails from the
Floorboards
of Room 201

- Hand wrought
- "L" head
- Flat point
- 3" (nominal)

Room 202

Eight nails from the floorboards (Sample Bag KC-18) of Room 202 are hand wrought with "L" heads, flat points, and a nominal length of 3". These nails are also very similar to the lower floorboard nails of Rooms 101 and 102. The floorboard nails from Room 202 are shown in Figure 15.

One nail (Sample Bag NPS-7) taken from the north partition wall at D201, is machine cut, machine headed, and is 3" in length.

North Façade

Eight nails were removed from the structural members of the north façade, including three from numbered braces (Sample Bags KC-23, KC-24, and KC-25) and five from lath nailers (Sample Bags KC-21 and KC-22).

Two of the braces, III and VII, are shown in Figures 16 and 17, respectively. The nails removed from these braces, and from brace number V, are shown in Figure 18. The nails are hand wrought with flat points. The nail from brace VII has a rose head and is 2 ¼" long. The nails from braces III and V have flat heads and lengths of 2 ¼ and 2 1/8", respectively.

Figures 19 and 20 show sections of the north façade and the location of lath nailers attached to the sides of the framing members. Five nails that attached the lath nailers to the framing members were removed for analysis. The five nails are all hand wrought, three have flat points, two have sharp points. Four of the nails have flat heads, one has a rose head. The lengths vary from 1 1/8" to more than 2". These nails are shown in Fig 21.

West Façade

Three nails (Sample Bag NPS-8) were removed from the siding on the 2nd floor of the north section. An additional thirty-two nails (Sample Bag NPS-10) were removed from the siding at various locations on the north section. All of these nails are machine cut, machine headed, and are nominally 2 ½" in length. Some of these nails are shown in Figure 22.

Roof

Four nails (Sample Bag NPS-9) removed from the top side of roof sheathing boards (west slope) are shown in Figure 23. Three of the nails are machine cut, machine headed, and have a nominal length of 2 ¾". These nails were flipped during fabrication. The fourth nail is a 3" wire nail.

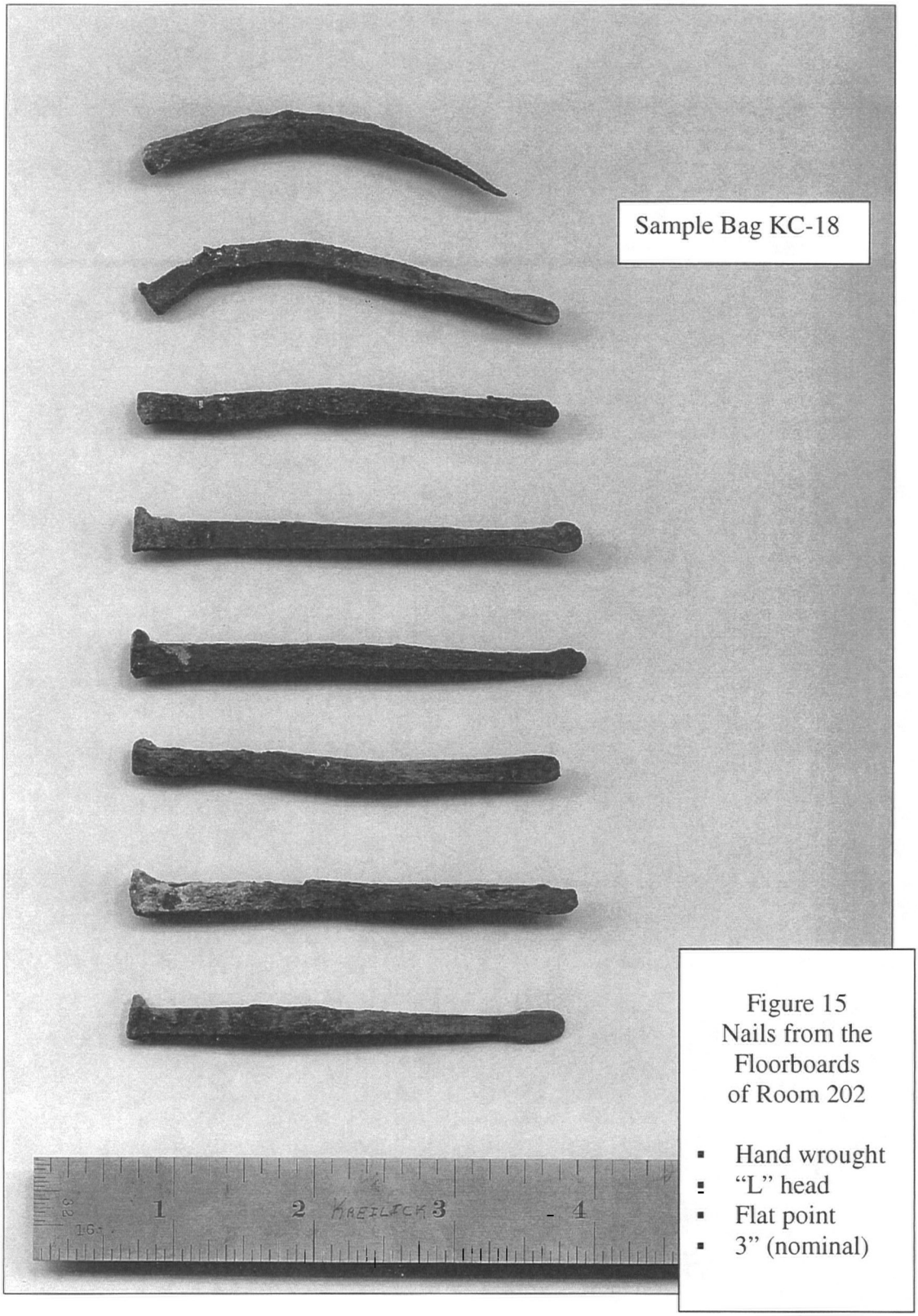


Figure 15
Nails from the
Floorboards
of Room 202

- Hand wrought
- "L" head
- Flat point
- 3" (nominal)



Figure 16
Brace number III on the north façade. Arrow indicates nail selected for analysis. Photo by T.S. Kreilick (9/11/02).



Figure 17
Brace number VII on the north façade. Arrow indicates nail selected for analysis. Photo by T.S. Kreilick (9/11/02).

