The Grange
Residence of William Page
Including Notes on the Beach Creek Dock House and Pump House

Cumberland Island National Seashore



Historic Structure Report

Prepared for
The National Park Service

Prepared by
GWWO, Inc. / Architects

Cumberland Island National Seashore

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Including Notes on the Beach Creek Dock House and Pump House

Historic Structure Report

2014

Approved by:

Superintendent, Cumberland Island National Seashore Date

Recommended by:

Chief, Cultural Resources, Partnerships and Science Division, Southeast Region Date

Recommended by:

Deputy Regional Director, Southeast Region Date

Approved by:

Regional Director, Southeast Region Date

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Cover Image:
View of The Grange at Cumberland Island National Seashore, looking at the front entry on the west elevation. GWWO photograph, winter 2012.

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Executive Summary



Fig. 1.2-1 View of the Grange's west elevation, from the northwest.

In December 2011, the National Park Service entered into a contract with GWWO, Inc., Architects from Baltimore, MD, to provide an Historic Structure Report (HSR) for The Grange on Cumberland Island, GA. The contract scope was expanded in 2012 to include the Beach Creek Dock House and Pump House, also in the vicinity of The Grange.

The Grange, listed on the National Register of Historic Places as a contributing structure within the Dungeness Historic District, is a significant and well preserved structure associated with the Carnegie era on Cumberland Island. With construction completed in late 1903, the house served as the residence of William Page and his wife Elinor Bickford. Mr. Page was Lucy Carnegie's general business manager until her death in 1916, and then continued in the employment of the Carnegie children until his death in 1922. In the years following, The Grange became home to Florence Nightingale Carnegie Perkins and her family. Mrs. Carnegie Perkins was the seventh and longest lived of Lucy Carnegie's children. The death of Mrs. Carnegie Perkins in 1962 ended an island trust established by Lucy Carnegie, which in turn necessitated the division of island property among the living Carnegie heirs. In 1970, Lucy Johnston Graves, granddaughter of Lucy Carnegie, sold The Grange property to the National Park Service with a forty-year retained rights agreement. The property also included the Beach Creek Dock House and Pump House.

Construction of the Beach Creek Dock House probably occurred in the 1890s, and may have coincided with the delivery of Lucy Carnegie's *Dungeness* yacht in 1894 and her admission as the first woman member in the New York Yacht Club. The Dock House is also included on the National Register as a contributing structure within the Dungeness Historic District.

The existing Pump House was constructed in the mid-1950s and determined to be of minor significance as an outbuilding associated with the later years of the Carnegie-Perkins era.

With the expiration of the retained rights agreement approaching, the National Park Service commissioned the preparation of a *Condition Assessment and Life Cycle Cost Analysis* to report on The Grange. This study identified several pressing repair and maintenance needs. The forty-year retained rights agreement on The Grange concluded in December 2010, and full responsibility for the property reverted to the Cumberland Island National Seashore, a unit within the National Park Service.

The structures discussed in this HSR were physically examined during two extended site visits, which occurred in March of 2012 and March of 2013. During this period the Cumberland island National Seashore acquired funding to address several problematic conditions identified in the 2010 Condition Assessment. Consequently, this report includes images taken both before and after these repairs were made.



Fig. 1.2-2 View of the Dock House and Beach Creek at high tide, from the north.

The Grange retains a remarkably high degree of original fabric, which is mostly considered in good condition. Its outward appearance closely reflects its 1903 design and interpretation of these exterior features would remain a priority within the Dungeness Historic District. Returning the structure to its highest best use, would require a rehabilitation approach to fulfill the programmatic needs of the Park. Life safety, accessibility, and climate control are modern considerations necessary before public use of the structure can be achieved. These elements could be reversible installations with minimal effect to historic fabric.

Prior alterations to the Dock House now offer a compromised interpretation of the structure, but its original use could be retained, allowing small craft access. Its exposure to the elements has left much of the structure in poor condition. Stabilization and preservation are recommended treatments.

The Pump House is neither a significant nor an historic property. It continues to serve its intended use and preservation is recommended.

Administrative Data

Names:	The Grange Beach Creek Dock House
Alternate Names:	Residence of William Page The Grange Dock House
Owner:	National Park Service (NPS)
NPS Unit Location:	Cumberland Island National Seashore (CUIS) Cumberland Island, GA
NPS Regional Office:	Southeast Regional Office (SRO) 100 Alabama St. SW 1924 Building Atlanta, GA 30303
NPS Project No.:	P12PD10337
HSR Document No.:	TBD
Property Postal Address:	Cumberland Island National Seashore 101 Wheeler Street St. Marys, GA 31558
Park Telephone Number:	912-882-4336
Park FAX Number:	912-882-5688
FMSS Property Location #:	112412 (The Grange) 238007 (Dock House)
Universal Transverse Mercator:	Zone 17, E 455043, N 3401708 (The Grange)
(in meters)	Zone 17, E 454936, N 3401632 (Dock House)
Global Positioning Coordinates:	30° 44' 49.2" N by 81° 28' 10.8" W (The Grange) 30° 44' 46.7" N by 81° 28' 14.8" W (Dock House)
National Register District:	Listed 02-13-1984 (Dungeness Historic District)
National Register System ID #:	8400920
LCS Structure #:	CUIS 038 (The Grange) CUIS 039 (Dock House)
LCS Identification #:	006645 (The Grange) 006646 (Dock House)
Planning & Management Docs.:	CUIS General Management Plan, January, 1984 CUIS Former Reserved Properties Management Plan and Environmental Assessment, July, 2012

Note: all images within this report , not otherwise credited, were taken by GWWO, Inc. Architects during the 2012-13 site investigations.

Historical Background and Context

Introduction

William Enoch Page arrived on Cumberland Island in c1890, in the hire of Lucy Coleman Carnegie, wife of the late Thomas Carnegie. Formal, intelligent, well-educated, and organized, Page quickly rose from tutor to manager of the Carnegie's Cumberland Island estate.

In 1903 Page oversaw the construction of his new island home, apparently in preparation for his marriage to Elinor Bickford. He named the home, The Grange, a term referring to the home of a farm steward. With Lucy's blessing, he located the building a few hundred yards from the Carnegie's Dungeness mansion, at the southern end of the island. During the home's first fifty years it housed only two families: the Pages and then the Perkins, Mrs. Perkins being Florence Nightingale Carnegie Perkins, the second daughter and the seventh of nine children born to Lucy and Thomas Carnegie.

Cumberland is one of the largest and perhaps best preserved of the barrier islands on the east coast, which run along the Atlantic seaboard from New York to Florida. The Grange and the Beach Creek Dock House are two significant structures listed on the National Register of Historic Places as contributing to the Dungeness Historic District. A total of forty-seven structures associated with the Carnegie estate remain standing on the island. Much of the island has returned to a wild, natural state, belying its long history of sustained human habitation. (*Fig. 2.1-1)*.



Fig. 2.1-1. Tangle of island oak. CUIS Museum collection.



Fig. 2.1-2. c1880 studio photograph of Thomas Carnagie. Published in Joseph Graves, *Cumberland Island Saved*.

The Carnegies Come to Cumberland Island

With borrowed money, the family of William Carnegie (1804-1855) immigrated to America in 1848, from Dunfermline, Scotland. They moved with their two sons, Andrew William Carnegie (1835-1919) and Thomas Morrison Carnegie (1843-1886), into tenement housing near Pittsburgh, Pennsylvania, where William worked in a cotton mill and his wife Margaret Morrison Carnegie (1810-1886) mended shoes.[1]

In 1852, William Carnegie's seventeen year old son Andrew helped support the family by working as a bobbin boy in a Pittsburgh cotton mill. At nine, Thomas continued with school until taking a job as a telegrapher at around age sixteen.[2]

Thomas Carnegie became interested in Lucy (also seen as Lucinda[3]) Coleman (1847-1916) around 1864 and they married in June 1866.[4]

1 Joseph Graves, *Cumberland Island Saved*, Gravesend LLC, 2009, p. 9. Hereafter referenced as Graves, 2009.
2 *Ibid*.
3 The 1850 US census at Pittsburgh for the William and Nancy Coleman family list their third daughter, age 3, "Lucinda."
4 Mary R.Bullard, *Cumberland Island: A History*, Uni-

Lucy's father, William Coleman (1807-1878), and her husband, Thomas Carnegie, together with Andrew Carnegie and their cousin, George Lauder (1836-1924), established the Edgar Thomson Steel Works in Pittsburgh in 1872. Lucy's mother, Nancy Trovillo Coleman (c1820-1881) raised six girls and one boy, with Lucy in the middle of the group.[5] By 1880 Lucy and Thomas Carnegie headed a large family. Thomas held a partnership position in a prosperous business; but he lived within the darkened skies and polluted air of Pittsburgh's iron and steel industry.[6]

In 1880 the rhapsodic writing of Frederick Albion Ober, in *Lippincott's Magazine* caught the eye of Lucy Carnegie, as he described an island paradise in south Georgia with clear skies, comfortable year round climate, and the majesty of the ruined Dungeness mansion.

> On and about the semicircular terrace immediately around the house were planted crape-myrtle, clove trees and sago-palms; some yet remain to indicate what an Eden-like retreat was this garden of spices and bloom half a century ago.[7]

In 1881 Thomson Steel Works consolidated with several other iron and steel companies forming Carnegie Brothers and Company. A powerful new company was formed, of which, Thomas Carnegie was appointed chairman.[8]

In November of 1881, Thomas purchased 1,891 acres of the Dungeness area on Cumberland Island from General William George Macke Davis (1812-1898). The following year, with his business partner, Leander Milton Morris (1832-1910), Thomas Carnegie purchased the Robert Stafford plantation, adding another 8,240 acres.[9]

Thomas and Lucy hired a Pittsburgh architect, Andrew W. Peebles (c1835-1919), to design their new island home. The house was constructed on the foundations of Catherine Greene's Dungeness, which required removing the remaining tabby walls. The cornerstone was laid for the Carnegie's new Dungeness mansion in 1884 and workmen completed the house in January 1885 *(Fig. 2.1-4)*.[10]



Fig. 2.1-3. c1882 studio photograph of Lucy Coleman Carnegie. Published in Joseph Graves, *Cumberland Island Saved.*

In October 1886, Thomas left his office early feeling ill. The doctors diagnosed him with acute pneumonia—in actuality a case of typhoid fever—and his condition steadily deteriorated. He died on 16 October 1886, within days of the death of his mother, Margaret Morrison Carnegie, who had contracted the same disease. Thomas left behind his wife, Lucy, and their nine Carnegie children; William Coleman (1867-1944), Frank Morrison (1868-1917), Andrew II (1870-1947), Margaret Florence (1872-1927), Thomas Morrison, Jr. (1874-1944), George Lauder (1876-1921), Florence Nightingale (1878[11]-1962), Coleman (1880-1911), and Nancy Trovillo (1881-1954), ranging in age from nineteen to five.[12]

versity of Georgia Press, 2003, p. 180. Hereafter referenced as Bullard, 2003.

5 The youngest son, Lucy Coleman's younger brother, William H., born in 1863, lived in the Thomas M. Carnegie household in Pittsburgh in 1880, with their mother Nancy Coleman. Nancy died in Pittsburgh, 9 March 1881, aged 60.

6 Bullard, 2003, p. 181.

7 Frederick Ober. "Dungeness, General Greene's Sea-Island Plantation." *Lippincott Magazine*, vol. 26 (August 1880), p. 245.

8 Bullard, p. 180.

9 Graves, 2009, p. 10.

10 *Ibid.*

11 Some recent reference sources, including Bullard, and the Georgia State Archives, give Florence's birth date as 1879. Several vital records, however, indicate the birth date was 19 May 1878. See for example Florence's application for passport, issued from Paris, 31 October 1895, signed by Florence. NARA records, US Passport Applications, 1795-1925; Emergency Passport Applications (Issued Abroad), vol. 018, image 141. Also see 1900 US Census record for the Lucy Carnegie family, living in Pittsburgh, which gives a birth year for Florence of 1878.

12 An oral history by Lucy [Hart] Graves indicates a tenth child had been conceived. Since no records of this child exist, Lucy may have miscarried. "Transcribed Interview with Lucy [Hart] Graves." Oral History Project, 5 May 1996, p. 8. CUIS Museum archives.



Fig. 2.1-4. Lucy Coleman Carnegie's Dungeness mansion c1900, with expansion and renovations. CUIS Museum collection 4336.



Fig. 2.1-5. c1898 photograph of Lucy Coleman Carnegie (dark dress leaning against stone) with her nine children at Dungeness. Nancy and Margaret Carnegie Ricketson are seated at the left of the image. Florence Nightingale Carnegie is resting on the steps. Gentlemen left-to-right: George, Frank (in front), William, Andrew II, Thomas Jr., and Coleman (standing). Published in Lary Dilsaver, *Cumberland Island National Seashore,* 2004, fig. 2.4; republished Joseph Graves, *Cumberland Island Saved,* 2009.

After Thomas died, Andrew Carnegie purchased his interest in the company, less one-and-one-half percent which Lucy retained. Lucy received only about twenty percent of the stock's book value. In 1892, at the recommendation of Thomas's business partners Lucy purchased a property on Pittsburgh's Fifth Avenue, which would generate a significant income during her life.[13]

In 1896-97, Lucy decided to enlarge and renovate portions of Dungeness, shifting architects and choosing to use the services of the celebrated Boston firm of Peabody & Stearns. She then proceeded with multi-year undertakings to provide homes for her children to live in on Cumberland Island, as well as to fund the construction of numerous other recreational and support facilities. With careful forethought, she held back from

13 Graves, 2009, p. 12.



Fig. 2.1-6. Stafford house following its c1901-2 rebuilding. William Carnegie and later Andrew II Carnegie used this residence. c1936 photograph. Digital image, CUIS Museum digital collection.



Fig. 2.1-7. View of Plum Orchard, 2012. Following the death of George Carnegie, Nancy Carnegie Johnston and her family moved in. Photograph courtesy of Kerry Homburg.



Fig. 2.1-8. The Cottage, home of Thomas Morrison Carnegie and family. Image courtesy of the Georgia State Archives, Carnegie Family Collection, Photograph Album carn13, page 20.