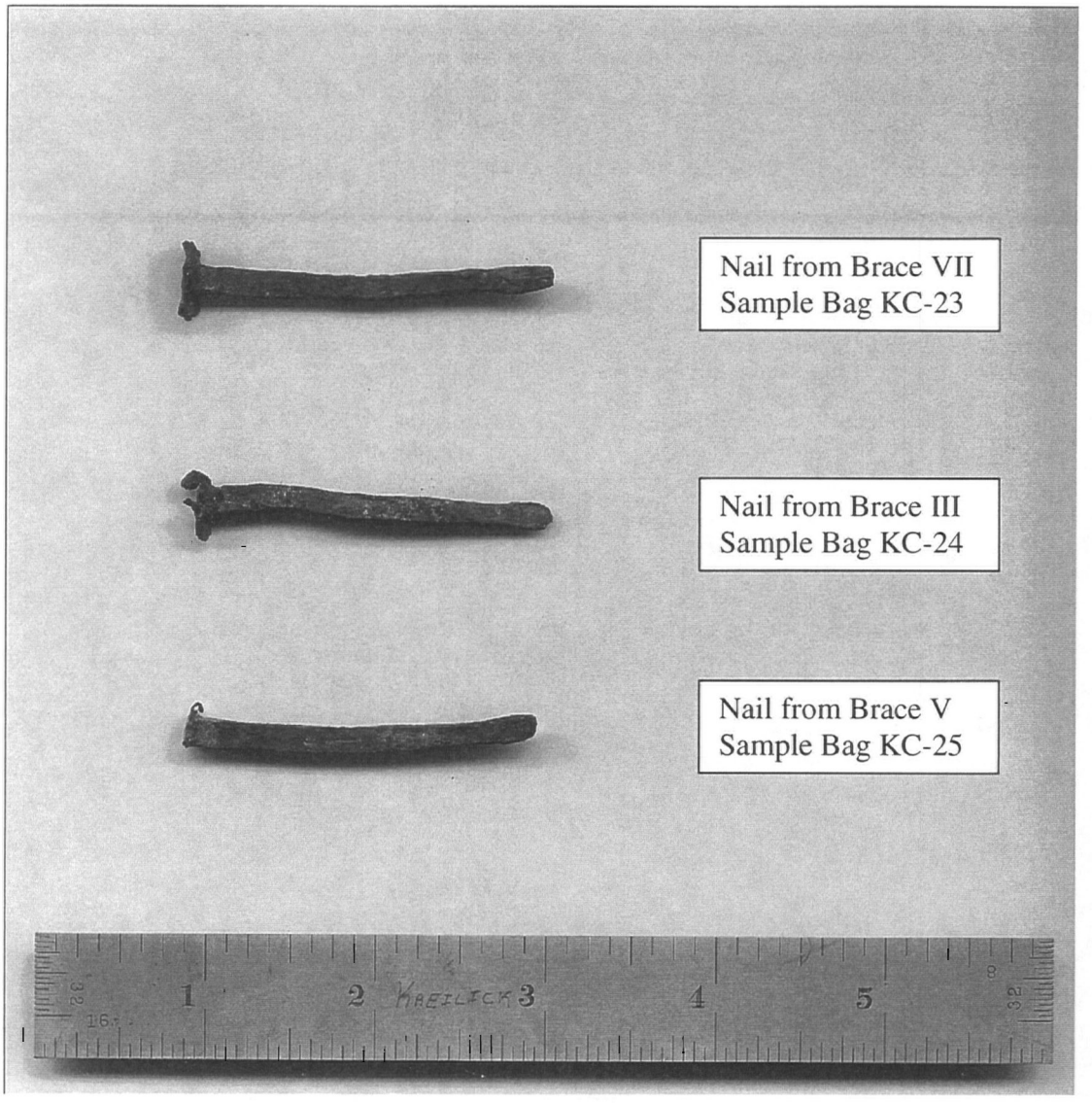


Figure 18
Nails from Structural Braces
on the North Façade

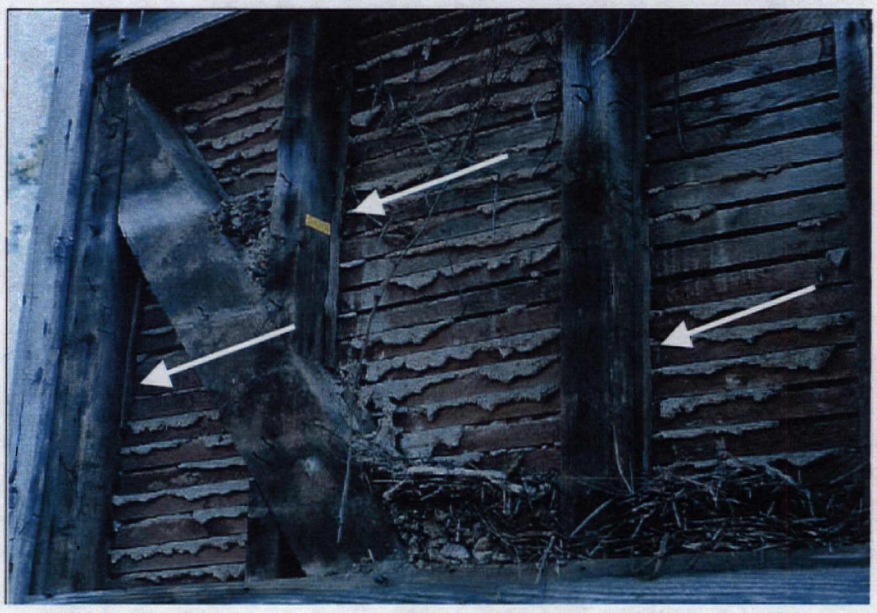


Figure 19
North façade showing location of lath nailers.
Photo by T.S. Kreilick (9/11/02).

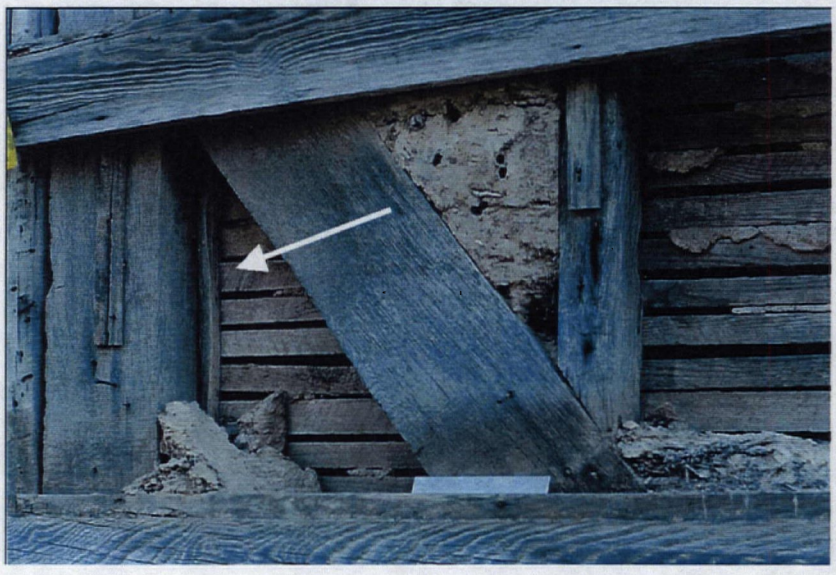


Figure 20
North façade showing location of lath nailer.
Photo by T.S. Kreilick (9/11/02).

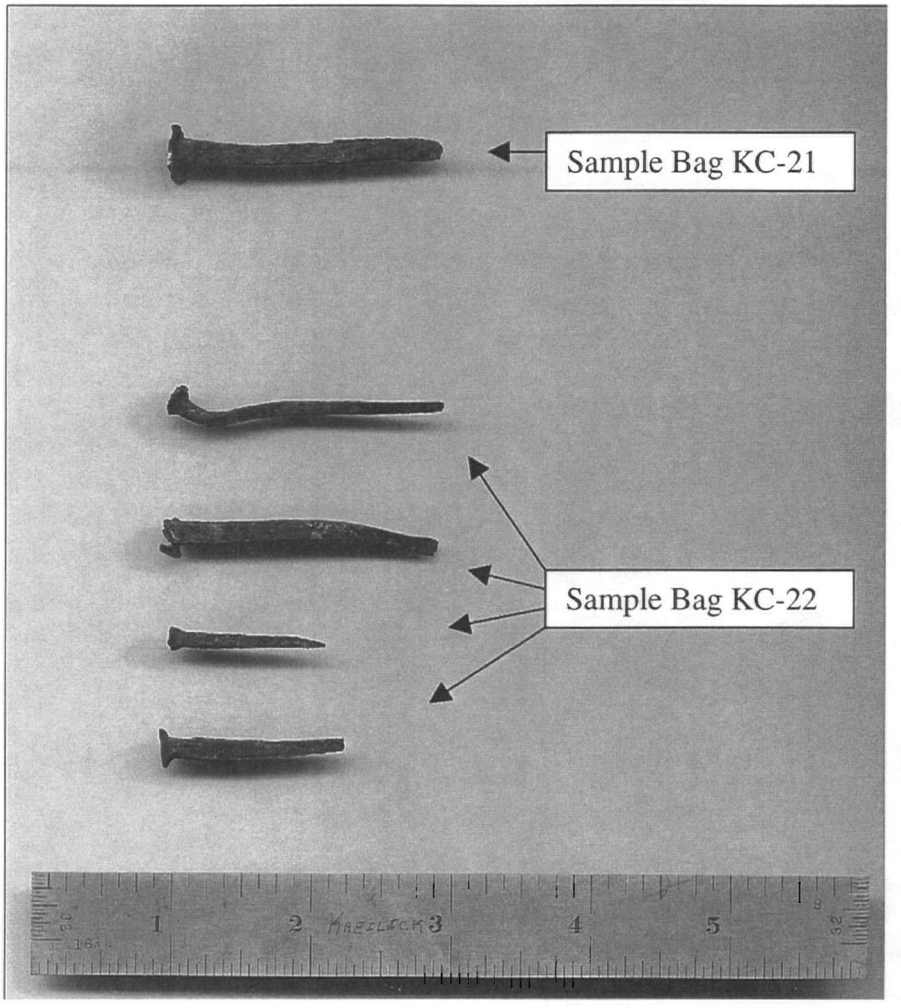


Figure 21
Nails from the lath nailers
of the north façade.

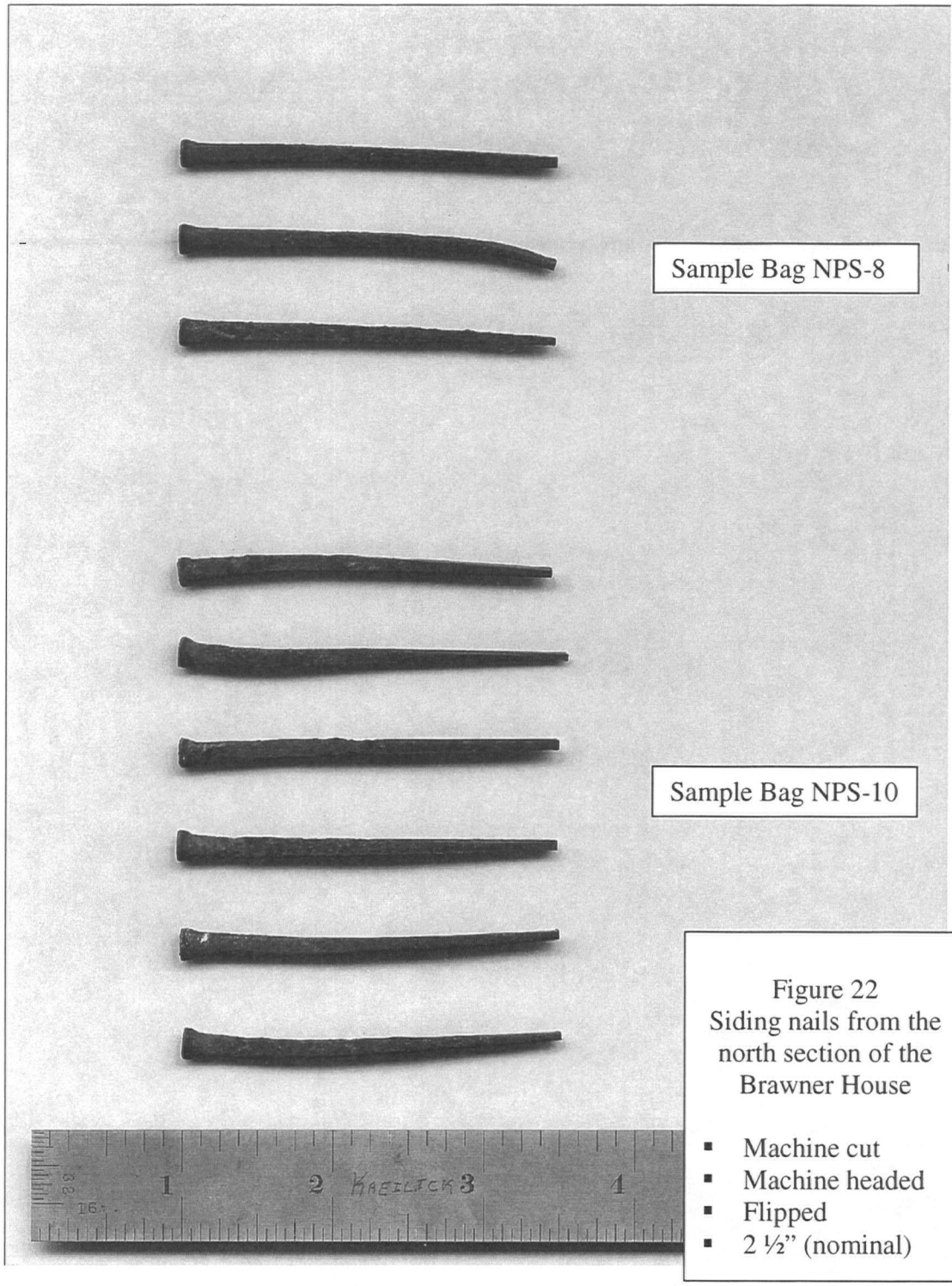


Figure 22
Siding nails from the north section of the Brawner House

- Machine cut
- Machine headed
- Flipped
- 2 ½" (nominal)

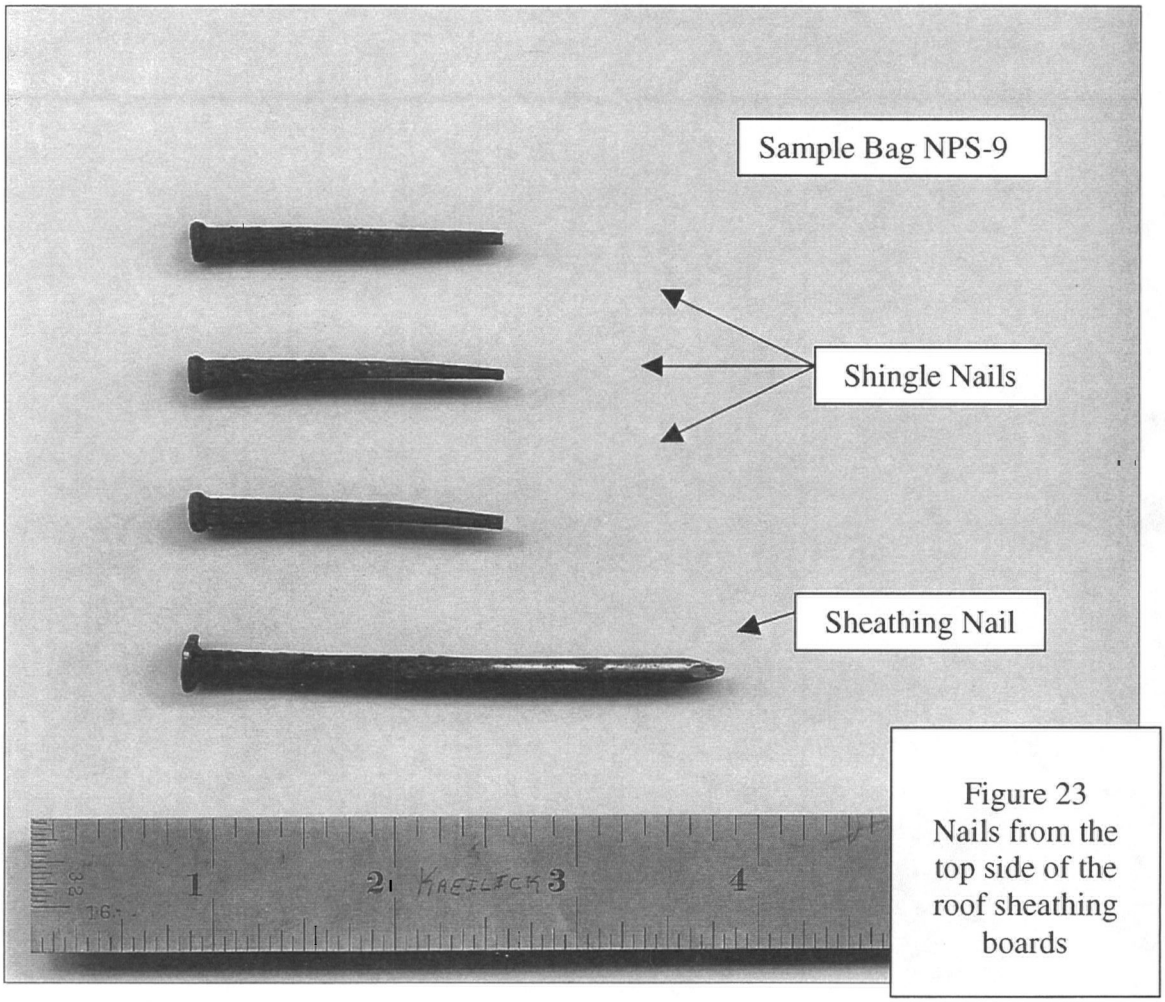


Figure 23
Nails from the top side of the roof sheathing boards

Discussion

Two types of flooring nails were identified. Machine cut nails are present in the upper (later) floors in Rooms 101 and 102. Hand wrought nails are present in the lower (earlier) floorboards of Rooms 101, 102, 201, and 202. The uniformity of the cut nails suggests that the upper floors were laid at the same time. The same holds true for the lower floors. The uniformity of the wrought nails suggests that these floors were also laid at the same time.

All of the nails extracted from the closet beneath staircase ST101 are hand wrought. There is, however, significant variability in the heads, points, and lengths. This suggests several early alterations to the closet. The hand wrought, "T" headed nails removed from the walls of staircase ST101 indicate that extra effort went into finishing these walls at a relatively early date.

The lath nails observed in Room 102 suggest that work on the lath of the east partition wall took place at least three times during the structure's evolution. The hand-split lath to the south of doorway D102 is held in place with hand wrought nails. Early cut nails were used to secure the hand-split lath above the doorway. More modern, wire nails were used north of D102 for the sawn lath.

Two single nails (Sample Bags NPS-6 and NPS-7) were recovered from the second floor where they had joined a stud to a joist and a stud to a plate, respectively. Both of these are machine cut 3" nails. Their context suggests that significant modifications or repairs to the framing members in this part of the structure took place after the availability of cut nails. Other framing members, specifically those accessed from the outside, are still joined by wrought nails.

Siding and roofing nails assessed in this study are mostly machine cut suggesting that these areas have been subject to relatively recent modification.

Researchers, primarily Mercer, Fontana, and Nelson, have identified four primary nail types (wrought, transitional cut, cut, and wire) that are widely observed in North America.[9] Table 2 shows a summary of the dates that are generally assigned to these types of nails. While other research has provided further temporal definition by highlighting regional variations and nuances, the four primary nail types described in Table 2 are generally applicable.[10,11] The nails from the Brawner Farm House are also listed in Table 2 according to these accepted dates.

---

[9] Kreilick, T. Scott. *The Ubiquitous Nail: An Annotated Bibliography*. Philadelphia (1995).

[10] Edwards, Jay D., and Tom Wells. *Historic Louisiana Nails: Aids to the Dating of Old Buildings*. Monograph Series No. 2. Baton Rouge: Geoscience Publications (1993).

[11] Phillips, Maureen K. "'Mechanic Geniuses and Duckies',: A Review of New England's Cut Nail Chronology before 1820." *Association for Preservation Technology (APT) Bulletin* 25, nos. 3-4 (1994): 4-16.

Table 2
Nail Chronology

Type of Nail	Characteristics	Dates	Brawner Farm House Sample Bag No.
Hand Wrought	▪ Flat or sharp point ▪ Rose, T, or L head ▪ Four sides of shank are tapered	Pre-1790 (all nails) 1790-1830	KC-1, KC-2, KC-3, KC-4, KC-5, KC-6, KC-7, KC-8, KC-12, KC-13, KC-14, KC-15, KC-16, KC-18, KC-19, KC-21, KC-22, KC-23, KC-24, KC-25, NPS-1, NPS-5 (1 of 3)
Transitional Machine Cut	▪ Eccentric shank ▪ Hand-made head ▪ Bulge under head ▪ Variable width	1790-1830	KC-9, KC-11
Machine Cut	▪ Machine-made head ▪ Two sides of shank are tapered, two are parallel ▪ Uniform shear marks and burrs	1830-1880	KC-17, KC-20, NPS-2, NPS-6, NPS-7, NPS-8, NPS-9 (3 of 4), NPS-10
Wire	▪ Made of steel ▪ Round shank ▪ Gripper marks on shank	Post-1880	KC-10, NPS-3, NPS-4, NPS-5 (2 of 3), NPS-9 (1 of 4)

Conclusion

After 1790, the technology of producing cut nails developed quickly and local conditions generally dictated when cut nails became available in a specific area. In the case of Brawner Farm House, major distribution networks included the Warrenton Turnpike (now Lee Highway) established in the 1810's and the railroads in the 1840's and 50's. Without specific knowledge of when cut nails were available in this part of Virginia, either through documentary evidence or the investigation of nearby structures with established construction histories, we can only assume that they were readily available and being used by the late antebellum period.