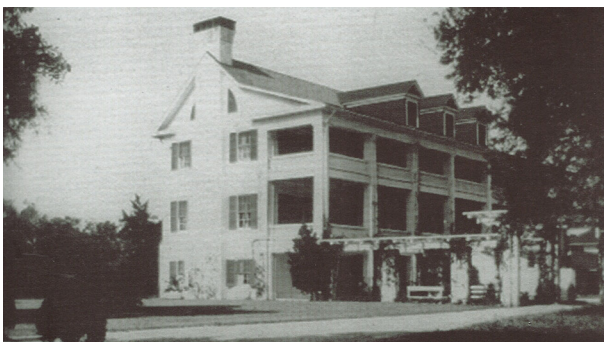


Fig. 2.1-9. Greyfield. CUIS museum collection.

actually transferring ownership of any of the land to any of the children.[14]

Eldest son, William Carnegie, married Martha Gertrude Ely (1871-1906) on 11 December 1890, in Ohio. In 1891 they moved into the Stafford house, an existing property that they remodeled with financial support from Lucy. The house burned to the ground in January 1901, and a new house was constructed (*Fig. 2.1-6*).[15]

George Carnegie married Margaret Thaw (1877-1942) in 1898. Lucy provided financial assistance for their new Plum Orchard home, and proposed "a simple house" to the architects, Peabody & Stearns *(Fig. 2.1-7)*.[16] Margaret was fashionable and came from a wealthy family, her father having been vice-president of the Pennsylvania Railroad.

Thomas Morrison Carnegie, Jr.(called Morris) married Virginia Beggs (1878-1952) also in 1898. Lucy Carnegie used Peabody and Stearns again, this time to design a house that became known as The Cottage (*Fig. 2.1-8*). Oliver Garrison Ricketson (1864-1943) married Margaret (called Retta) Florence Carnegie in 1891, but her mother waited until 1900 to begin construction on their Cumberland Island residence. Since Margaret Ricketson had already spent the wedding gift money received from her mother, her husband financed that construction.[17] The Pittsburgh architects, MacClure and Spahr designed their house, called Greyfield. (*Fig. 2.1-9*).

Lucy Carnegie continued to add property to her island estate, until eventually owning ninety percent of the island. She added grounds, gardens, roads and about 300 structures and commanded a staff of 200-300 workers[18] (*Fig. 2.1-10*).

14 Bullard, 2003, p. 203.
15 Bullard, 2003, p. 205.
16 Bullard, 2003, p. 204.
17 Larry M. Dilsaver, *Cumberland Island National Seashore: A History of Conservation Conflict*, U. of Virginia Press, 2004, p. 44. Hereafter referenced as Dilsaver, 2004.
18 "National Register of Historic Places Inventory," Nomination Form QMB No. 1024-0018, 1984, p. 7.

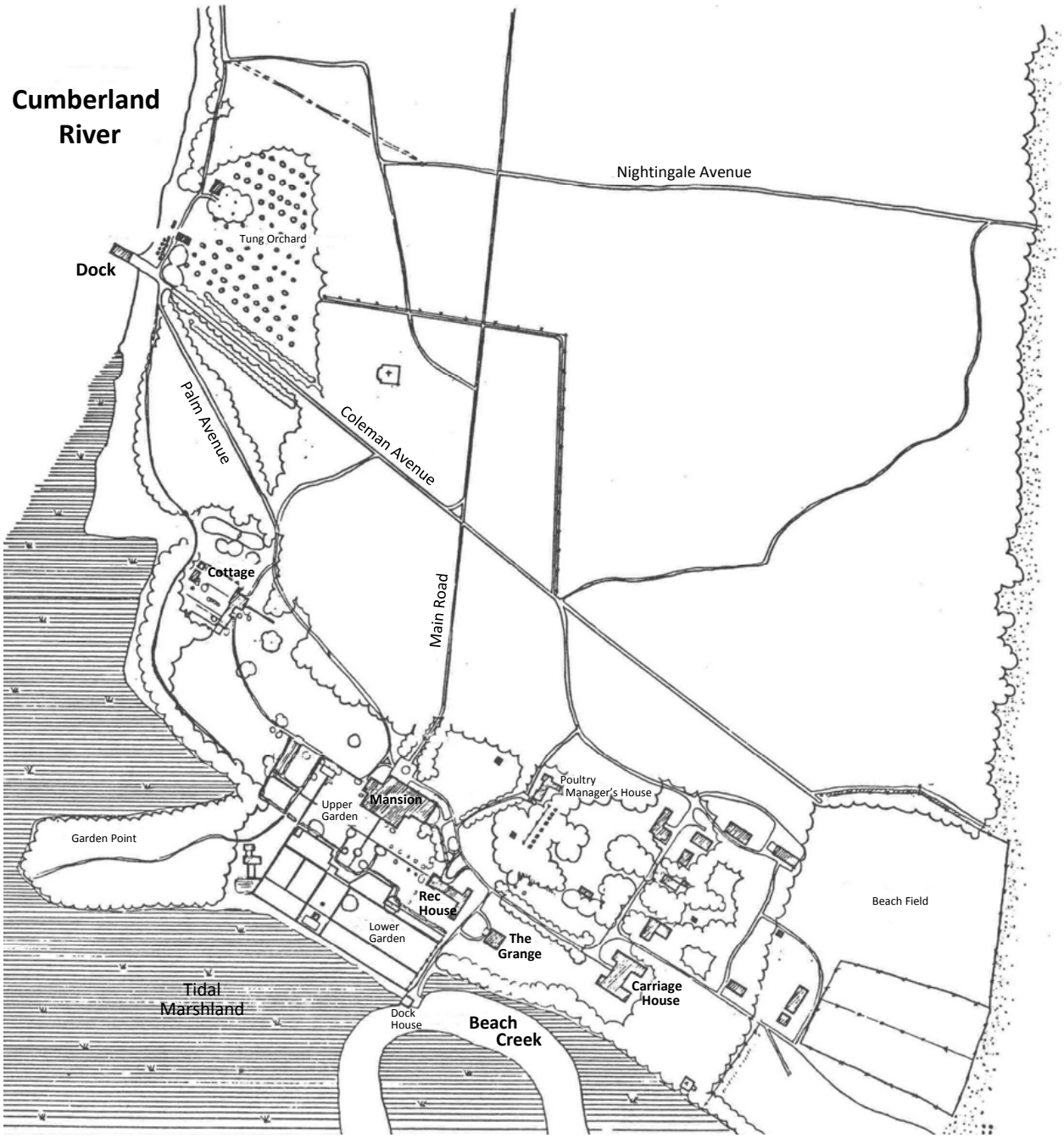


Fig. 2.1-10. Cumberland Island Carnegie Estate, Historic Dungeness Mansion Area. Image Source: National Park Service, Cumberland Island National Seashore. Image by Lauren Zeichner taken from the *Landscape Management Plan for Dungeness,* Cumberland Island National Seashore, Georgia, CPSU No. 44, March 1988.



Fig. 2.1-11. January 1898 survey plat signed by W. E. Page and E. A. Meader (from Savannah, GA) showing the Dungeness and Stafford areas of Cumberland Island. Image courtesy of the Georgia State Archives, record ID omf021.tif, Carnegie Estate Records of Cumberland Island, accession nbr. 1969-0501M.

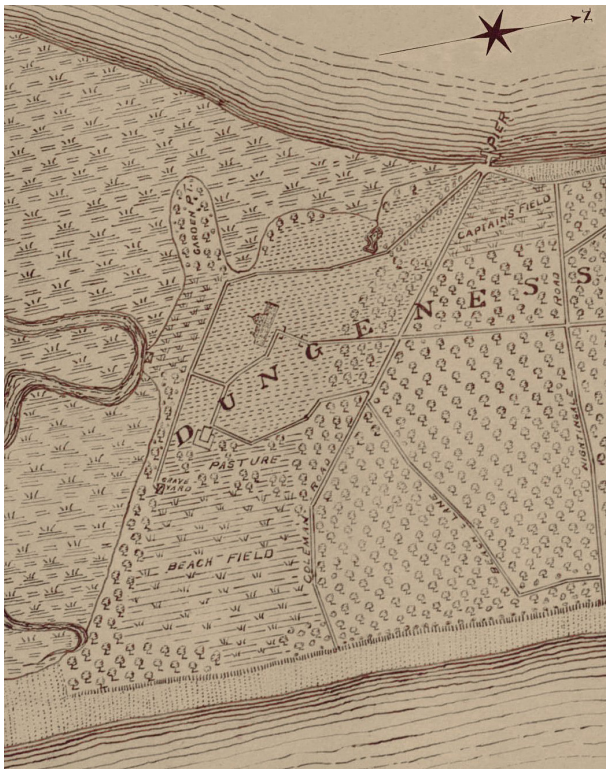


Fig. 2.1-12. Detail of the Dungeness area taken from the January 1898 survey plat signed by W. E. Page and E. A. Meader shown above. Besides the Dungeness mansion, the arrival "Pier" (Dungeness Dock) is labeled. A structure shown at the bend of Beach Creek, south of Dungeness, is clearly visible, with what appears to be a hipped roof, perhaps indicating the existence of the Beach Creek Dock House by 1898. The Grange is not yet constructed. A structure to the southeast of Dungeness in the vicinity of what later became the Carriage House is shown. The early Green cemetery is labeled "graveyard." Image courtesy of the Georgia State Archives, record ID omf021.tif, Carnegie Estate Records of Cumberland Island, accession nbr. 1969-0501M.

William Enoch Page and Elinor Tucker Bickford Page: Initial Family to Inhabit The Grange

Introduction

With Thomas Carnegie's passing, Lucy lost not only her husband, but probably her closest financial advisor and business partner. Over time, William Enoch Page (1862-1922), the man she hired initially to serve as a tutor for her children, became one of her most trusted and loyal employees, and ultimately assumed the management of the majority of her business and legal dealings concerning all the operations on Cumberland Island. Even after her death, Page assisted with the management of the estate and of the Trust that Mrs. Carnegie had set up to protect the Island for the benefit of her children and their offspring.

William Page's Youth

During the 1850s and early 1860s, William Page's parents, Enoch Page (1790-1865), originally from Weare, Hillsboro County, New Hampshire, and his second wife, Ruth Duval (also seen as Du Vol or Devol) Page (1826-1865), from Schaghticoke, Rensselaer County, New York, owned and managed a sixty-six acre farm in South Danvers, Massachusetts.[19] Their marriage had taken place on 8 December 1853 at the Duval's home town in New York and represented a classic "May-December"

19 See the 1850 and 1860 US Census Non-Population Schedules for Danvers, MA, NARA, for 1850: T1204, roll 1, page 527; schedule: agriculture; for 1860: T1204, roll 11, page 5, schedule: agriculture.

union, with the bride aged twenty-seven and the groom aged sixty-three. Nine years later their only child, William Enoch Page, was born on 7 August 1862. Tragically, within a one-month period in the spring of 1865, both parents died.[20] William, at the age of two-and-one-half, became an orphan.

Young William Page spent the next several years cared for by his considerably older half-sisters, Peace Page Nichols (c1822-1909) and Julia Page Hodgdon (c1830-1901).[21] In 1871, his sisters sent the young boy to Providence, Rhode Island, to receive seven years of primary instruction, boarding at the Moses Brown School, affiliated with the Society of Friends. He graduated from there in 1878.[22] He excelled in his studies, demonstrated by his acceptance that fall into Haverford College, Pennsylvania, as a sophomore. Page graduated Haverford in 1881 with a Bachelor of Arts degree. He then entered Harvard University, Cambridge, Massachusetts, for a two year period, taking one year in the College with the seniors, graduating in 1882 and gaining a second Bachelor of Arts degree, and then spending an additional year at Harvard Law School.

Rather than practice law, William Page started his career as a teacher. From September 1883 until 1888, he taught at the small, private school, St. John's House, in Newport, Rhode Island, established in 1870 by the Rev. William Spencer Child (1818-1892). Prior to this, Child had been rector of the Christ Episcopal Church in Springfield, Massachusetts, at an Episcopal Church in Brooklyn, New York, and then rector at the Zion Episcopal Church, Newport. Page boarded in Child's Victorian-style residence at 87 Washington Street, Newport[23] (*Fig. 2.1-13*).

The school's location, finely situated "on the Point, near the bay in this most healthful, attractive watering place,"[24] must have inspired Page and may have foreshadowed both his tutoring duties and

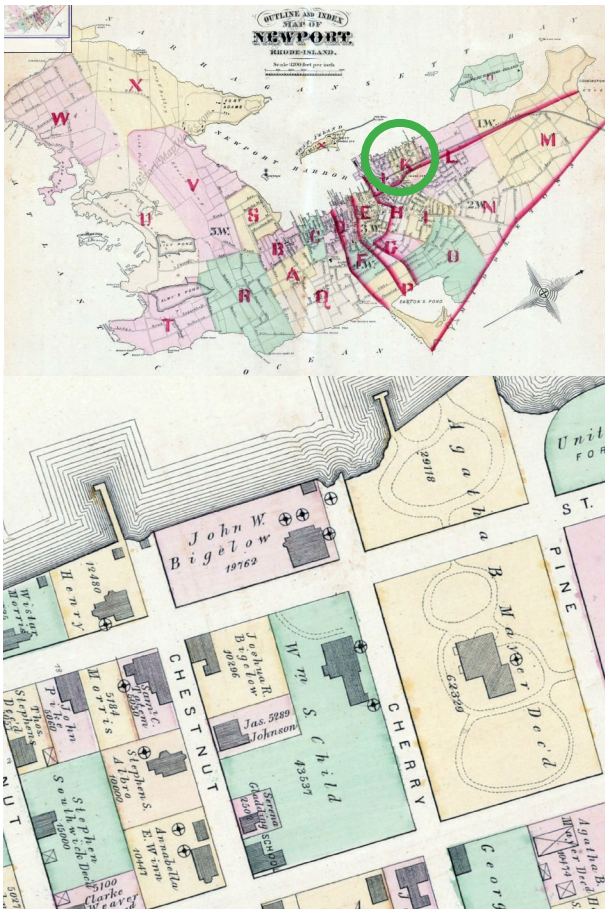


Fig. 2.1-13. 1876 map of Newport, Rhode Island, published by G. M. Hopkins. The green circle locates the area of the enlargement, which shows the Child mansion and school property at 87 Washington Street, looking out onto Narragansett Bay.

recreational experiences on Cumberland Island. An 1885 advertisement for the school described the operation:

> A Special Educational Work. St. John's House, Newport, R.I. The Rev. W. S. Child, S. T. D., Rector, assisted by a Harvard graduate, receives into his family twelve young gentlemen for personal training and culture, preparing them for business, society, or any college. The spacious grounds and commodious buildings look out upon the bay, affording opportunity for boating and wholesome recreation. Fifteenth year begins September 16th, 1885.[25]

While at Newport, Page contemplated following Child's religious calling. The Episcopal Bishop of Rhode Island, Thomas Marsh Clark (1812-1903), in his annual address of June 1886, included William Enoch Page in the group of three young men "recommended to the Bishop as candidates for Holy Orders."[26] Two years later, the Bishop

20 State of Massachusetts death records; Enoch died 29 March 1865, Ruth died 28 April 1865; both buried at Salem cemetery. Entries recorded at Plymouth 22 January 1866.