As Phillips states in her conclusion:

> Dating structures is not an exact science. Frequently, it is difficult to determine if nails are being removed from a structure's original material or if the nails had been used for later improvements, alterations, or repairs to original fabric. It is also important to try to determine when certain nail types may have been available in the area. Older machines may have been used well after the introduction of newer technology and urban centers may have had the newer technology sooner than rural areas. Documentary information, such as histories of the structure and its occupants and a knowledge of detail styles and methods of construction of different periods, can be critical to a thorough analysis of a building's evolution.[12]

Several features of the Brawner Farm House, including the earlier (lower) floorboards of Rooms 101 and 102, the lath to the south of doorway D102, the closet beneath staircase ST101, the floorboards of Rooms 201 and 202, exterior braces and lath nailers, are secured with hand wrought nails. No physical evidence was discerned that would suggest any contextual ambiguity.

The nail chronology developed by Mercer, Fontana, and Nelson indicates that the use of wrought nails was likely superceded by the use of cut nails much earlier than the 1860's for this rural, but not remote part of Virginia. The use of wrought nails (pre-1830) and early cut nails (ca. 1790-1830) strongly suggests that some features of the Brawner Farm House pre-date the military engagement that took place on August 28th, 1862.

[12] Ibid, pg. 14.

Structural Investigation

For

BRAWNER HOUSE
Historic Structure Report

MANASSAS NATIONAL BATTLEFIELD
MANASSAS, VIRGINIA

Brawner Farm
MANA-159

National Park Service - Denver Service Center
12795 West Alameda Parkway
Denver, Colorado 80225

Contract No.
C2000982500

Task No.
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EXECUTIVE SUMMARY

The Brawner Farm is located on the site of the Second Battle of Manassas at the Manassas National Battlefield. The current structure is a 2-story wood framed residence. The house is comprised of two distinct sections, the North section, which could possibly date back to the mid-nineteenth century, and the South section that most likely was completed in the early part of the 20th Century. The house has been unoccupied since 1978, prior to the National Park Service (NPS) acquiring the property in 1985. This building is listed on the National Register of Historic Places as contributing to the significance of the Manassas battlefield.

The National Park Service conducted a Value Analysis (VA) on the Brawner Farm on May 15th and 16th of 2002. This VA session determined that the current house was essential to the interpretation of the Second Battle of Manassas. Therefore the NPS intends to rehabilitate the existing farmhouse for adaptive use as an interpretive facility. The facility could eventually house exhibits relating the story of the Second Manassas Battle and its impact on the wartime inhabitants with ranger guided walking tours to highlight the events of the battle.

This report was prepared for the NPS Historic Preservation Training Center under the DSC contract as requested by senior Historic Architect, Thomas A. Vitanza, AIA. This report will be appended to the ongoing 2002 Historic Structure Report Addendum currently in progress. The purpose of this report is to provide a more in-depth understanding of the structural systems of the Brawner House, their condition, and suggestions for preservation/mothball treatment necessary in the short term. A more detail structural investigation is part of the design development package scheduled for fiscal year 2003.

The majority of issues relating to the structure are simply those associated with lack of maintenance. Protection from further exposure to the elements is critical to the preservation of the Brawner House. Three items will be addressed to achieve this; complete the repairs to the metal roofing that the NPS has already begun, replace or repair the exterior siding of the building, and stabilized the stone foundation systems. Once these items have been completed, minor repairs can be made on the structural framing which will allow the structure to be mothballed until the final restoration can be completed.

BUILDING SUMMARY & CONDITION

The residence is divided into two distinct sections, one being of mid to late nineteenth century, and one completed in the early part of the twentieth century. The North Section of the house, the nineteenth century portion of the house, includes rooms 101, 102, 201 and 202. The South section, including rooms 103, 104, 203, 204, and 205, is the section that was completed in the twentieth century.

FOUNDATIONS

The house is supported on a stone foundation system constructed with two distinct styles. The walls used in the North section of the house consist of laid up stones flush to the bottom of the first floor with mortarless joints. The South section is supported by stones laid in with mortar and is also constructed flush to the bottom of the floor. Sections of the foundation are missing from both sections of the house. However, it appears that the stones used in the foundation are still on the site, either just inside or outside of the foundation wall. Visually there is no evidence of soil settlement problems around the house. Evidence of plant infestation within the joints of the wall is present in both sections of the house.

The North section has many areas where the stone foundation has caved in or is missing. This is especially evident along the north wall where the foundation has tilted in from the west side of the doorway to under the west window, see Figure 1. Smaller portions of the foundation are missing under the windows of the east and west sides of this section, as well as under the exterior door on the south side of this section. Wherever the foundation is missing the wood sill is unsupported and will require stabilization. The North section of the building also shows evidence of plant infestation within the joints of the stone foundation.



Figure 1. Stone Foundation of North Wall

The foundation under the South section of the house is typically in better condition than the North section. The only area that shows any evidence of missing stonework is along the southern-most wall. A portion of the foundation wall is missing just east of the western corner and at the southeast corner. At the southeast corner the sills are cantilevering out to the corner from both directions. There is evidence that this stone foundation was repaired previously, the most discernable area is located south of door D104 in the Entry Hall.

In the crawl space of the building, below the Entry Hall, a concrete cellar was added to the structure. From inscriptions on the wall the cellar was constructed in 1915 or 1916, most likely completed after the South section was finished. The concrete shows visible stains from prolonged water exposure, and there are numerous cracks in both the walls and floor. It is difficult to determine where all of the water comes from; however, a major component is from the stair down to the cellar that is not covered. This stair is located just below the roof valley, which without guttering, channels water from the roof into the opening.

FRAMING SYSTEMS

As with the foundation system the framing systems for the residence consist of two different styles. The North section is predominantly framed with hand-hewn timbers in a post and beam style. We observed evidence of some modifications made during the twentieth century. The South section is framed with rough sawn members, except some of the sill members, in typical balloon frame construction.

Hand hewn members are used for the floor framing in the North section of the house. Member size varies, but typically they are nominal 4" x 7" joists, spanning north to south, spaced approximately 24 inches center to center. One inch thick wood planking provides underlayment for the hardwood floor in this section of the house. The joists are notched at the ends to sit into notched pockets on the sill members. The sill members are hand hewn in this section. On the first floor sill size ranges from 4" x 8" nominal to 8" x 8" nominal size timbers. Second floor sill members appear to all be 4" x 8" nominal timbers.

This section of the house has several areas of sever moisture damage to the floor systems. Along the north wall the sill has completely rotted out at the location of door D101. This has left a depression in the floor and the partition wall between room 101 and 102 is showing signs of settlement. This settlement has occurred because the joist that is directly under the wall is no longer supported at the foundation. Also, here we see evidence of further moisture damage emanating from the door location into room 101 and over into the northeast corner of room 102. The underlayment in this location has rotted out; however, the joists appear to be salvageable assuming the building can be closed in from the elements. At door D103 on the southern wall of this section the sill member, a nominal 8" x 8" timber, has rotted out for approximately half of the member width from the edge of the door in towards the South section of the building. Although the floor joists are still supported by this member the wall framing is not and will have to be braced. The second floor of this section is framed in a similar fashion as the first floor, and it also shows evidence of moisture damage along the north wall above the damaged area of the first floor. However, the majority of this damage is limited to the sheathing material, the joists appear to be adequate once the building is protected from further exposure.

The floors of the South section consist of rough sawn 2" x 10" nominal members, spanning east to west, spaced 16 inches on center. On the first floor the joists are notched to set in a notched sill member. The sill members vary in size but generally appear to be nominal 4" x 10" members. The second floor joists are attached to the wall studs and are supported by a nominal 1" x 6" ledger strip notched into the studs so the face of the ledger is flush with the face of the stud. One inch nominal planking covers the floor joists and serve as the finished surface for both floors.

There is evidence of moisture damage to portions of both floors along the east wall of the South section. Distress is seen in the southwest corner of the Entry Hall, room 103, as well as in both west corners of the Parlor Room, room 104, see Figure 2. The second floor directly above these areas, room 203 and room 205, also shows evidence of water damage. None of the individual framing members appear to be rotten completely through and can be repaired. The 1" nominal flooring, at each location described, was completely rotten and will have to be replaced.



Figure 2. Water Damage in the Southwest Corner of the Parlor, Room 104

Wall framing members for the North section vary from floor to floor. On the first floor the walls have a mixture of hand hewn and rough sawn timbers. All are a nominal four inches wide but the thickness varies from two to four inches nominal size. The first floor has diagonal framing members at each corner made of 4" x 6" timbers oriented to remain in the plane of the wall, vertical studs are cut to fit above and below the diagonal which is a continuous member. On the second floor the wall framing is predominantly rough sawn 2" x 4" nominal timber. On both floors the members are spaced approximately 16 inches center to center.

The wall system for the South section of the house consists of rough sawn 2" x 4" nominal studs continuous from the first floor to the ceiling framing on the second floor, spaced sixteen inches on center. Most of the studs in this section of the house are not fully visible. At the locations

where there is evidence of moisture damage to the floors in rooms 103, 104, 203 and 205, the studs show little evidence of moisture contamination.

The roof system of the house, for both sections, is comprised of rough sawn 2" x 4" rafters and 2" x 6" ceiling joists, see Figure 3. The members are spaced two feet center to center. The rafters have nominal one inch planks attached to the top surface of the member to allow for attachment of the roofing material. The planks are random width and have no discernable pattern, some are placed edge-to-edge others have a gap, between members, ranging from ½" to as much as three inches. The ceiling joists cantilever out from the edge of the exterior walls to form the overhang. They are notched and a continuous 1" x 6" nominal member, layed flat, is attached to the joist at the end of the member flush with its top surface. The roof rafters are bevel cut to rest on the flat surface of the 1" x 6" member, and toe nailed into the ceiling joists. The rafters are mitered together at the peak of the roof; the system does not use a ridge beam as in current conventionally framed roof systems.