21 In the 1870 census William is listed living with Peace Nichols. The 1900 census for Newburyport, MA, has the two widowed sisters living together, Peace born October 1822 and Julia born August 1830.

22 This and following biographical information comes from *Class of 1882, Harvard College, Sixth Report of the Secretary*, 1907, p. 135.

23 *Newport, Rhode Island, Directory*, for the years 1884-1887; Newport, RI: Sampson, Murdock & Co. Child had the house built in c1866. Child had graduated AB from Brown University in 1837. He died in December 1892 and was buried in Springfield Cemetery, Hampden County, MA.

24 Elias Child, *Genealogy of the Child, Childs, and Childe families…1630-1881,* Utica, NY, 1881, p. 256-7.

25 *The Churchman*, vol. 52 (8 Aug. 1885), p. 167.

26 *Journal of the Proceedings of the Ninety-sixth Annual Session of the Rhode Island Episcopal State Convention, held 12th and 13th June 1886*, Providence, 1886, p. 25.



Fig. 2.1-14. Detail from a c1895 photograph showing William Page with Carnegie family members, on the veranda of Dungeness. Published in Bullard, *Cumberland Island: A History.*

still mentioned William E. Page as one of nine "Candidates for Holy Orders."[27]

Sometime during 1888 or early 1889,[28] Page left Newport and headed for Chicago. Page wrote in 1890 from Cumberland Island that after leaving Newport, he "tutored in a private family at Bar Harbor [Maine] and in Chicago for a year."[29] It seems doubtful that he pursued further religious training. In 1889, his name appeared as one of three lawyers listed under the Finance Subcommittee organized to promote the Chicago Centennial Celebration of Washington's Inauguration, held in April of that year.[30] One other brief biographical notice indicated that Page continued to practice teaching while in Chicago.[31] Little else can be documented of his less-than-two-years stay here.[32]

27 *Journal of the Proceedings of the Ninety-eighth Annual Session of the Rhode Island Episcopal State Convention, held 12th and 13th June 1888*, Providence, 1888, p. 44.

28 *Haverford's Biographical Catalogue of the Matriculates for 1922*, p. 199, indicated he resided in Newport 1883-1888, and in Chicago for only 1889.

29 Harvard Class of 1882, Secretary's Report 3, 1890, p. 62. Here Page gave the year he left Newport as 1887, but in other later reports he listed it as 1888.

30 *Chicago's Centennial Celebration of Washington's Inauguration*, April 30, 1889, Chicago, 1889, p. 320.

31 *Harvard Alumni Bulletin*, vol. 25, no. 3 (12 October 1922), p. 79.

32 William E. Page does not appear in the 1888 or 1889 edition of *The Lakeside Annual Directory for the City of Chicago*. Additional sources for Page's initial communications with Mrs. Carnegie may be found in the Georgia State Archives Carnegie Papers.



Fig. 2.1-15. William E. Page photograph–labeled "WEP"–showing him on one of the Dungeness benches with a small dog, taken c1897 during the renovations of the mansion. Image courtesy of the Georgia State Archives, Carnegie Family Collection, Photograph Album carn08, page 9.

William Page at Cumberland Island

By 1890, if not before, William Enoch Page, aged twenty-eight, relocated to Cumberland Island. He served as a tutor for the younger Carnegie children, at least during these first several years. Although one account[33] indicated that only the young boys received tutoring from Page, it seems plausible that the young girls benefited as well. In 1890, Coleman, aged ten, was the only son under the age of sixteen, the typical age at which one completed primary education. Coleman's two sisters, Florence, age twelve, and Nancy, age eight, may have sat in on some of Page's classes, some of which were supposedly held in the small, historic Tabby house, located near Dungeness. How Page obtained this tutoring position is not known, but it could have been through his previous work as a teacher at Newport, Bar Harbor, or Chicago; or through his associations with the Episcopal Church.[34] The quality of his teaching performance may have been communicated to friends of Lucy Carnegie, some of whom undoubtedly vacationed at Newport. His initial salary equaled $30 per month.[35]

Page's work description at Dungeness changed in 1892. In his report back to Harvard, he gave this

33 Bullard, 2003, p. 208.

34 There is a chance that the link between Page and Cumberland Island came through a son of Rev. Child. A young couple named Mr. and Mrs. Child visited the island in 1889, photographed as part of "The Gang" as seen in albums in the Carnegie collection, Georgia State Archives. John Child, three years younger than Page, had married in 1886, and shortly thereafter relocated to Chicago, which may have prompted Page's relocation to Chicago. How and if John Child or his wife know some of the Carnegie children needs additional research.

35 Bullard, 2003, p. 213.



Fig. 2.1-16. William E. Page at left, seated, photograph labeled "Page." "LCC," Lucy Carnegie, sits next to him with young Nancy and Coleman Carnegie in front on the steps, c1890. The view may show in the background one of the side porches of Dungeness, before the renovations. Image courtesy of the Georgia State Archives, Carnegie Family Collection, Photograph Album carn11, page 9.

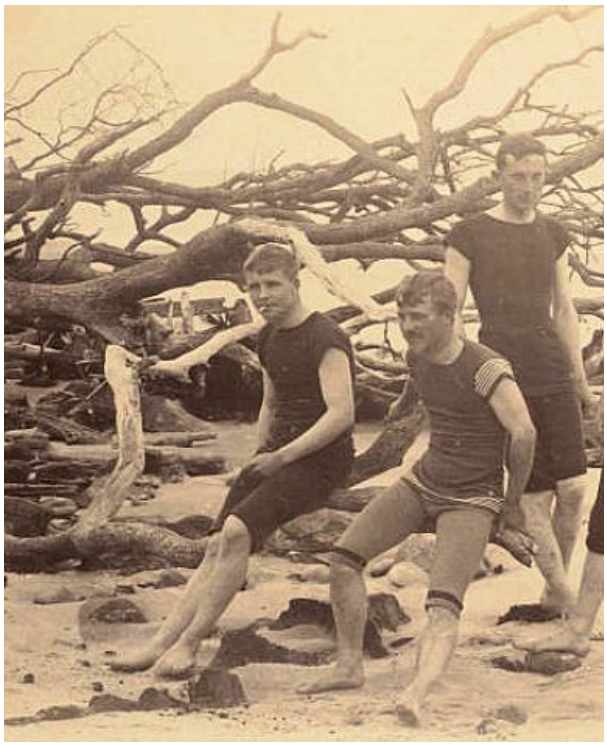


Fig. 2.1-17, above. William E. Page at right, photograph labeled "Page," showing him behind "WCC," William Coleman Carnegie, on one of the Cumberland Island beaches, c1891. Young man at left not identified. Image courtesy of the Georgia State Archives, Carnegie Family Collection, Photograph Album carn11, page 35.



Fig. 2.1-18. William E. Page, at left, Lucy Carnegie center, and her daugher Nancy Carnegie, right, c1900. Image courtesy of the Georgia State Archives, Carnegie Family Collection, Photograph Album carn14, page 6.



Fig. 2.1-19, at right. William E. Page, left, seated next to Lucy Coleman Carnegie, on her yacht, early 1900s. Photograph labeled. Image courtesy of the Georgia State Archives, Carnegie Family Collection, Photograph Album carn10, page 8.

year as the date when he became "manager of the property in Georgia of Mrs. Thomas M. Carnegie of Pittsburgh, Pa."[36] In this role, he oversaw the entire management of the land and buildings under Carnegie ownership on Cumberland Island, including the major expansion to the Dungeness mansion in 1896-7, as well as the subsequent construction of the recreation buildings and the houses for Lucy Carnegie's children.

Beginning in 1900, Page's responsibilities increased, and he noted that his job description had changed to "general business manager," of both the property and some of Lucy Carnegie's other business affairs.[37] During this entire period he faced a myriad of responsibilities and needed to organize a multitude of activities, both business and recreational:

> Page became the island's chief personnel officer, harbor master, farm superintendent, commissary agent, banker, surveyor, cartographer, and bookkeeper. In plantation days he would have been regarded as the overseer. It was also his duty to help the Carnegies and their friends go riding, hunting, shooting, and fishing. To that end, he maintained a game preserve. He dressed in formal clothes and sauntered over to Dungeness nearly every evening to dine with Lucy and her guests.[38]

From the time of his arrival on the Island, until The Grange was built, Page typically resided in the Dungeness mansion. One Carnegie descendant noted that Page "lived in the large bedroom with its own bathroom, next to the gun room."[39] An early photograph shows him with the Carnegies, perhaps at the side of Dungeness (*Fig. 2.1-14*), with Nancy and Coleman Carnegie seated in front of him. The June 1900 US census understandably did not record any Carnegie members living at Dungeness; however, Page's name appeared, listed as "manager" of the estate, renting, and sharing the house with the core support staff. Besides himself, the census recorded six domestic servants—three men and three women—functioning as the butler, cook, laundry-woman, chamber maid, and two unspecified, probably more general, household assistants. This staff, with additional support from other help living outside the mansion, tended to the needs of Lucy Carnegie and her guests during their stays at Dungeness.

Page pursued other professional responsibilities beyond his service to Lucy Carnegie, and yet these other roles helped him in handling his frequent Carnegie dealings with the mainland business community. In 1896 he became a director of the First National Bank, Fernandina, Florida; and beginning in 1902 he served as secretary of the Fernandina Dock and Realty Co., a key company that—among many things—handled much of the shipping into and out of the immediate region.

Life with Elinor Bickford

How Page met his future wife, Elinor (frequently seen misspelled as Eleanor) Tucker Bickford (1859-1941), is still conjecture. She grew up in the Chicago area, and their relationship could have begun when Page lived there during 1889.[40] The younger of two daughters of banker Charles D. Bickford (1819-1900), Elinor enjoyed an upper middle-class upbringing, with a domestic servant and coachman living in their household during the 1870s and 1880s. After her mother died, she lived with and helped to care for her father until his death in 1900. During the early 1890s she joined the staff of the *Chicago Times*; in 1895 the paper merged with the *Chicago Herald* and became the *Times-Herald*. That year, if not before, Elinor Bickford received the appointment of art editor, a position she held for eight years until late 1903 when she married and departed the city.[41]

Lucy Carnegie assisted Page—by this time definitely one of her most favored employees—in achieving his goal of marrying Elinor Bickford. Page apparently did not want to wed until he could provide his own house for his bride, an ethic Lucy Carnegie certainly must have admired.[42] In 1901 he

36 *Class of 1882, Harvard College, Sixth Report of the Secretary,* 1907, p. 135.

37 *Ibid.* The Page-generated financial records relating to Lucy Carnegie's holdings, as well as some Page correspondence, are held in the Georgia State Archives, AC 69-501M, Series V.

38 Bullard, 2003, pp. 118-9.

39 Bullard, 2003, p. 206.

40 This is supported by a comment made by Lucy Carnegie's granddaughter that the couple had a lengthy courtship. See Bullard, 2003, p. 203.

41 Her editorial position was noted in the yearly *The Lakeside Annual Directory of the City of Chicago*, from 1895 through 1903 (and was mistakenly carried in 1904). For the first two years of the editorial listing, in 1895 and 1896, the directory incorrectly entered her as "Mrs." E. T. Bickford (in 1895, p. 235), and "Mrs." Eleanor [sic] T. Bickford (in 1896, p. 252). The directory changed the designation to "Miss" in 1897. The newspaper merged in 1901 and its name became the *Record-Herald*. The national journal, *Brush and Pencil,* noted her editorial position when it quoted some of her writing for an advertisement promoting Mr. Frank Holme's Chicago School of Illustration, published in 1899. See vol. 4, no. 4 (July 1899), p. 18, advertising section.

42 See Mary Bullard's discussion about Lucy's belief in providing the proper domestic surroundings for newlyweds. Bullard, 2003, pp. 201-5, 209-10.







Figs. 2.1-20, -21, and -22, clockwise from upper left. Upper left: Early view of The Grange, c1904, shortly after completion, showing northwest (entry) and southwest (side) elevations, with original open south porch. CUIS museum collection. Upper right: northeast and northwest elevations, c1910, with larger west corner foundation planting. Image published Bullard, 2003. Lower: Aerial view of The Grange, c1950, probably taken from the top of the water tower (no longer extant) showing the northeast elevation, porte cochere added to the northwest entry, and second level porch added to the southeast. Image by Joseph Clark Graves, Sr., courtesy of Margaret Graves, his granddaugher.

had inherited some money from the estate of his recently deceased half-sister, Julia Page Hodgdon,[43] but he still lacked sufficient funds to build a home. When Mrs. Carnegie learned about the situation, she made him a generous loan of $12,500,[44] to facilitate the endeavor; and she allowed him to construct his house on a piece of land southeast of Dungeness—albeit, land in which she maintained the full ownership rights, just as she had done with her children's dwellings. With all of his experience watching over the other residential construction that had occurred on the Island, Page must have felt comfortable performing this same duty for his own house. The Grange was constructed between 1902 and late 1903, at a cost of $25,483 (*Figs. 2.1-20, and -21*).[45]

Page, aged forty-one, married Elinor Tucker Bickford, three years his senior, on 23 November 1903 at Waukegon, Illinois, a suburb north of Chicago on Lake Michigan, where the Bickford family had originally settled after moving from the Syracuse, New York, area. The newlyweds moved into The Grange shortly thereafter, probably during the winter of 1903-04 (*Fig. 2.1-23*). The 1910 US census for the family documents their domestic conditions within the island home. Three single, white, female "house servants" assisted the Pages and lived with them: Minnie Smith, twenty-seven

43 Julia Hodgdon, a widow known as an advocate in helping to save the Whittier home in Massachusetts, lived out her life in Newburyport, Massachusetts. For a brief obituary which mentions her siblings, including William Page, see *Boston Herald,* 20 Jan. 1901, p. 21.

44 Lucy made the loan on 20 September 1901, secured by stock in the Fernandina Dock and Realty Company, where Page served as secretary.

45 Bullard, 2003, p. 206.



Fig. 2.1-23. William E. Page shown with his wife, Elinor Bickford Page, c1908, on Cumberland Island, detail from a larger photograph, labeled at bottom. Image courtesy of the Georgia State Archives, Carnegie Family Collection, Photograph Album carn19, page 11.

years old, and Delia McKinny, twenty-six years old, both originally from Ireland; and Lena Carroll, forty-two years old, originally from New York. Since Page's work necessitated that he spend the majority of his time on the Island, one can assume that the couple lived almost year-round in this residence. While the Carnegie's typically vacated the Island during the hot summer months, the Pages remained. Having married rather late in life, the couple had no children.