In general the roof framing is in good condition except in the areas noted as having moisture damage, along the north wall above the exterior door of the North section, and in areas along the west wall of the South section as described earlier. Damage to the members is limited to the outside edges at the building overhang. Here the flat 1" x 6" member has completely rotted through, and the rafter and joist members show varying levels of moisture damage from surface exposure to complete deterioration of the member ends.



Figure 3. Typical Roof Framing

EXTERIOR COVERINGS

The exterior skin of the building, wood siding and metal roof panels, are both well weathered and have problem areas. The walls are covered with horizontal lap wood siding. There is evidence of whitewash or white paint on the siding, but it is almost totally weathered, with server

ultra-violet degradation and deterioration from exposure to the elements. Siding material is missing in areas throughout the residence, especially on the North section. This has left the framing exposed and is one of the culprits of the moisture damage noted in the floor framing portion of this report. The South section, although it too has bare spots, is in better condition.

The roof covering as mentioned consists of metal panels. Most of the original panels are showing signs of severe rust accumulation. At the time of the inspection the NPS had replaced the areas where the roofing was missing as well as a portion of the deteriorated roof material. The roof currently does not have any guttering, although evidence of downspouts proves there was a gutter and downspout system at some point in the residence's history.

TEMPORARY REPAIR INSTRUCTIONS – SHORT TERM MOTHBALL TREATMENT

For the purpose of this investigation repairs are primarily focused on protection from further exposure to the elements, minimizing further deterioration of the existing structure, and stabilizing unsafe portions of the facility. Detailed repair and restoration information should be developed once the NPS has determined the final occupancy and structure requirements.

There are three primary items to be addressed before remedial repairs can be made to individual members. First, the metal roof should be replaced, where leaking. As mentioned above the NPS has already begun to replace the missing panels. However, care should be taken to ensure the panels are properly aligned and nest onto each other properly. For example, in the South section above room 203 there are new panels that are not properly aligned and water can still penetrate the roof surface. The new roofing should be checked for other instances such as this and be repaired.

The second issue of primary concern is the portions of the exterior siding that need to be repaired. This is critical for two reasons. First, it protects the wall framing and interior from additional moisture penetration. Second, and critical to the structural stability of the residence, the siding is the primary means of lateral stability for the structure. Repairing these areas could be done in a number of ways. One option would be to replace all of the siding to match the existing; however, this may not be possible at this time, from a funding perspective. Another option would be to fill in the bare areas with pressure treated plywood. This is a strictly temporary repair not intended to be the final solution. However, it is a cost effective method of stabilizing the structure until the restoration funds become available. Once funding is available we would expect all of the siding to be assessed and replaced as needed to insure the integrity of the structure. The NPS will have to replace the rotten or missing sill members of the North section. The NPS should use pressure treated lumber for this replacement. Most likely material will not be available to match the size currently in place, however, sizes should be available that are compatible or that are larger and could be trimmed to fit. For the sill member located under the south exterior door of the North section, trim back the rotten material of the existing sill and replace with pressure treated members to maintain the integrity of the wall framing.

Foundation stabilization is the final primary concern for the stability of the structure. It is important that the voids in the foundation walls be filled in to provide support for the wood walls. The NPS, at it's discretion, may repair the foundation by either dry-stacking the stones in a manor similar to the North section or using a mortar system as in the South section. Either method would be suitable as a temporary repair until final restoration work can be completed. At that time, one option for foundation stabilization could be to provide a support system in place behind the stone foundation to provide the structural stability, leaving the exterior as a veneer.

Once the primary repair items have been accomplished the NPS can then move on to other items needed to stabilize the structure. For floor joist members in the South section that show evidence of moisture damage apply scab members, of similar nominal size, to each side of the damaged member. Framing lumber used for any repair to existing framing members should be Southern

Pine species number 2 grade or better. The scab members should continue beyond the affected length of the original member two times the length of damage. For example if twelve inches of moisture damage is visible, the scab pieces should be 36" in length. Use two rows of fasteners spaced 8 inches on center to apply the repair pieces to the original member the fasteners should penetrate completely through the original member. The fasteners can be either nails or screws. The same procedure can be used on the North section of the building with minor modifications. Instead of using lumber of similar nominal size, use 2" nominal lumber and match the depth of the existing members for scab material. Also, the fasteners do not need to penetrate through the full width of the existing member. For this report we assume that once the foundation is stabilized all joists will be supported by the stone foundation so no additional bracing will be required at the first floor level. For second floor joist bearing issues provide blocking, of similar nominal dimension as the existing studs, nailed to the vertical studs flush to the under-side of the scab members. Damaged underlayment in each of the areas described in the report should also be replaced with lumber of nominal size to match the existing.

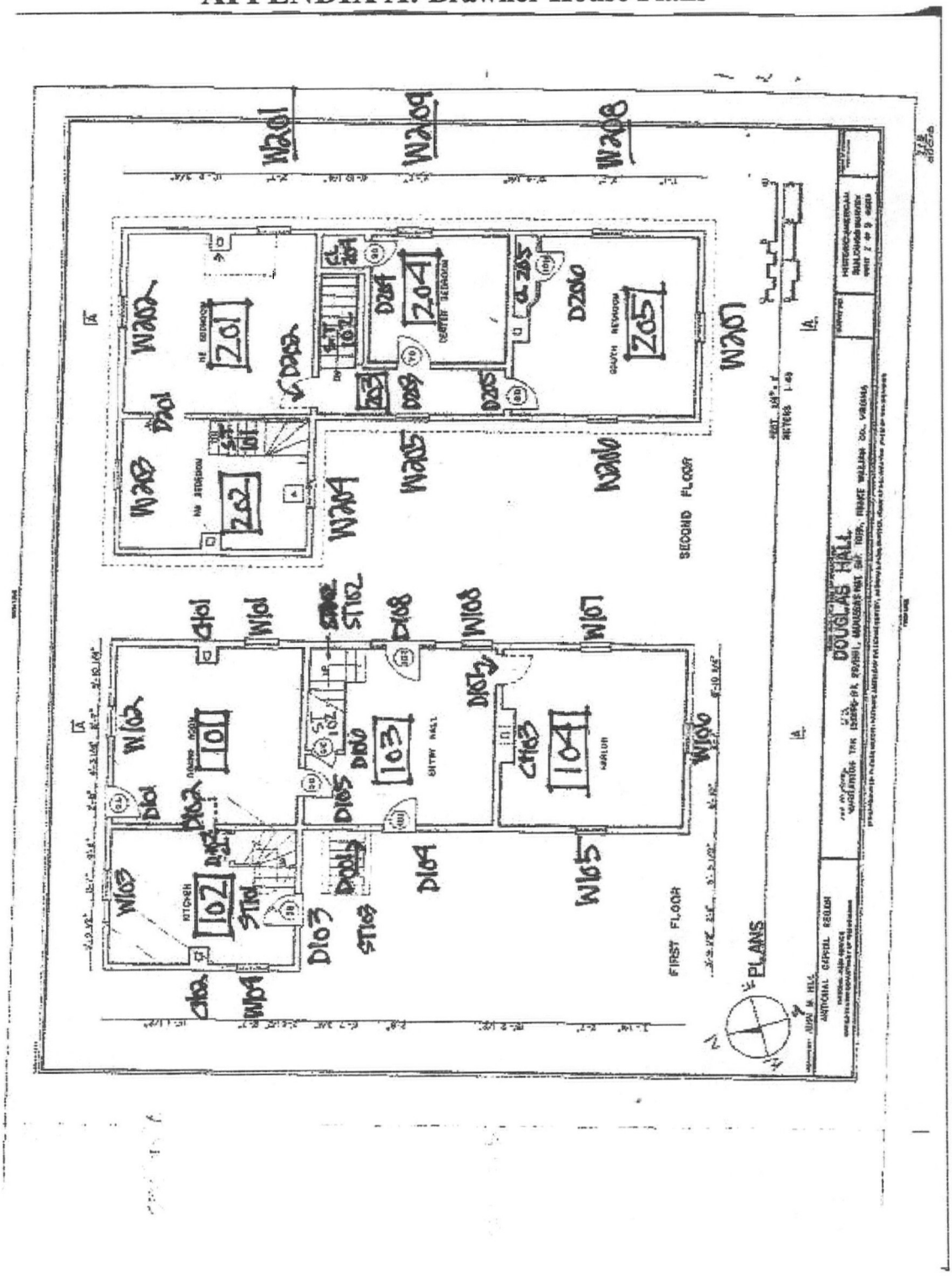
Repairs to roof and ceiling members will be similar in nature to the floor system except as follows. For rotten ceiling joists use nominal 2" x 4" lumber as scab material on the ends. This will allow the scab to pass below the flat 1" x 6" member that runs along the eave line, if it exists. Follow the same procedures described above for the length of the scab member and only use one row of fasteners to apply scabs to the existing joists. For the rafters use 2" x 6" nominal lumber for the scab material. This will allow for beveling the ends to rest ether on the flat 1" x 6" member or if it is not in place, the scab to bear on the new scab member of the ceiling joist. For the ceiling both members will have to be repaired at a particular location regardless if only one shows any damage, this will insure stability of the joint between the members.

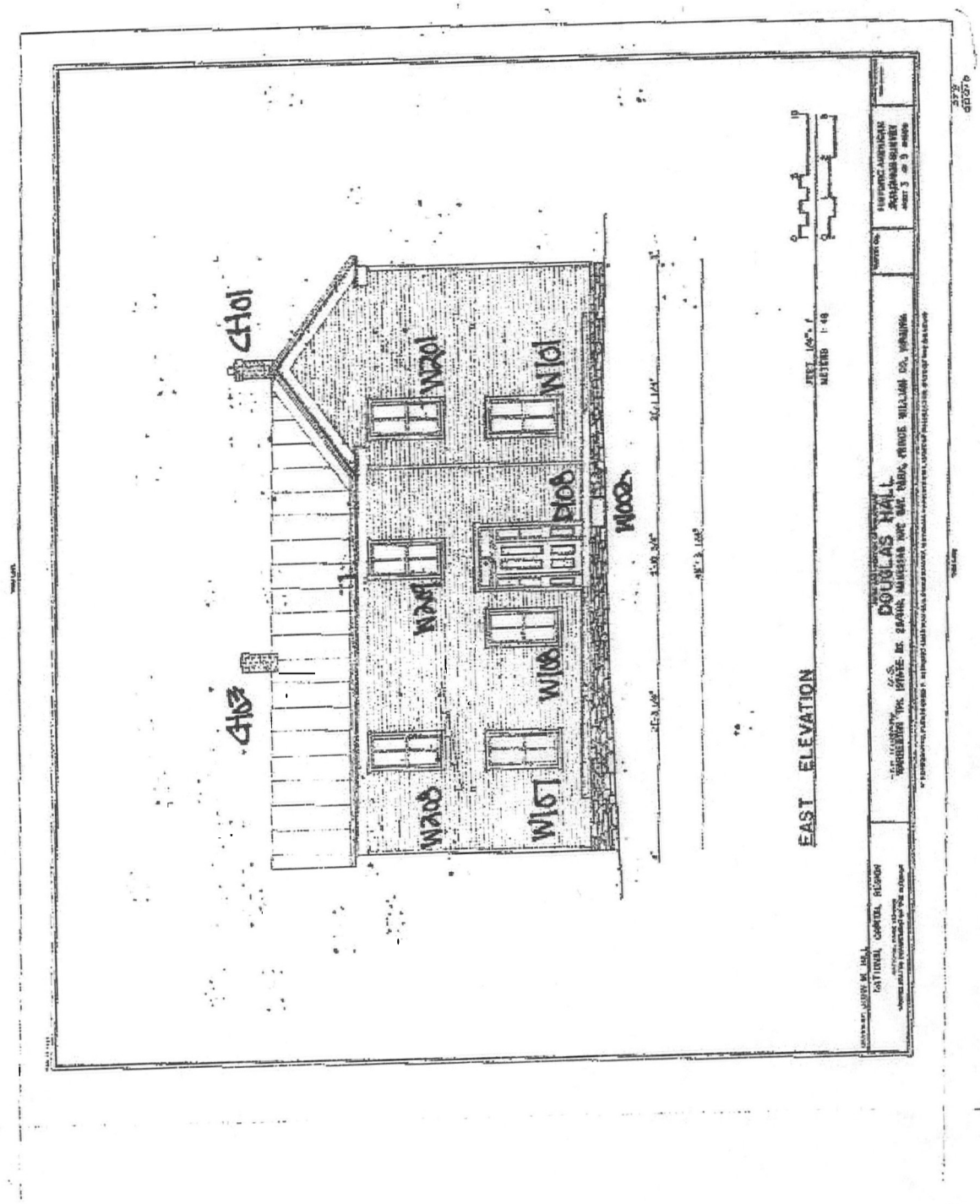
Other items that should be addressed during the work to stabilize the house are as follows. Gutters and downspouts should be added to the structure to keep take rain water away from the edge of the building. Extend the downspouts at least four feet from the walls. The stairs to the cellar should be covered by a system that will allow access to the cellar yet shed water away from the house. Also in the cellar a drain system should be developed to take any water that would accumulate out of the structure. This could be as simple as bringing in a sump pump on regular (monthly) intervals during the mothball stage to pump out any water that may accumulate. The chimneys on the residence are not at this time critical, and we do not recommend any action. However, once the funding is available the chimney structures should be re-pointed, and vented to maintain their integrity in the future.