When Lucy Carnegie died in 1916, she attached a letter to her will, canceling the remaining $6,000 owed by William Page on The Grange. Page continued working for the Carnegie children after their mother's death, assisting with the management of all the lands and property now controlled under the Trust.[46] Activity on the Island, however, quickly wound down, partly due to the financial concerns that the children had in keeping such a lavish and costly operation in full swing. As a result of this paring back, William Page wrote that only six men remained on the payroll by April 1916.[47] Page noted in a letter to William Coleman Carnegie, "It is terribly lonesome here. When the time of year comes for the houses to fill up, and they don't fill up, you feel it more than in the summer when they have always been empty."[48]

Even the Page family cut back on their domestic help. The 1920 US census placed them on the island, undoubtedly living in The Grange, but with no live-in assistants. Following a two-day illness just one month into his sixty-first year, William Page died at The Grange on 11 September 1922. The Carnegie family had his remains buried in the Carnegie Family graveyard on the island.

With William Enoch Page's death, only his widow, Elinor Bickford Page, remained in The Grange. Following Page's death, the Carnegie family members may have encouraged Mrs. Page to vacate the island, or she may have decided to move out on her own. Since she was neither Carnegie family, nor married to family, without her husband she had little standing; and she may not have felt entirely welcome. However, since Page had paid for the house, his widow must have had some expectation of receiving compensation for leaving it. Ultimately the Dungeness estate funds provided her a pension of $3,000.[49] How quickly she gathered her things and left the Island is not known.

Elinor Bickford Page's later whereabouts have not been fully documented. She travelled to England during 1926, arriving back in New York City on the ship *Minnetonka* on 23 August.[50] The 1930 US census placed her as a widow, living by herself without servants, at the Plaza Hotel in New York City. One can wonder, with so many Carnegies using this hotel as an interim residence, whether she socialized or otherwise interacted with the Carnegie clan during this period.

Sometime after 1930, Mrs. Page relocated to Orlando, Florida, perhaps to appreciate the warmer climate she had known at Cumberland Island. In 1938 she lived at 648 Osceola Avenue. One note indicated that she "remained in Florida under the care of nurses until her death."[51] Elinor Bickford Page died at her home at 1399 Miller Avenue, in the Winter Park area north of Orlando, Orange County, Florida, in 1941. Carnegie funds covered the cost of her removal back to Cumberland Island for burial next to her husband in the Carnegie Family graveyard.[52]

46 The 1920 US census listed William Page as "manager, Carnegie Estate."

47 Graves, 2009, p. 20.

48 Bullard, 2003, p. 248, note 29.

49 Bullard, 2003, p. 342, note 14.

50 NARA Passenger List of vessels arriving at New York, New York, Microfilm series T-715, roll 3909, line 30. She listed her address at that time as Bankers Trust Co., 57th Street and Madison Avenue, New York.

51 Bullard, 2003, p. 342, note 14.

52 Orlando City Directories for 1938 and 1941, and



Fig. 2.1-24. Pittsburgh home of the Lucy Carnegie family, including Florence Nightingale Carnegie, c1890. Image courtesy of the Georgia State Archives, Carnegie Family Collection, Photograph Album carn10, page 2.

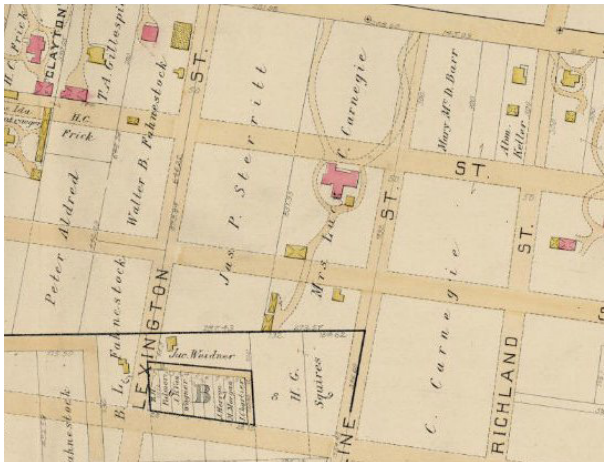


Fig. 2.1-25. Plot plan of the Pittsburgh home of the Lucy Carnegie family, 1890. G. M. Hopkins Plats, vol. 4, plat 13. Image courtesy of University of Pittsburgh, *Historic Pittsburgh.*



Fig. 2.1-26. Lucy Carnegie with Florence (rear), Nancy, and Coleman, c1889, probably in Pittsburgh. Image courtesy of the Georgia State Archives, Carnegie Family Collection, Photograph Album carn02, page 14.

Florence Nightingale Carnegie Perkins and Frederick Curtis Perkins: Second Family to Inhabit The Grange

Introduction

With William Page's death and his widow's subsequent departure, The Grange became available for use by one of the Carnegie children. The 1920 US census for Cumberland Island, documented three of Florence Carnegie's older brothers, Andrew II, Thomas, and George, each living as owner-occupants in three other island homes; although not mentioned by name these included, respectively, Stafford, the Cottage, and Plum Orchard. Her older sister, Margaret Ricketson, and her family occupied Greyfield during winter months and lived outside Boston during the summers.[53] Her younger sister, Nancy Carnegie Hever Johnston, lived in Lexington, Kentucky, with her second husband, Dr. Marius Earley Johnston (1869-1960). Shortly after George Carnegie's death in November 1921, his wife relocated to Paris, France, remarried, and settled in Kenya, Africa, with her second husband.[54] Nancy Johnston and her family took occupancy of Plum Orchard. Of Florence Carnegie's other siblings, Frank and Coleman had died, and William had been all but eliminated from the Trust set up by the matriarch, Lucy Carnegie.[55] Florence was the only eligible sibling remaining who lacked an island home. She and her family would take occupancy of The Grange.

Florence Nightingale Carnegie's Youth

Lucy Carnegie gave birth to Florence (called by family members "Floss" or "Flossie") in Pittsburgh

Florida State Death Records. Also see Bullard, p. 342, note 14.

53 The 1920 census listed the Ricketsons at their Boston home in Ward 8. Apparently from c1920 onward, the Dungeness itself remained empty of family, too expensive or difficult for the children to keep up. "Dwelling 1" in the 1920 census, which housed as renters the family's master mariner, George Yates, the cook, Victoria Roberts, and her son, a young servant, Frank Roberts, probably referred to the dwelling near the main dock, known as the "Captain's house."

54 In February 1921 she applied for a US passport, listing her "residence" as the Plaza Hotel, New York, and with intentions to travel to Brazil, Uruguay, and Barbados, sailing in March. She married in Paris Roger Comte de Perigny, and they settled in Kenya, where she died on 9 January 1942.

55 William's first wife, Martha Gertrude Ely, died in 1906. In 1912 he remarried, in Pittsburgh, Alice Bell (c1886-1941), a nurse. Apparently this union dismayed his mother sufficiently to have her will provide him only a small stipend, and no property. See Bullard, p. 343, note 19; and for Lucy Carnegie's entire will, the Rockefeller, *The Carnegies...*, Apendix 2.



Fig. 2.1-27. Florence Carnegie at Cumberland Island, c1896. Image courtesy of the Georgia State Archives, Carnegie Family Collection, Photograph Album carn08, page 21.

on 19 May 1878.[56] She was the seventh of the nine children and the second of three daughters. Florence Carnegie spent her youngest years in Pittsburgh, in the large estate house on Penn Avenue (*Figs. 2.1-24 and -25*) that her father's brother, Andrew Carnegie, had given to her father, Thomas M. Carnegie, as a wedding gift. Her playmates growing up included her younger siblings, Coleman and Nancy; family photographs show these three children together (*Fig. 2.1-26)*. She served as the maid-of-honor at the wedding of her older sister, Margaret Carnegie, which took place in Pittsburgh on 18 November 1891.[57]

From the late 1880s and extending into the early 1900s, Lucy Carnegie shuttled her younger children including Florence, seasonally, between duel households, the "northern" home in Pittsburgh, and the "southern" one on Cumberland Island. "From November until May large house parties are almost continually entertained at Dungeness, composed chiefly of the friends of Mrs. Carnegie's sons and daughters."[58]

Lucy Carnegie herself would spend winters at Dungeness, and portions of the summers either in Pittsburgh, New York City, or resort areas of New York State." Though maintaining a lodge in the Adirondacks, a city house in Pittsburgh and apartments in New York, Mrs. Carnegie nevertheless spends the greater part of the year at Dungeness."[59] During her initial winter sojourns to the Island, in the late 1880s and early 1890s, with three of the children under the age of sixteen—Florence, Coleman, and Nancy—Lucy Carnegie recognized the need to have a tutor on hand to help with their studies, which brought William Enoch Page to the island in 1890. Despite spending considerable time on Cumberland Island during this period, she and her children considered Pittsburgh their permanent residence. Lucy Carnegie listed the family, including Florence and seven of the other children, living with her in their Pittsburgh home, in the June 1900 US census.[60]

As a teenager, Florence Carnegie frequently went on yachting excursions with her mother, accompanied by many of her siblings and their guests.[61] By the age of seventeen, she experienced international travel, visiting Paris in October 1895.[62] She applied for a US passport from there, giving her permanent residence as Pittsburgh and indicating an intention to travel "East" for up to two years.[63]

On 9 April 1901, just shy of her twenty-third birthday, Florence Carnegie married Frederick Curtis Perkins, thirty, an up-and-coming

56 For citations on this birth date, which is not universally recognized, see note 11, page 2 of this chapter.

57 The wedding received notice from the *Philadelphia Inquirer,* 19 November 1891, p. 1. Andrew Carnegie gave away the bride.

58 "Rise of the Carnegie Family," *Dallas Morning News,* 28 May 1905, p. 4. This article was written "Specially for the Sunday Magazine Supplement of *The News*," and focused on the Thomas Carnegie family.

59 *Ibid*.

60 The 1900 Census for Pittsburgh, PA, lists Lucy (entered as M[rs] Thomas M. Carnegie) living with eight of her nine children on Penn Avenue, 22nd Ward, an address that the family occupied since her marriage. Only George L. Carnegie was not listed or present.

61 See notice of the Lucy Carnegie yacht, *Dungeness,* arriving at Nantucket on 22 August 1894, *Boston Herald,* 23 Aug. 1894, p. 4; and an excursion from Newport to New York City, at the end of September 1894, recorded in *Dallas Morning News,* 30 Sept. 1894, p. 12. An 1897 article in the *Wichita Daily Eagle* noted: "With her daughter, she [Lucy C. Carnegie] takes a cruise every summer up and down the Atlantic coast from Chesapeake Bay to Bar Harbor, and in winter she keeps her yacht in commission for use in Florida waters and around the Bermudas." 11 July 1897, p. 12. Reference to "her daughter" could have included Nancy as well as Florence. After Margaret married in 1891, she probably did not take these extended boating trips.

62 NARA, Emergency Passport Applications Issued Abroad, 1894-1896, vol. 018, image 141. Application no. 435.

63 Other siblings travelled during these same years and listed their home residence as Pittsburgh, not Cumberland Island, despite the fact that they spent much time on the island. George L. Carnegie applied from Florida for a passport, issued 27 August 1896; Thomas M. Carnegie, applied from Allegheny County PA, issued 27 May 1897.



Fig. 2.1-28. View of the wedding of Florence Nightingale Carnegie to Frederick Curtis Perkins, on the south terrace at Dungeness, 9 April 1901. According to one account, the "family was grouped on the terrace to the right of the bishop, while the invited guests occupied a space to the left, and the employees at Dungeness [were] on the lawn below the terrace." Image courtesy of the Georgia State Archives, Carnegie Family Collection, Photograph Album carn15, page 3.



Fig. 2.1-29. View of Frederick Perkins (first row, second from right, with the hat in hand) and the groomsmen at the Florence Carnegie–Frederick Perkins wedding at Dungeness. The gentlemen included Mr. Alfred N. Perkins, brother of the groom, best man (perhaps seen to the groom's immediate right); Mr. Henry Chalfant, Pittsburgh; Mr. W. D. Scaife, Pittsburgh; Mr. Allen Dewees Wood, Pittsburgh; Frank Lyon Polk, New York; Virgil Preston, New York; Mr. Phillip McMillan, Detroit; Mr. Irvin McDowell Garfield, Boston [son of President Garfield]; Mr. Oliver G. Ricketson, Pittsburgh [husband to Margaret Carnegie Ricketson, older sister of the bride]; Mr. Frank H. Carnegie, Dungeness; and Mr. Coleman Carnegie, New York [brothers of the bride]. Image courtesy of the Georgia State Archives, Carnegie Family Collection, Photograph Album carn15, page 9.



Fig. 2.1-30. View of Florence Carnegie (first row, far left) and her bridesmaids at the Florence Carnegie–Frederick Perkins wedding at Dungeness. The ladies included Miss Nancy Trovillo Carnegie, sister of the bride, maid of honor (probably seen to the bride's immediate right); Miss Mary M. Laughlin; Miss Madeline Laughlin; Miss Rebecca Darlington; Miss Harriet Lauder; Miss Elizabeth Lauder [cousin to the bride through Lucy Carnegie's sister]; Miss Mary Baggaley; all of Pittsburgh; Mrs. George L. Carnegie of Dungeness; Miss Grace T. Perkins and Miss Clarissa Perkins of Sharon, Pa. [sisters of the groom]; and Miss Mary Hollan of New York. Image courtesy of the Georgia State Archives, Carnegie Family Collection, Photograph Album carn15, page 5.



Fig. 2.1-31. Frederick Curtis Perkins, Yale graduation picture, 1894. Image published in the *Yale '94 Class Book.*

lawyer from Pittsburgh, at a lavish affair held at Dungeness. How they met is not publicly recorded, but it may have been through mutual friends in Pittsburgh. A Savannah newspaper carried extensive details of the wedding, calling it "one of the greatest social events that has ever occurred in this section [of the country]." (*Figs. 2.1-28 -29, and -30*). The article noted:

> The groomsmen, bridesmaids and various other guests from Pittsburgh, New York, and other points north had been arriving for the past two days. The steamer Harry Lee was chartered by Mrs. [Lucy] Carnegie and made hourly trips between Fernandina and Dungeness. It was decorated with bunting and wild flowers and bunches of heather gathered from Cumberland island. Mrs. Carnegie's own yacht, the Nancy, also assisted in the transportation of guests to Dungeness. / The marriage ceremony took place on the terrace, south of the Carnegie mansion. Bishop Cleland K. Nelson of Georgia and Rev. S. A. Wragg of Fernandina City officiated in the beautiful marriage service of the Episcopal church. / According to the program adopted the bridal procession proceeded from the west end of the house… while the "Lohengrin" wedding march was rendered by the organ. The family was grouped on the terrace to the right of the bishop, while the invited guests occupied a space to the left, and the employes [sic] at Dungeness on the lawn below the terrace. / After the ceremony Mendelssohn's wedding march was played. The bride received her friends at the west end of the porch. At 4:30 the bride and groom left the island for Fernandina, where they took a special train on their bridal tour, going east.[64]

64 Savannah Georgia, article republished as "Special to the [Pittsburgh] *Commercial Gazette*," 10 April 1901, p. 1. The "special train" initially left Ferdandina heading for Jacksonville, and from there toward the northeast. From that point on, the tour is not documented. However, one account indicated that Andrew Carnegie, uncle to Florence, contributed a check for $10,000 to "defray the expenses of the wedding trip." See unidentified newspaper clipping, in Georgia State Archives, Carnegie Family Collection, Photograph Album carn15, page 2.



Fig. 2.1-32. Frederick Curtis Perkins, c1912. Image published 1913 in *The Book of Prominent Pennsylvanians.*

Frederick Curtis Perkins Youth

Frederick Perkins, son of Simon and Laura (nee Norton) Perkins, was born in Sharon, Pennsylvania, on 9 July 1870. He attended the local public schools and after graduation took a year of study at a private institution before entering Yale College in 1890. The Yale '94 Class Book, published in May of 1894 as the graduating class yearbook, *(Fig. 2.1-31)* noted, with considerable dry humor:

> …spent his life "in the Sharon High School." His father Simon Perkins, is an iron manufacturer. A great uncle and a cousin are graduates of Yale, and "Pete" '94, is a cousin. Traces his ancestry to his father, "without thinking," and his blood is Scotch and Soda. Distinguished relatives are Paul Revere, and General Putnam, the wolf catcher.[65]

Following Yale, Perkins spent two years at Harvard University, graduating with a law degree in 1896. A relatively early published biographical sketch commented on his character and personality:

65 *Yale '94 Class Book*, 1894, p. 44. Perkins wrote the 8-page, detailed summary of his class's Freshman Year experience, pp. 73-80. In the 1892 Yale Banner yearbook, he was listed as a member of the St. Paul's School Club at Yale. Perkins young life is also discussed briefly in Lenette S. Taylor, The Supply for Tomorrow Must Not Fail: The Civil War of Captain Simon Perkins, Jr., a Union Quartermaster. Kent, Ohio: Kent State Univ. Press, 2004, p. 193.

> Few men stood better in his classes than Mr. Perkins, but he was not a 'book worm,' and found time for social diversions. He interested himself in athletics sufficiently to develop a sound healthful physique so essential to a man following the exacting profession of law. . . . He plays golf and other games which require exercise in the open air and sunshine. Mr. Perkins belongs to the Pittsburgh Club, the Duquesne Club, the Allegheny Country Club, the Pittsburgh Athletic Association and the Pittsburgh Golf Club.[66]

With such a love of sports, he must certainly have appreciated all the recreational opportunities available on Cumberland Island:

> With nearly 100 horses, a score of vehicles of every description, a couple of steam yachts and several launches and sailing yachts at their disposal, the guests of Mrs. Carnegie and her children at Dungeness want nothing to complete the delight of their stay on Cumberland Island. Play on the extensive golf links, cross country riding, picnics and moonlight sails are but a few of the many diversions offered them.[67]

Perkins briefly returned to Sharon, Pennsylvania, living with his family before moving to Pittsburgh in c1897 to open a law practice.[68] By the time of his marriage he had made an impressive reputation of winning legal cases: "Many are the stories told among his acquaintances and by court house attaches of legal victories he [Perkins] has won by his quick wit and clever examination of witnesses."[69] Within a dozen years, three different Pittsburgh banks chose him to serve as an officer and director of their institution: Safe Deposit & Trust Company, the Peoples Savings Bank, and the Exchange National Bank *(Fig. 2.1-32)*.

Following the honeymoon, Frederick Perkins continued to practice law in Pittsburgh. The Perkins's first child, Frederick Curtis Junior (called Curtis, d. 1937), was born in Pittsburgh on 15 February 1902. A daughter, Margaret (called Peggy, d. 1974), followed four years later, on 7 August 1906, born in Watch Hill, Rhode Island, probably indicating where the family summered that year. Their third and last child, Coleman (called Coley, d. 1975) Carnegie Perkins, was born 27 May 1914 in Pittsburgh.[70] Up until sometime in 1911 the Perkins family used Lucy Carnegie's Pittsburgh home at 7314 Penn Avenue, near the corner of Lexington, as their main residence.[71] Following Lucy's sale of the Penn avenue home in c1911, the Perkins moved to 1023 Western Avenue, in the North Side suburb of Pittsburgh. Florence probably spent parts of the winter at Cumberland Island, with her children, staying in the Dungeness residence with her mother, or possibly at one of the homes that her other siblings used. Frederick would undoubtedly join his family in Georgia as his work schedule permitted.

Sometime between 1916 and 1917, the Perkins family left their primary residence in Pittsburgh—while still maintaining informal but strong ties to that city—and moved to New York City. The relocation happened at this particular time perhaps influenced by Lucy Carnegie's passing in January 1916.[72] Florence Carnegie Perkins began receiving her stipend from the trust set up by her mother, and with these payments, the financial concerns of the Perkins family may have shifted. Lucy Carnegie's trust, in part, was intended to keep the Cumberland Island estate intact throughout the lives of all her children, and she set it up to distribute income received from the Fifth Avenue property in Pittsburgh. In March 1917, Florence Perkins and her sister, Nancy Johnston, returned to Pittsburgh briefly, to sign papers renouncing their interest in being trustees of this trust, leaving four of their older siblings (Andrew, Thomas, George, and Margaret) with the duties.[73]

66 Norris Galpin Osborn, *The Book of Prominent Pennsylvanians; a Standard Reference*. Pittsburgh: 1913, p. 53.

67 "Rise of the Carnegie Family," *Dallas Morning News,* 28 May 1905, p. 4.

68 He first appears in the 1898 Pittsburgh directory, listed as "atty 400 Penn av." The reasons for Perkins relocating to Pittsburgh need further investigation. It is unclear whether he had connections with the Carnegie family, perhaps through classmates from Yale or Harvard. The 1900 US census taken on 18 June lists Frederick living with, or more likely just visiting with, his mother, father, and three younger siblings on North Irvine Avenue, Sharon.

69 Osborn, 1913, p. 44.

70 The name Coleman not only picked up her mother's maiden name, but also may have been used as a remembrance to Florence's brother, Coleman, who died of pneumonia during an Adirondack trip in August 1911. See *Washington Post*, 8 August 1911, p. 9.

71 R. L. Polk & Co., *Pittsburgh and Allegheny Directory,* 1904, p. 1267. Business address: Tradesmen's Building, 1002 Bell.[Between 1912 and 1916, listed as atty., with home 1023 Western av. Not listed in 1917 and thereafter].

72 Lucy died in Waverly, MA, of pneumonia, visiting her daughter, Margaret [Mrs. Oliver] Ricketson. Her body was transported down to Cumberland Island to be buried at the Dungeness grave site.

73 The sisters' older brother, Frank Morrison Carnegie died 22 February 1917 at his apartment at 12 West 44th Street, New York City. His body was transported to Cumberland Island for burial. His death created a vacancy within the Trustee management organization. This decision on Florence Perkins' part had later repercussions in 1947, when she and her children attempted to terminate the Trust, since Andrew II had died leaving no living trustees to enforce the Trust. Had Florence Carnegie Perkins been an active trustee, this termination probably could have happened in 1947; but because



Fig. 2.1-33. Originally called *Mon Repos*, and later *Clyden*, this Southampton, Long Island, home served as the summer residence for Florence Perkins and her family throughout much of the 1920s. Image courtesy of Sally Spanburgh, Southampton, NY.

In 1920 the Perkins's rented a mid-town New York City home at 65 East 54th Street. Besides Frederick, Florence, and the three Perkins children, their household included a chauffeur, a "companion," and five servants.[74] At age fifty, Frederick Perkins listed no occupation, indicating perhaps a retirement from his law profession.[75] In years following, the family listed a different permanent address in New York City: the Plaza Hotel.[76]

Although it is assumed that the Perkins family continued to spend some time during portions of the winter on Cumberland Island during the early 1920s, they clearly occupied other homes as well. The family members split much of their time between New York City and their home called *Clyden* in Southampton, Long Island, New York (*Fig. 2.1-33)*.

In 1904, Frederick and Florence Perkins, together with Florence's sister-in-law, Virginia Beggs Carnegie, wife of Thomas Morrison Carnegie, bought *Clyden*.[77] Originally called *Mon Repos*, and built in 1899, the house served as the Thomas Morrison Carnegie summer home until c1920. From then on, the Perkins family used the house.

A 26 September 1921 society notice in *The New York Times* commented: "Mrs. Frederick C. Perkins and her children, Margaret and Frederick C. Perkins, Jr., have returned from Southampton, where they spent the Summer, and are at the Plaza for the season." On 16 February 1925, Coleman C. Perkins, youngest son of Frederick and Florence Perkins, took ownership of the property.[78] In June of that year, the New York State census documented the family at this home in Southampton. At that time, the family's live-in help included two nurses and six servants.[79] A July 1925 notice in the social magazine, *Index of Pittsburgh Life,* commented:

> Mr. and Mrs. Frederic Curtis Perkins, of Pittsburgh and New York, are at their villa, Clyden, Cooper's Neck Lane, Long Island. With them is their daughter, Miss Margaret Carnegie Perkins, a debutante of last Winter, here [in Pittsburgh], and their sons, Frederick Curtis Perkins, Jr., and Coleman Carnegie Perkins.[80]

Coleman Perkins owned the Southampton property through the 1930s, and his daughter remembered: "My father Coleman Perkins spent many summers there as a boy and loved Southampton dearly. One interesting and sad story was that a cook from Clyden was washed away and drowned when she went to see the waves of the 1938 hurricane."[81]

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she had renounced such participation back in 1917, the courts determined that she could not control or change the directives of the Trust, which mandated that it had to remain in force until the death of the last child.

74 The 1920 US Census record for New York City, NARA records.

75 The listing referred to was the 1920 US census records for the family. *The Law Directory for New York City*, 1930, did not list Frederick C. Perkins.

76 Florence's daughter Margaret Perkins provided this address on the ship's manifest of the ship *Munargo*, for her trip to Nassau, arriving back in New York on 31 March 1925. Also, other family members resided at the Plaza. Florence's older brother, George Lauder Carnegie, although spending considerable time at what was called his "home" at Plum Orchard on Cumberland Island, died at what was listed as his "apartments" at the Plaza Hotel on 15 November 1921. He was noted as being an invalid for the previous several years. See *The New York Times*, obituary, published the following day. Despite some documents listing the Perkins residence as the Plaza Hotel, others indicated that Frederick kept his Pittsburgh home on Western Avenue during this period as his permanent address. On a 22 July 1922 passport application, daughter Margaret listed her father's address as well as her own permanent address as 1025 Western Avenue. NARA records. It is plausible that the family kept the Pittsburgh home as much for their children's benefit and use as for their own.

77 The property, listed in the June 1925 NY State Census (Southampton, Suffolk County; Election Dist. 7; Assembly Dist. 01; p. 16) as located on Great Plains Road, is now known as 92 Cooper's Neck Lane; see Suffolk County Court Deeds, Liber 557, page 497.

78 Suffolk County Court, Deeds, Liber 1126, page 357.

79 The June 1925 NY State Census listed the Perkins family at this Southampton address. Here, Frederick Perkins listed "lawyer" as his occupation, placing into some doubt the earlier, 1920, notation of "none," for occupation.

174 "Chronicles of People and Pastimes," *The Index of Pittsburgh Life*, vol. LII, no. 1 (4 July 1925), p. 9.

81 See the posted Internet comment to Sally Spanburgh's history of Clyden, located at: http://shvillagereview.blogspot.com/2010/04/mon-repos-clyden-92-coopers-neck-lane.html#comment-form. Coleman ultimately settled in

Perkins Family Assumes Control of The Grange

Precisely when Florence Perkins and her family first moved into The Grange has not been documented. It could have been as early as the winter of 1922-23 if Elinor Page left quickly. Throughout the 1920s, however, the family lived in multiple locations, and according to public records, they did not list Cumberland Island as their primary residence. Nor does it appear that they spent close to full time on Cumberland. At the end of the 1925 summer season that the family spent in Southampton, *The Index* noted: "Mr. and Mrs. Frederic [*sic*] Curtis Perkins and Miss Margaret Carnegie Perkins, of New York, will come to Pittsburgh the last of this month [September] and spend the Winter at the Hotel Schenley."[82]

Florence's daughter Margaret Perkins (*Fig. 2.1-34)* enjoyed traveling. She visited Rio de Janerio in August 1922, accompanying her aunt, Margaret Ricketson, and cousin, Oliver Ricketson. They arrived back in New York on 24 September 1922, on the ship *American Legion*. She travelled to Europe with a girlfriend from Pittsburgh in March 1927, sailing back from Genoa, Italy, on the ship, *Roma*, arriving in New York City on 8 April.

Within four months of their daughter's return from Europe, Frederick and Florence Perkins announced their intentions for her to marry John Speer Laughlin (1904-1962) of Pittsburgh, an attorney and a grandson of George McCully Laughlin (1842-1908), a part-owner of the Jones and Laughlin Steel Company of Pittsburgh. The announcement of the union of two powerful steel families with Pittsburgh roots came from the Perkins family's summer home at Southampton.[83] The marriage took place on 22 June 1928, not on Cumberland Island as Florence had enjoyed, but at St. Andrew's Dune Church in Southampton, with the reception held at *Clyden*.[84]

In late winter 1929, Frederick and Florence Perkins, together with their two unmarried sons, sailed on the *Duchess of Bedford*, staying at Nassau, Bahamas. They arrived back in New York City on 12 March.[85] A little over a year later Florence



Fig. 2.1-34. 1922 US Passport photo of Margaret Perkins. She secured the passport for her trip to South America with her aunt, Margaret Ricketson. Image from NARA passport records.