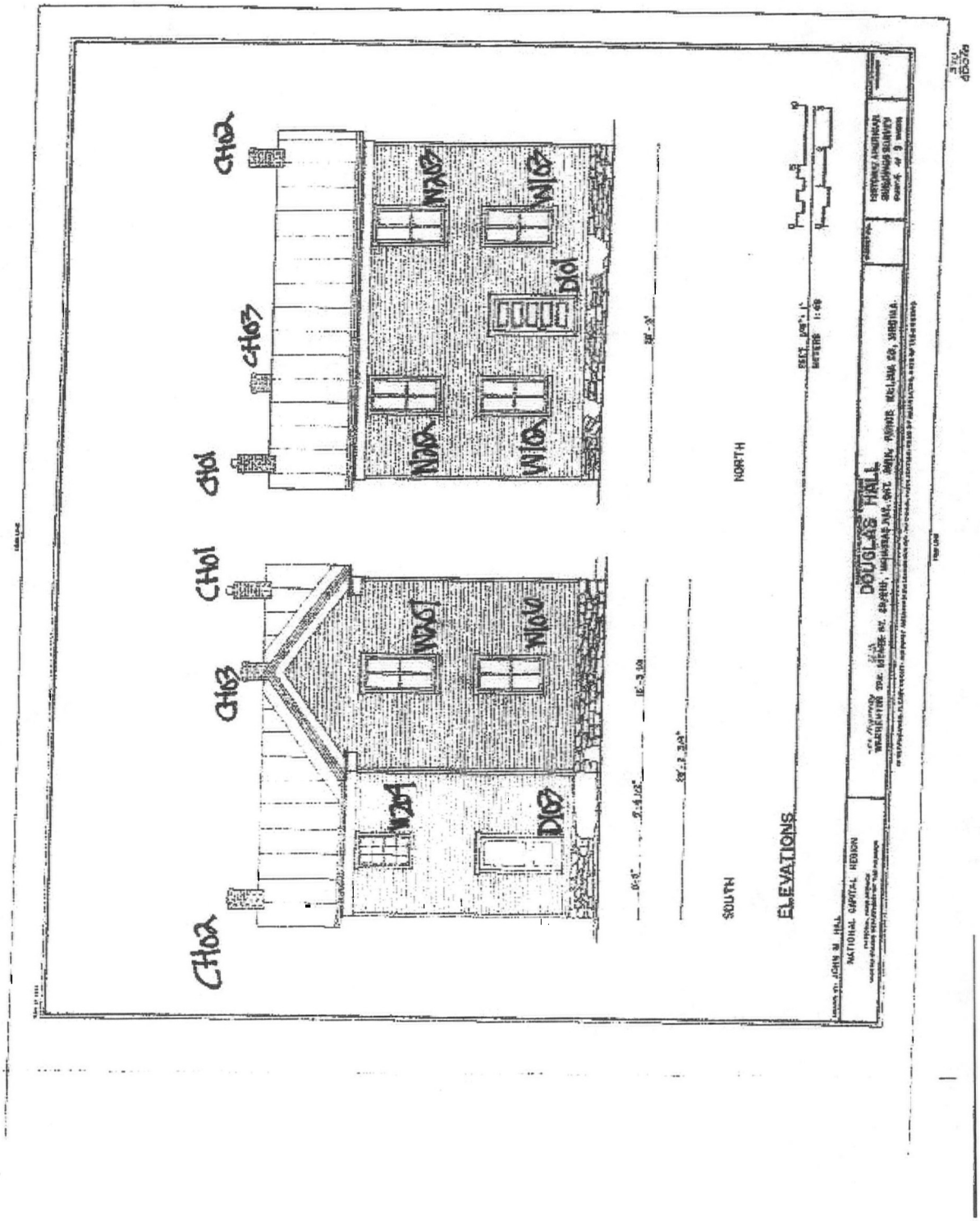
CONCLUSION

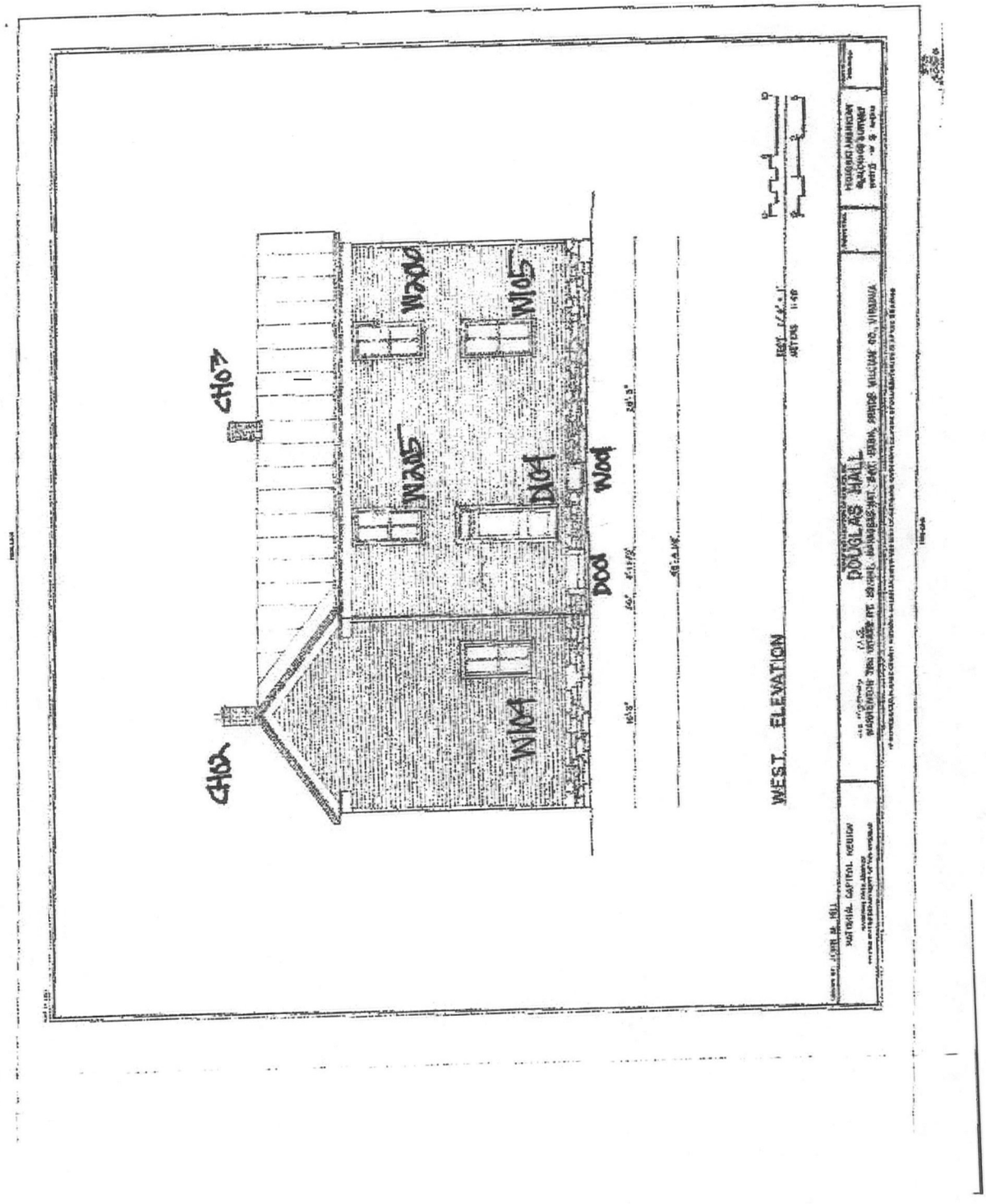
From this investigation we have discovered that although the structure has remained unoccupied for a long duration, the building is salvageable and can be preserved rather than reconstructed. The key to the future restoration of the residence will be ensuring the structure is protected from the elements during the intervening time period from 2002 to the year 2004. This can be done by repairing the roof metal, repairing or replacing missing portions of the exterior siding and stabilizing the stone foundation system. These prescribed repairs should sustain the structure, baring natural disaster, until the project can continue in the year 2004. At that time the NPS can determine the final occupancies of the residence and develop the necessary structural support system to meet the particular occupancy needs for the structure.

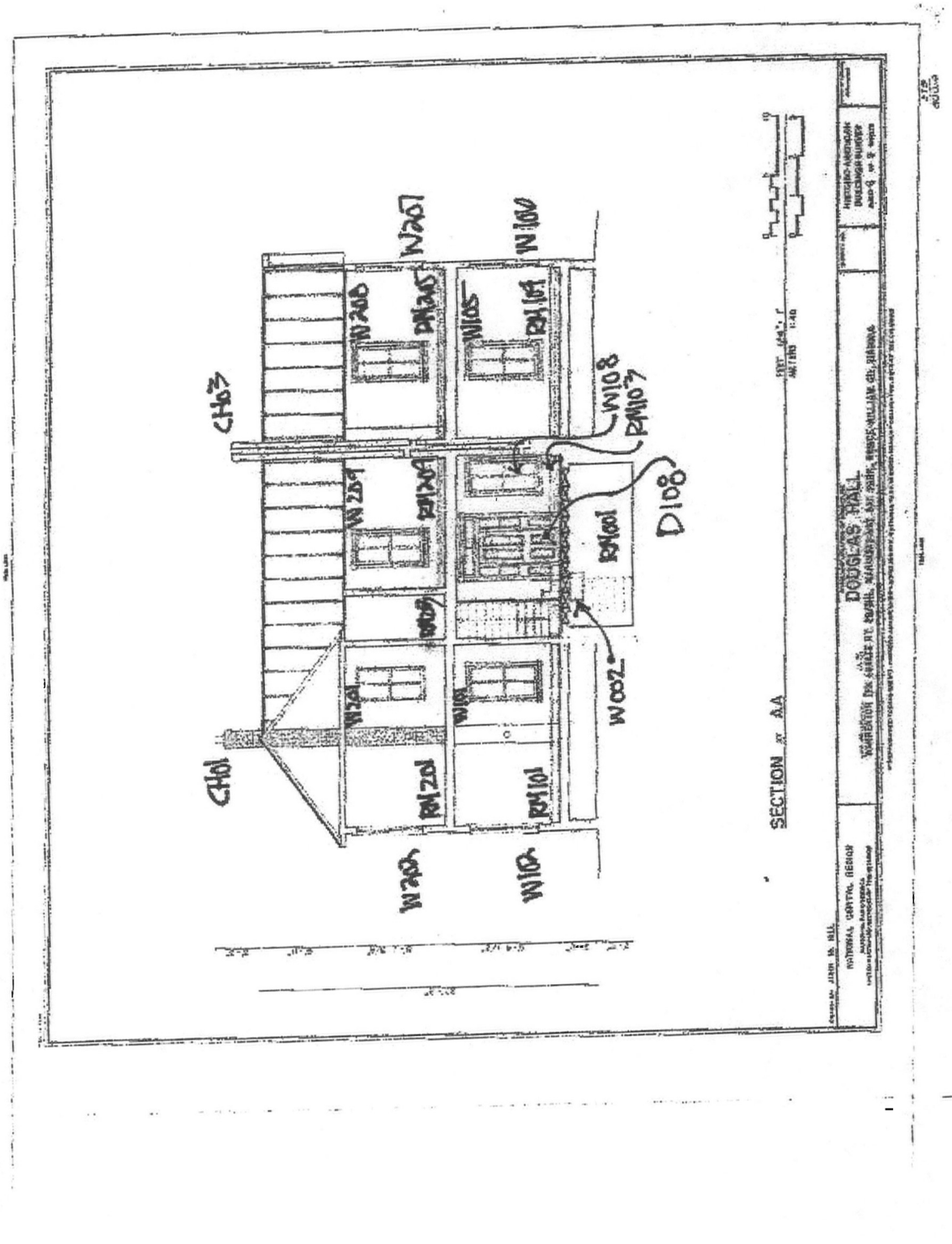
APPENDIX A: Brawner House Plans




CH01
CH03
W201
W101
W208
W108
W207
W107
W002
EAST ELEVATION
DOUGLAS HALL

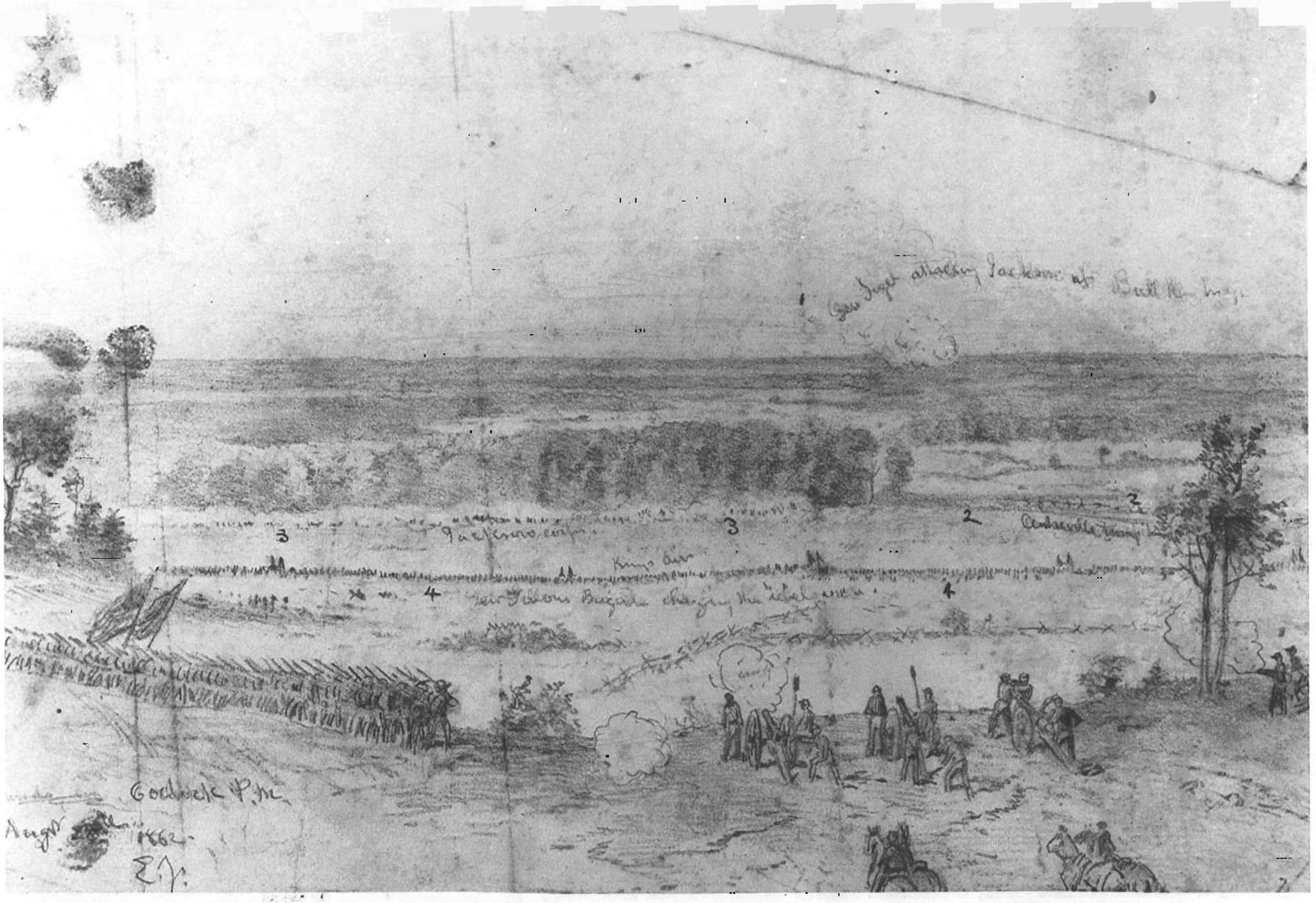

CH02
CH01
CH03
CH01
CH03
CH02
W203
W202
W201
D101
W104
W103
W102
W101
D102
NORTH
SOUTH
ELEVATIONS
DOUGLAS HALL


W206
W105
W205
D104
D001
W004
CH07
CH03
WEST ELEVATION
DOUGLAS HALL


W207
W107
W108
RM107
D108
RM101
W002
CH03
CH01
RM201
RM101
W205
W105
SECTION AT AA
DOUGLAS HALL

Appendix E

Graphics



1862 Aug. 28. The battle of Gainesville, Va. Attack of Genl. King's Division. McDowell's Corps on Genl. Jackson's command. Sketched from a point to the left of the Warrenton turnpike looking towards Centreville.