Perkins, accompanied only by her eldest son, Frederick Curtis Jr., traveled to France, returning to New York on the ship *S.S. Majestic*, arriving back on 1 October 1930. Half a year later, this pair traveled to Hamilton, Bermuda, on the ship *Veendam*, arriving back into New York City on 14 May 1931. Interestingly, for these last two trips, the ships' manifests listed their "address in the United States" as "St. Regis Hotel, NYC."[86]

One newspaper report indicated that Florence "left Pittsburgh in the 1930s,"[87] implying that until that time she kept some residential connection to her birth town and certainly spent part of her time returning to Pittsburgh. With her married daughter Margaret Laughlin living in Pittsburgh, this would make sense. A mid-1930s article noted: "The [Perkins] family, who had lived in Western Avenue, North Side, now make their home at 'Dungeness,'…on Cumberland Island…"[88]

It seems reasonable to assume that beginning sometime around 1930, the Perkins family spent the majority of the year at The Grange, but still moved about to other locations for occasional outside trips. If their domestic habits paralleled what had been recorded in both the 1910 and 1920 US censuses, they probably were accompanied by between five and seven domestic servants or personal attendants.

Unfortunately, neither the 1930 nor the 1940 US census documents Florence Perkins and her family on Cumberland Island.[89] In 1930, Thomas

Lebanon, CT.

82 "Chronicles of People and Pastimes," *The Index of Pittsburgh Life*, vol. LII, no. 20 (14 November 1925), p. 9.

83 One account of the announcement was published in the *Cleveland Plain Dealer,* 17 July 1927, p. 4.

84 The union is recorded in the *Brooklyn Blue Book of Marriages,* 1929.

85 NARA NY Passenger arrival records Microfilm Serial Year: 1929; Microfilm Serial: Microfilm Roll: T715-4447; Line: 28; Page Number: 131.

86 NARA NY Passenger arrival records Microfilm Serial Year: 1931; Microfilm Serial: Microfilm Roll: T715-4960; Line: 21; Page Number: 129.

87 Obituary for Florence Carnegie Perkins, *Pittsburgh Press,* 17 April 1962, p. 30.

88 Noted in the obituary of Frederick Perkins, *Pittsburgh Post-Gazette,* 14 Dec. 1935, p. 1

89 Florence Perkins's residence as noted within the US census records for 1930 and 1940 has not been located. Since census records were typically taken in May or June, it is not unreasonable to learn that the Perkins family was not on the



Fig. 2.1-35. c1944 view of the five living Carnegie children of Thomas and Lucy, with the southwest side of The Grange seen in the background, showing the area between the bay window and the enclosed porch. Left-to-right, standing: William, Andrew II, and Thomas II; seated: Florence and Nancy. Image published in Joseph Graves, *Cumberland Island Saved,* 2009.

Morrison Carnegie is listed with his wife and eight servants living in "Dwelling 14" (as identified in the Census), certainly referring to The Cottage. Only one other family is listed for the Dungeness area of the Island, the family of Frank Wylie MacLaren (c1883-1951), a man of Scottish descent born in Ceylon. He had been living on the Island in 1920, serving as the "superintendent" of the Carnegie estate, and in 1930 was listed as "Manager of Lucy C. Carnegie estate." MacLaren undoubtedly assumed the duties of William Enoch Page after his death in 1922.[90] It is possible but undocumented that his family occupied or otherwise tended to needs in The Grange while the Perkins were off-island.

Frederick Curtis Perkins died at Jacksonville, Florida, on 9 December 1935.[91] His will left the

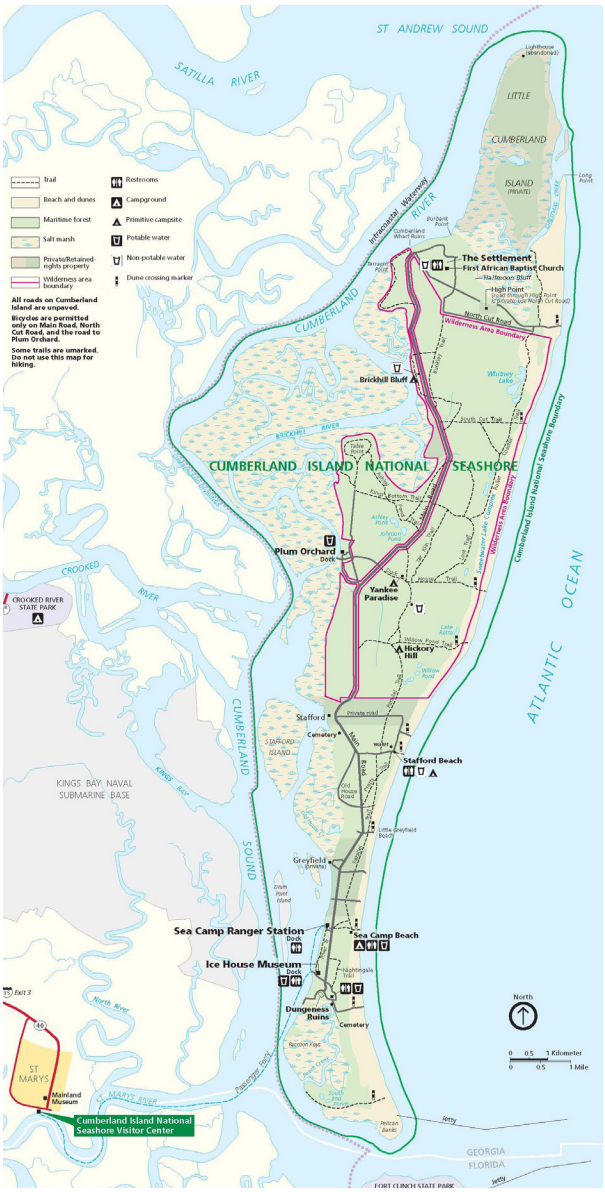


Fig. 2.1-36. Cumberland Island National Sea Shore Brochure map. National Park Service.

income from one-third of his estate, valued at more than $1.25 million, to Florence. The three children shared in the income from two-ninths of the estate during their lives.[92] The family's oldest son, Frederick Jr., survived his father less than two years, dying on Cumberland Island, at age 35, on 20 May 1937.[93] Both men are buried on Cumberland Island in the Carnegie Family cemetery locted on the west side of the main road leading to the Dungeness mansion.

Island at that time of year. One reference indicated that in 1930 the family lived in Greenwich, CT. There exists an entry for a Frederick and Florence Perkins living with one son, on Fox Run Lane in Greenwich, in 1930, but ages, birth places, and middle names do not coincide with the family of Florence Carnegie Perkins.

90 MacLaren served in this role until 1947, when the Trust changed from direct family management to that overseen by Pittsburgh lawyer, Robert D. Ferguson.

91 State of Florida Death Records, year 1935, vol. 686, number 17,415. It remains unclear whether or not Frederick had been residing at The Grange immediately before his death, or why he was in Jacksonville at the time of his death. A logical assumption is that he had been on Cumberland Island and was seeking advanced medical help.

92 See *Pittsburgh Post-Gazette*, 14 Dec. 1935, p. 1.

93 Georgia Health Department, Office of Vital Records, year 1935, certificate 11,557.

Florence Carnegie Perkins' later life is not yet fully documented. The amount of time she spent at The Grange is not known. Some personal recollections have been written about her, which help shed some light on her character and deportment, and include some rather humorous stories relating to the time she inhabited The Grange:

> Floss was unpredictable, edgy, a flighty sort of woman. She smoked before it was acceptable for women. Family members said they didn't know how Frederick put up with her. A story says she once papered a bedroom in the Grange in dollar bills and that her relatives made her take it down because it defaced government property. She would invite her grandnieces and grandnephews to the Grange "to see my husband," whose ashes were kept in a ceramic urn near a downstairs fireplace.[94]

Florence Perkins did not die at The Grange or on Cumberland Island. When and why she left Cumberland Island to live in Florida is not known. The last time she stayed at the Island is not known. At the time of her death, at age 83 on 15 April 1962, she lived "at her home" in Coral Gables, Florida.[95] Her brief obituary notice published in Pittsburgh indicated that a private grave-side service would be held at Cumberland Island on 19 April 1962. Her remains are marked at the Carnegie Family graveyard with her husband, Frederick Curtis Perkins.

Subsequent History at Cumberland

Following Lucy Coleman Carnegie's death in January 1916, five of the older living children—Frank, Andrew II, Margaret, Thomas Jr., and George—became administrators of the trust she had set up. In February 1917, Frank died, opening up an administration position that both Florence and Nancy declined to accept. The trust, funded from revenue generated by Lucy's Pittsburgh office building, was to pay for maintenance and island operations. Her children could live out their lives on the island rent-free, with the stipulation they paid all expenses for their individual household and stable.[96] Lucy's will allowed her children to divide the property among themselves, but the trust would then terminate. Unless previously terminated, the trust would remain in effect until the death of her last surviving child.

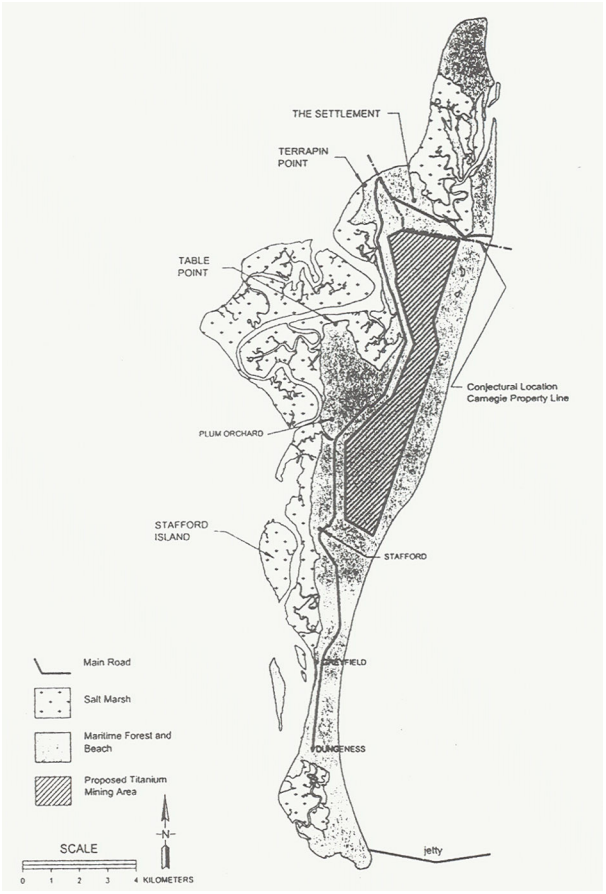


Fig. 2.1-37. Titanium mining proposal offered by Glidden Company. (Data from Robert M. McKay 1958, "Appraisal: Cumberland Island Properties and Little Cumberland Island. Camden County Georgia," National Records Center, Denver, CO., acc. no. 079-97-00009, box 3). Published in Graves, 2009, *Cumberland Island Saved.*

It was the responsibility of the administrators to determine what maintenance and operation items required funding on the island, and trust income not spent on the island would be divided among the living children, except for William Carnegie. Lucy's will was interpreted to include the upkeep of her Dungeness mansion. Despite this, the mansion closed in 1925.

The war years brought changes to the island. The Coast Guard patrolled the coastal waters, and mounted patrols rode horse back up and down the miles of Cumberland beach. Spotters looked for enemy aircraft from the tower of Dungeness mansion. Access to the island was restricted, and at night special curtains blocked all building lights.[97]

94 Charles Seabrook, *Cumberland Island: Strong Women, Wild Horses,* John F. Blair, Publisher: 2002, p. 216. This story contradicts the reports that say Frederick Perkins's remains were buried in the Carnegie Family graveyard on the island.

95 The 1955 Miami Directory listed Florence Perkins, widow of Frederick C., living in Coral Gables, at 2819 Alhambra Drive. Also see "Carnegie Niece Dies in Florida," *Pittsburgh Press*, 17 April 1962, p. 30 ("Special to *The Press*"). Her death record is on file at Dade County, FL, for April 1962.

96 Graves, 2009, p. 19.

97 "Transcribed Interview with Joe Graves, Jr." Oral History Project, November 14, 1996, p. 4. CUIS Museum

Prior to the war, income generated from the trust had satisfactorily covered basic maintenance and operations on the island, but following World War II it did not keep pace with inflation.[98]

Frank Carnegie died shortly after his mother in 1917. Margaret Carnegie Ricketson died in 1927, and both William and Thomas, Jr. died in 1944. This left Andrew Carnegie II as the last surviving of the five Trust administrators. In 1946, ill and within a year of death, he resigned his duties, which were transferred to Pittsburgh lawyer, Robert D. Ferguson. Ferguson, a vice-president of Peoples First National Bank & Trust Company of Pittsburgh, managed the trust for eight years. In 1955, Georgia passed legislation prohibiting out-of-state trusts from owning Georgia real estate, so the control of the trust of the Carnegie estate transferred to the National Bank of Brunswick, Georgia.[99]

In April 1955 the Carnegie heirs received a letter from National Bank of Brunswick, stating that three companies had expressed an interest in mining titanium on the island. The inadequacy of funds generated from the Pittsburgh office building prompted the heirs to seriously consider the mining option (*Fig. 2.1-37*).[100] Two of Lucy Carnegie's granddaughters believed time should be spent pursuing other income producing options. In a 1956 letter to extended family members, Lucy Johnston Graves (1907-1990) and Margaret (called Retta) Johnston Wright (1905-1981) urged the preservation of the island.[101]

Despite the concerns of some family members, the trust received three bids on 1 December 1956. Glidden Company's bid produced the best financial deal for the Carnegie heirs, promising $2.25 million in royalties over the next twenty years, with $5.1 million in total royalties projected.

Many of the heirs attended a meeting on 10 December 1956 to consider the Glidden's offer. Nancy (called Nan) Carnegie Rockefeller (1900-1994) and Margaret Johnston Wright were not in attendance, but had sent telegrams voicing their opinions. Nancy C. Rockefeller believed the property division should be decided immediately, in preparation for the trust's termination. She expressed the creation of a National Park on



Fig. 2.1-38. Dungeness mansion on fire. Photograph by Homer Hail. CUIS Museum archives.



Fig. 2.1-39. The masonry ruins of the Dungeness mansion. Published in Joseph Graves, *Cumberland Island Saved.*

Cumberland Island as her second choice. Margaret J. Wright urged further consideration of their options in her telegram, noting that "If not, afraid I will have to join Nan." In a separate telegram to bank President, A. M. Harris, Nancy Rockefeller stated "If you proceed with mining, I will sue you and your bank."[102]

In April 1957 the Court heard testimony from both sides regarding the Glidden lease. At the conclusion of the two day hearing, Judge Douglas Thomas delivered a six page order, authorizing the execution of the Glidden lease.[103]

> ...Nancy Carnegie Rockefeller was true to her word. She did what she said...and filed suit against the trustee to prevent mining on Cumberland Island. She believed the court decision...violated the terms of her grandmother's will and the trust it created.[104]

archives.

98 "Transcribed Interview with Joe Graves, Jr." Oral History Project, November 14, 1996, p. 10. CUIS Museum archives.

99 Graves, 2009, pp. 29-30.

100 Graves, 2009, p. 30.

101 Graves, 2009, p. 31.

102 Minutes of meeting of the heirs of Mrs. Lucy C. Carnegie held on Cumberland Island on 10 December 1956. Taken from Graves, 2009, p. 32.

103 Graves, 2009, p. 34.

104 Excerpt from Graves, 2009, p. 37.

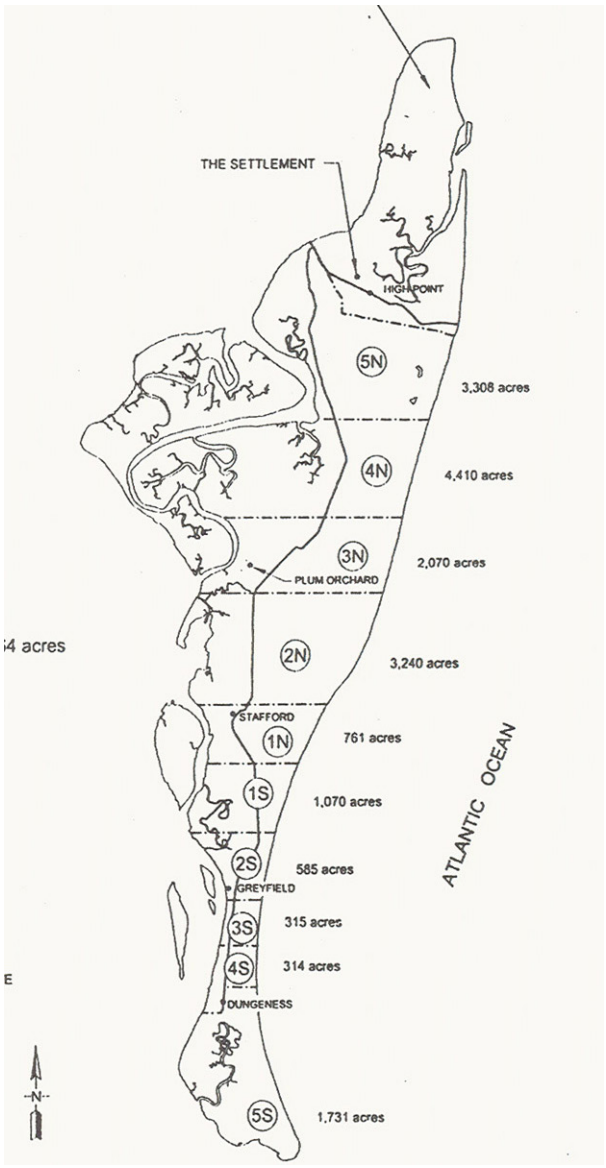


Fig. 2.1-40. 1962 map developed by the CIC showing the proposed division of island property which was held in trust by Lucy Coleman Carnegie's Estate. Published in Joseph Graves, *Cumberland Island Saved.*

The Georgia Supreme Court agreed with Nancy C. Rockefeller in September 1957, stating the trustee did not have authorization to lease the island property beyond the expected life of the trust.[105]

On the night of 23-4 June 1959, a fire raced through Dungeness, the unoccupied mansion of Lucy and Thomas Carnegie (*Fig. 2.1-38*).[106] The fire destroyed all but the masonry walls (*Fig. 2.1-39*). Although not the official end—that would come with the passing of Lucy Carnegie's last surviving child—the fire represented an emblematic end of the Carnegie era on Cumberland Island.



Fig. 2.1-41. Developer Charles E. Fraser purchased island tracts N5 and S4, and hoped to persuade other Carnegie heirs to sell their tracts for development of a large resort community. Sea Pines photograph, c1990.

Sixteen surviving Carnegie heirs from five families were in line to inherit almost ninety percent of Cumberland Island with the passing of Florence Carnegie Perkins. In hopes of avoiding years of legal challenges to the estate, the Cumberland Island Company (CIC) was formed in 1959. Carnegie heirs Coleman Perkins, Putnam B. McDowell and Joseph Graves headed the effort to develop an equitable plan for the division of island property among the Carnegie heirs.[107]

The plan drawn up in 1962 divided approximately 13,052 acres of the island into ten tracts, five northern and five southern (*Fig. 2.1-40*). Each of the five families would receive one northern and one southern tract. The five major houses on the island were considered of equal value.[108]

All but one of the Carnegie heirs agreed to the Plan of Division established by the CIC. The plan was litigated in the Camden Superior Court, and in July 1964 the division was authorized by the courts.[109] Some island tracts were traded by Carnegie family members following the Court's ruling. The Perkins family initially received tract 5S, which included The Grange, as well as the ruins of Dungeness. This tract they then traded with one of Lucy Johnston Graves's tracts. The Grange stood unoccupied for another eight years.

105 Graves, 2009, p. 37.
106 Reported in the Fernandina, Florida *News-Ledger,* 24 June 1959, p. 1. Also see Bullard, p. 276, and p. 346 note 23.
107 Graves, 2009, p. 53.
108 Graves, 2009, p. 56.
109 Graves, 2009, pp. 56-57.



Fig. 2.1-42. Live Oak covered with Spanish moss in the Wilderness area of Cumberland Island. 2012 photograph, courtesy of Kerry Homburg.

In November 1968 a developer, Charles Elbert Fraser (1929-2002), (*Fig. 2.1-41*), purchased 5N and 4S, two of the ten island tracts, hoping to persuade other Carnegie heirs to sell their tracts. Fraser had received planning kudos for his Sea Pines Plantation project on South Carolina's Hilton Head Island, and became set on developing a similar project on Cumberland Island.

> Young, urbane, sophisticated, dedicated to the most expert planning and to the creation of the most exquisite environments possible, the Georgia boy from Hinesville who made good at Hilton Head seems likely to get his way. At 39, he dreams big, plans big, has an uncanny ability to achieve what he wants.[110]

Discussions for creating a National Park on Cumberland Island had been in the works for a decade. A chief worry, for those opposed to the idea, was the Government's right to condemn and force the sale of privately held property which the park may wish to acquire. Fraser played to these concerns as he pressured Carnegie heirs to sell their tracts.[111]

Fraser's approach irked and unified island property owners against his proposed development. Putnam B. (known as Putty) McDowell wrote in a 1969 letter "There is a lot of flimflam in his offer to the family, and he is personally not a very attractive person to deal with."[112]



Fig. 2.1-43. Margaret (called Retta) Johnston Wright began advocating for a National Park on Cumberland Island in 1955. 1950s photograph, published in Joseph Graves, *Cumberland Island Saved.*

Following a 1970 Atlanta television broadcast, showing a bulldozer cutting a mile long swath through an old oak forest on Fraser's property, any remaining momentum for his Cumberland development hit a precipitous decline *(Fig. 2.1-42)*.[113]

Transition to National Seashore

Conrad Wirth (1899-1993) became the director of the National Park Service in 1951, and approached the Mellon Family Foundation in the mid-1950s with the idea to fund a survey identifying areas along the Atlantic and Gulf coasts which might qualify for preservation under the National Park System. As a result, in June 1955, *Our Vanishing Shoreline* identified the significance of Cumberland Island.[114] Of the Carnegie heirs, Margaret (called Retta) Johnston Wright (*Fig. 2.1-43*) was the first to champion the idea of a National Park, hoping to spare Cumberland from the same commercial developments which were crowding onto other barrier islands.[115]

The sixteen surviving heirs of Thomas and Lucy Carnegie remained divided on the subject of a National Park in 1962, when Florence Carnegie Perkins died.[116]

110 Andrew Sparks. "A Tide of Change for Cumberland." *Atlanta Journal and Constitution Magazine,* March 9, 1969. Taken from Graves, 2009, p. 62.
111 Graves, 2009, p. 63.
112 Graves, 2009, p. 64.
113 Graves, 2009, p. 69.
114 Graves, 2009, p. 46.
115 For additional discussion of the transition to a National Seashore, see Dilsaver, pp. 101-109.
116 Graves, 2009, p. 49.



Fig. 2.1-44. Sand dune rising above the beach on the eastern, Atlantic Ocean side of Cumberland Island. 2012 photograph, courtesy of Kerry Homburg.

Throughout the 1960s competing interests in the island forestalled Congress from enacting legislation establishing a National Park on Cumberland. However, in a 1967 meeting with National Park Service Director Max Edwards, Margaret Wright learned that Congress had approved the creation of the National Park Foundation (NPF). The NPF could buy and hold property until Congress passed legislation allowing for its acquisition by the National Park Service.[117]

Within several years, the NPF purchased more than fifty percent of the Carnegie's original estate. Sellers were able to retain use of houses located on their tracts for a term of forty years or as a life estate. Coleman Perkins, the Johnston Family, and Charles Fraser were the first to sell their property to the NPF, which included tracts 3N, 4N, 5N, 4S and 5S (*Fig. 2.1-40*). Funding for the purchases came in 1970, from the Andrew W. Mellon Foundation, with additional funding for more property provided in 1971.[118]

The Johnston family reserved rights to seven island houses. Lucy Johnston Graves (1908-1990) reserved The Grange for forty years for use by for her son Joseph Graves.[119]

In the fall of 1972 the 92nd Congress enacted legislation establishing a National Seashore on Cumberland Island. With President Nixon's signature, bill S2411 made Cumberland Island National Seashore a reality. "The collective Carnegie responsibility for 90% of Cumberland Island, which resulted in the preservation of the island from development and shaped its current status as a national seashore, ended officially in October 1972."[120]

In that same year, Joseph Graves and his wife formed a partnership with friends from Lexington, Kentucky, Mary and Homer Hail, Betty Ann and Walter Doyle, and June and Sidney Kinkead, for shared use of The Grange.

> Like most barrier islands, Cumberland has a long history of human use and impact. Unlike most of them, however, it has been allowed to return to a relatively natural condition. Cumberland Island stands as one of the most, if not the most, ecologically intact barrier islands off the eastern shore of North America. As such, it sets a standard for them all. Cumberland is also a very important link in the chain of islands along the East Coast. It is refuge for animals, especially birds, and as such, has ties to the far reaches of the globe. It is also a large but fragile island that can be seriously impacted not only by what humans do on the island but also by human development in the surrounding areas.[121]

With expiration of their forty year agreement in 2010, the Graves' family turned The Grange over to the National Park Service. It remains a significant island structure that helps to tell the story of the extended Carnegie family life on Cumberland Island, and indirectly helps to tell the story of the Island's preservation.

117 Graves, 2009, p. 77.
118 Graves, 2009, pp. 78-79.
119 Graves, 2009, p. 79.
120 *Ibid*.
121 Fred Whitehead. *The Seasons of Cumberland Island*, IX. Taken from Graves, 2009, p. i.

Historical Background and Context Timeline for The Grange

1859	June	Elinor Tucker Bickford is born near Chicago, IL.
1862	Aug.	William Enoch Page (WEP hereafter) is born in South Danvers, MA.
1865	March-April	WEP's parents both die, he is brought up by his elder half-sisters.
1870	July	Frederick Curtis Perkins is born in Sharon, MA.
1878	May	WEP graduates from Moses Brown preparatory school, Providence, RI.
1878	May	Florence Nightingale Carnegie (FNC hereafter) is born in Pittsburgh, PA.
1881	May	WEP graduates from Haverford College, PA, with a BA degree in three years.
1882	May	WEP graduates from Harvard College, MA, with a second BA degree.
1882-83		WEP attends Harvard Law School lectures for the school year but does not graduate.
1883-88		WEP serves as a tutor in Rev. William S. Child's preparatory school in Newport, RI.
1885	January	The Carnegie Dungeness Mansion is completed on Cumberland Island.
1886	October	Thomas Carnegie, father of FNC, dies in Pittsburgh.
1888-89		WEP tutors in Bar Harbor, ME; and in Chicago, IL.
1890		WEP becomes tutor at Cumberland Island for the Carnegie children.
1890	December	William Carnegie, eldest brother to FNC, marries Martha Gertrude Ely (1871-1906) in Cincinnati, OH.
1891	November	Margaret (Retta) Florence Carnegie, eldest sister to FNC, marries Oliver Garrison Ricketson (1864-1943) in Pittsburgh.
1892		WEP's job description changes to "manager of the property" of Mrs. Thomas M. Carnegie, on Cumberland Island.
1894	May	Frederick Curtis Perkins graduates from Yale College, New Haven, CT.
1896	May	Frederick Curtis Perkins graduates from Harvard Law School, Cambridge, MA.
1898	October	George Lauder Carnegie, elder brother to FNC, marries Margaret Thaw (1877-1942) in Pittsburgh, PA.
1898	October	Thomas Morrison Carnegie, elder brother to FNC, marries Virginia Dilworth Beggs (1878-1952) in West Chester on-the-Sound, NY.
1900		WEP's job description changes to "general business manager" for Lucy Carnegie.
1901	April	FNC (hereafter FNCP) marries Frederick Curtis Perkins at Cumberland Island, GA.
1902		WEP has construction begun on The Grange, which completes late 1903.
1902	February	Frederick Curtis Perkins, Jr., son to FNCP, born in Pittsburgh, PA
1903	November	WEP and Elinor Tucker Bickford marry in Waukegon, IL.
1903-04	Winter	The Pages move into The Grange, newly constructed.
1904		Frederick and FNCP, together with the Thomas M. Carnegie family purchase the Southampton, LI, NY home called *Clyden*.
1906	August	Margaret Perkins, daughter to FNCP, born at Watch Hill, RI.
1911	August	Coleman Carnegie, younger brother to FNCP, dies in the Adirondacks, NY.
1914	May	Coleman Carnegie Perkins, son to FNCP, born in Pittsburgh, PA.
1916	January	Lucy Carnegie, mother to FNCP, dies in Waverly, MA, (near the home of Lucy's daughter, and FNCP's sister, Margaret Ricketson).
1917	February	Frank Morrison Carnegie, older brother to FNCP, dies in New York City, NY.
1921	November	George Lauder Carnegie, older brother to FNCP, dies in New York City, NY.
1922	September	WEP dies at The Grange; Elinor Page leaves the Island shortly thereafter.
1923-24		Perkins family takes control of The Grange, but not as a permanent residence until some time after c1930.
1927	October	Margaret Carnegie Ricketson, older sister to FNCP, dies in Boston, MA.
1935	December	Frederick Curtis Perkins, husband to FNCP, dies in a Jacksonville, FL, hospital of appendicitis.
1937	May	Frederick Curtis Perkins, Jr., son of FNCP, dies on Cumberland Island, GA.
1941	March	Elinor Bickford Page, widow of WEP, dies at Winter Park (north of Orlando), FL.
1944	July	William Coleman Carnegie, elder brother to FNCP, dies at Rector, near Ligonier, PA. [NYT death notice indicates FNCP is "of Cumberland Island" at this time.]
1944	September	Thomas Morrison Carnegie, Jr., elder brother to FNCP, dies at Cumberland Island, GA.
1947	July	Andrew Carnegie II, elder brother to FNCP, dies in Greenwich, CT.
1954	April	Nancy Trovillo Carnegie Johnston, younger sister to FNCP, dies at Philadelphia, PA.
1962	April	FNCP, last living child of Lucy Coleman Carnegie, dies at Coral Gables, FL.
1970	December	Lucy Johnston Graves (1908-1990), daughter of Nancy T. C. Johnston, and grand-daughter to Lucy Carnegie, creates a 40-year Reserved Property Agreement on The Grange with the National Park Foundation, as part of an ownership transfer arrangement.
1972	October	President Nixon signs public law 92-536, authorizing the creation of the Cumberland Island National Seashore.
2010	December	National Park Service assumes management control of The Grange.