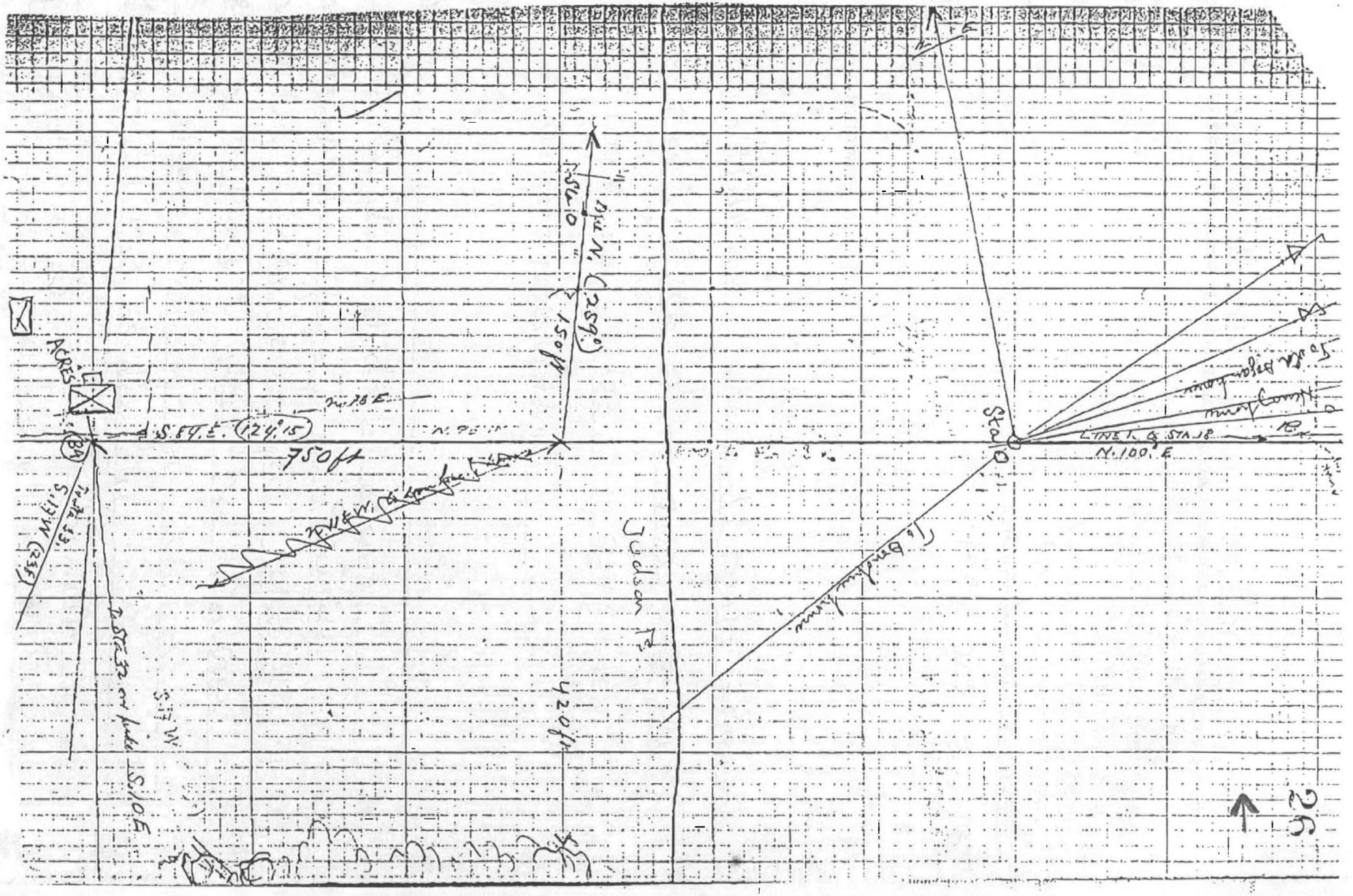
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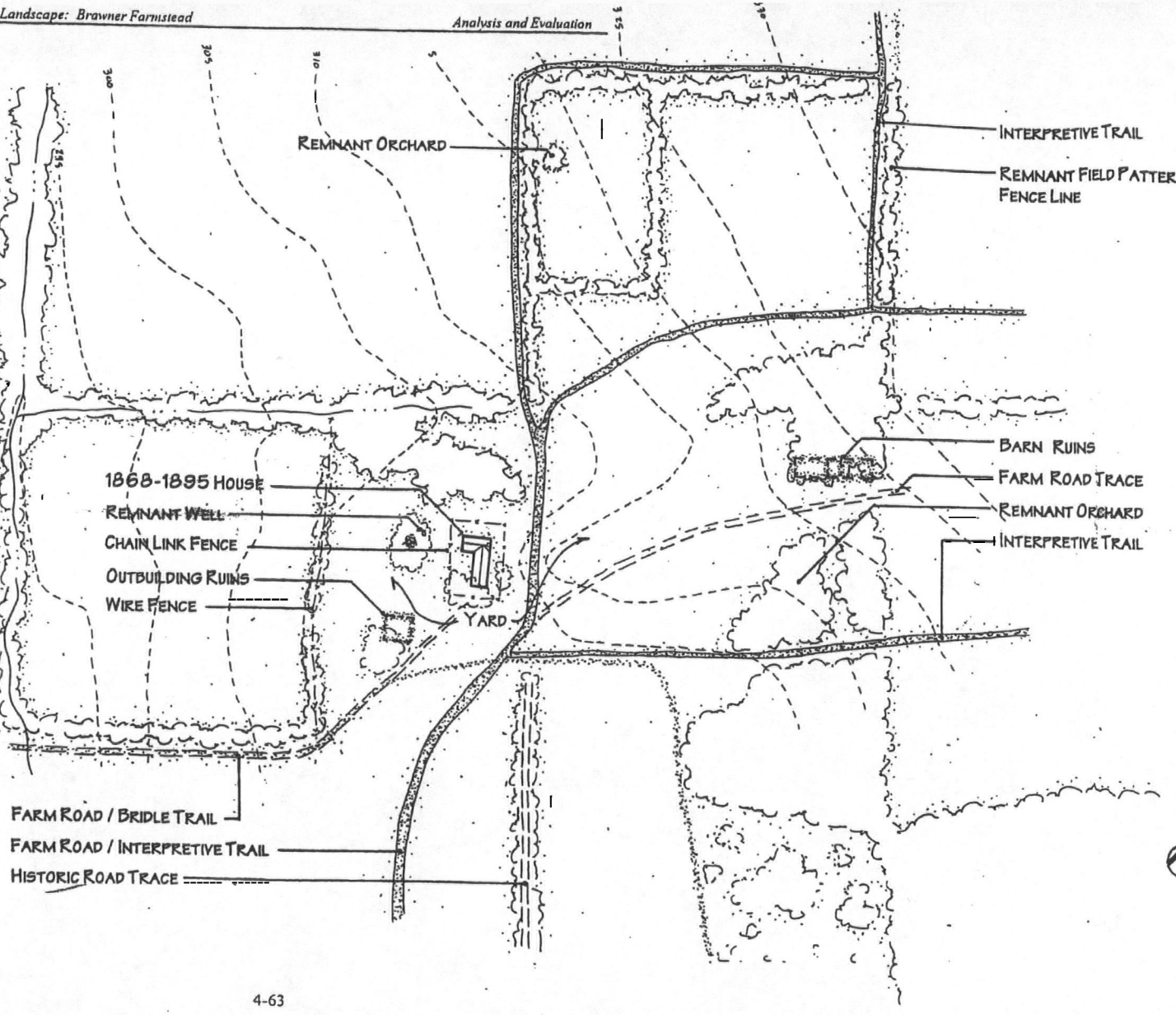
(Key)

1. Genl. Sigel's Corps attacking near the old Stone House on the pike east of Groveton.
2. Centreville turnpike.
3. Jackson's right flank near the Douglas house.
4. Part of King's Division making an attack.

The Battle of Gainesville" August 28, 1862 by Edwin Forbes

JUDSON MAP of 1878 - EXISTING CONDITIONS





EXISTING CONDITIONS

BRAWNER FARMSTEAD

CULTURAL LANDSCAPE INVENTORY

MANASSAS NATIONAL BATTLEFIELD PARK