Chronology of Development and Use

Introduction

In 1901 William Page was in a long distance relationship with Chicago native Elinor Bickford. Page had lived for years on the first floor of Lucy Carnegie's Dungeness, and he understandably hoped to build a home of his own before marrying Miss Bickford. He received a small inheritance in 1901, but still lacked the necessary funds to proceed with his plans. Once Lucy Carnegie became aware of his intentions, she loaned Page $12,483 and offered him an island site southeast of Dungeness.[1]

No physical or archival evidence has been uncovered to indicate whether Page engaged an architect or builder to assist in the design of his new home. One early drawing of the house remains, a scaled drawing of the front (west) elevation.[2] Little is known about the drawing's origin, or its purpose. Its execution, pencil on poor quality paper, may indicate its use as a schematic design document for the house. *(Fig. 2.2-1)*.

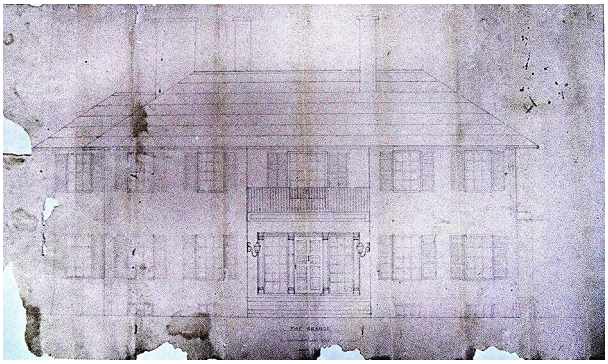


Fig. 2.2-1. An undated pencil drawing titled "The Grange" showing the west elevation. Drawing details match conditions seen in the earliest photographic images of the house. The drawing is unsigned. CUIS museum collection.

The Grange as Originally Built

Site Conditions





Fig. 2.2-2 above and -3 below. Above: Southern end of Cumberland Island. Below: Enlargement of area containing the Dungeness Mansion (now a ruin), The Grange, Dock House, and Pump House. Satellite images 2006, courtesy Google Earth.

1 Mary R.Bullard, *Cumberland Island: A History*, University of Georgia Press, 2003, p. 206. Hereafter referenced as Bullard, 2003.

2 The front of The Grange is actually oriented to the northwest. In an effort to simplify physical descriptions, the front elevation throughout this section is referred to as the west elevation. All directional information used is based on this revised orientation.

Lucy Carnegie offered to William Page a building site located approximately one quarter mile southeast of Dungeness. The house was constructed on an area of high ground which overlooked the tidal marsh to the south *(Fig. 2.2-4)*.

The original drive probably made use of an existing lane which lead down to the Beach Creek dock house. The lane entered the property from the northwest and from there a drive looped in front of The Grange's west elevation. The presence and location of any original walkways around the site could not be conclusively determined from early photographs or site observations. One early image appears to show a walk from the north porch heading in the direction of the workmen's quarters, and undoubtedly it was at least a well-worn path. Two mid-20th century aerial views show several pronounced walks on the north side of the house. One walk ran north to the road and another ran in an east/west direction. Whether or not these walks were part of the original plan is uncertain *(Figs. 2.1-22, page 11; Fig. 2.2-22)*.

A c1904 photograph depicted a sparsely landscaped site, with a small tree planted at the southwest corner foundation of the house. *(Fig. 2.2-4)*.

The House

William Page began construction on his house sometime in 1902 and probably finished it prior to his wedding with Elinor Bickford in November 1903, at a construction cost of $25,483. The house appeared then quite similar to what exists today *(Fig. 2.2-4)*.

The Grange was a platform framed two-story structure built on brick foundation walls. In plan the building was nearly square, measuring 52'-7"



Fig. 2.2-4. A c1904 view of the Grange, looking from the southwest. The photograph shows the recessed front entrance on the west elevation and the bay window and private porch located on the south elevation. The horizontal bands of the original tin roof can also be seen. CUIS museum collection.



Fig. 2.2-5. A 2013 photograph of the west elevation, taken from a vantage point similar to the c1904 image.

by 54'-8". Entrances on the north and west walls were set within recessed porches, centered on their respective elevations *(Fig. 2.2-5)*. A two-story building wing, originally enclosing service spaces, projected 6'-6" off the east end of the north elevation. A large, private, open-covered porch measuring 16'-6" by 23'-6" was located in the southeast corner of the first floor.

The exterior wall finish consisted of painted stucco. Stucco surfaces were featureless, with the exception of a slight outward cant occurring at perimeter brick foundation walls *(Fig. 2.2-11)*.

The location and appearance of the window openings as originally built can still be observed in the house today. Double-hung 6/6 wood windows were predominantly used, with few dimensional variations. First floor 6/6 windows were uniformly sized, with the exception of four smaller windows featured in a south facing bay *(Fig. 2.2-6)*. Second floor 6/6 windows were also uniformly sized, but slightly smaller than those on the first floor. A small four-light utility room window was located at the north end of the east elevation, and a 4/4 double hung window was aligned above on the second floor. A small window in the north porch provided light into the basement stair. It is uncertain if this opening was original or added later.

Original six-light basement windows were uniformly sized and set within concrete window wells, with the exception of four windows adjacent to an interior crawl space under the southwest corner of the house. These windows measured 6" narrower than other basement windows *(Fig. 2.2-6)*.

Windows were inset a couple inches behind the stucco exterior face and included an ogee corner



Fig. 2.2-6. South facing bay showing four original 6/6 first floor windows and six-light basement (crawl space) windows within concrete window wells. The asphalt shingle roof has replaced an original tin roof. The clear Plexiglas window well covers are modern additions.

trim. Simple wood sills were trimmed below with 2" skirts and small ogee moldings. Excluding those of the south bay and basement, all windows originally had shutters, which currently do not exist.

The Grange was designed with entrances on the north and west elevations. The formal entrance on the west greeted guests with a raised concrete landing. The elevated landing projected out 7'-4" from the first step in a flight of five leading up to a raised porch at the front door. A band of concrete that extended across the base of the first step held an iron boot scraper at each end *(Fig. 2.2-5)*.

A broad, eight-panel door sat centered within the recessed front entrance, flanked on each side by large 9/9 double-hung wood windows. Door and window jambs were trimmed with pilaster moldings. A curled iron knocker formed a prominent feature of the front door. Two large wall mounted iron light fixtures located on each side of the stair illuminated the west porch.

The north porch and entry primarily served business and servant uses, and actually consisted of three entrances. A U-shaped concrete stair led to doors on the east, west and south walls. The stair base is similar to the west entrance, with a band of concrete holding iron boot scrapers at each end. An iron hand rail is also located at both ends of the U-shaped stair *(Fig. 2.2-7)*.

An early photograph appears to show one (of probably two) original light fixture mounted on each side of the center door *(Fig. 2.1-20, page 11)*. These fixtures have been replaced with more modern lights, probably in the 1970s. *(Fig. 2.2-7)*.





Fig. 2.2-7 above, 2.2-8 below. Above: View of the north recessed entry porch. Below: View of original southeast porch openings.

An original open-air porch was located at the southeast corner of the house. It was probably accessed from exterior steps located on the east wall - in the location of an existing wood stair. The porch was relatively large, measuring approximately 16'-0" wide by 23'-0" long, and had two framed openings facing the tidal marsh to the south and another facing east *(Fig. 2.2-4)*. It seems likely the existing scored concrete floor was original, but this may have been installed at a later date.

A pair of twelve-light french doors, on the porch's north wall, were flanked by large 9/9 double hung windows, similar to those at the formal west entrance. The porch was illuminated by two wall mounted fixtures, one on each side of the windows *(Fig. 2.2-28)* (no longer extant). A similar pair of french doors were located on the porch's west wall *(Fig. 2.2-8)*.

Balconies above the north and west entrances existed as notable second floor features. Each included similar detailing, with a narrow painted



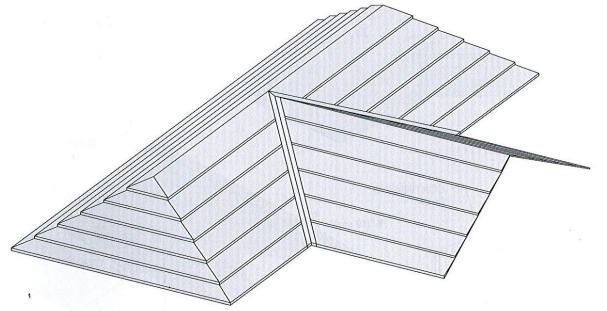


Fig. 2.2-9 above, 2.2-10 below. Above: View of scrolled rafter tails beneath the eaves on the south elevation. Below: Generic diagram of "Bermuda roof" metal seaming pattern; the name derived from the traditional flat tile or slate patterns used on much of that island's domestic architecture.

wood deck, simple iron railing, and four recessed wood panels stretching across the fascia (now lost on the west balcony). French doors provided access to the west balcony, but three windows only provided access to the north balcony *(Figs. 2.2-5 and 7)*.

A hipped roof ran around the perimeter of the house with overhanging eaves supported on scrolled rafter tails *(Fig. 2.2-9)*. The hipped roof surrounded a central flat roof, where three rectangular chimneys rose 5'-9" above the roof surface. Each of the brick chimneys had a stucco finish with a flat cap, and contained three flues. Neither the early line drawing nor early photographs show any flue protection.

The hipped and flat roof surfaces were originally covered with a flat seam tin roof, portions of which were reportedly uncovered during a c1979 roof replacement.[3] Metal seams on the hipped roofs originally ran horizontally. This banding effect can be seen in early photographs of the house and in the line work of the early pencil drawing *(Fig. 2.2-1)*. Historically such a seaming pattern had the



Fig. 2.2-11. Image of an original cast iron boot, located at the north end of the west elevation. The image also shows the slight flair observed at the base of all perimeter stucco walls.

name Bermuda roof, since the pattern replicated the horizontal lines created by flat tiles or slate used on island housing *(Fig. 2.2-10)*.

Early photographs and the early pencil drawing indicated the presence of perimeter gutters and corner downspouts (all no longer extant). Four original cast-iron boots do still exist, projecting 24" above grade *(Fig. 2.2-11)*.

Although not depicted on the early pencil drawing, a c1950 photograph shows what appears as a metal roof access enclosure with a gravity ventilator. This element was likely an original feature of the house *(Fig. 2.2-12)*.

The plan and detailing of The Grange have remained virtually unaltered, and most spaces have retained essentially the same functions they had in 1903, with three notable exceptions: William



Fig. 2.2-12. C1950 view of the original roof access structure and ventilator, taken from the top of an adjacent water tower (no longer extant). Image by Joseph Clark Graves, Sr., courtesy of Margaret Graves, his granddaugher.

3 George Clement (The Grange Caretaker from 1975-2010), telephone interview, April 26, 2012.

Page's office in the northwest corner of the house, an open porch in the southeast corner, and the second floor servant's quarters in the northeast corner.

The front entrance opened directly into the main hall, a large room centrally located in the house. An L-shaped stair ran along the north and east walls of the room to the second floor. The living room was located on the south side of the hall, accessed through a pair of pocket doors. A room that originally served as William Page's office was located north of the hall (this space has functioned as a family room since the 1970s). The dining room, located east of the stair hall, and with a butler's pantry and kitchen to the north, originally flanked an open-air porch to the south. Both the living and dining rooms had direct access to this porch (which was enclosed at a later date, perhaps in the mid-1940s). A powder room and service stair were located off the service hall on the north side of the house.

The main stair accessed the second floor through a railed floor opening, approximately 10'-0" square, and joined the second floor stair hall. The master bedroom extended the length of the house on the south side next to the stair hall. It included a bedroom, bathroom and dressing room. Based on the extent and the variety of the compartmentalized storage, the dressing room may have been custom-designed to satisfy the wardrobe requirements of Page's bride.

Guest bedrooms, containing closet lavatories, were located on the north and east sides of the second floor stair hall. The service stair, guest bathroom, and servant's bathroom were all located along the north side of the house, off a service hall leading to two original servant's quarters in the northeast corner of the second floor. These rooms have functioned as additional guest rooms in recent years.

The service stair narrowed and continued up into the attic where, initially, the space was probably left unfinished. From the first floor the service stair continued down into a full basement, which ran beneath the northern two-thirds of the house.

Principal first and second floor spaces originally had quarter-sawn pine flooring with a natural finish. Service area flooring had lesser grade painted pine flooring. Much of the original first floor flooring has been lost to insect and moisture damage.

A single baseboard style was used throughout the house. In keeping with this simple approach the





Fig. 2.2-13 above, 2.2-14 below. Above: Wear on a service stair newel post shows at least two layers of paint applied over an original brown stain. Below: Unpainted baseboard in a second floor closet retains its original stain finish.

door, window, chair rail, and fireplace trim were also of one style, with slight end variations depending on the installation. From a review of the physical evidence, it appears that all interior trim originally had a dark brown stain (now mostly concealed under multiple paint layers) *(Figs. 2.2-13 and 14)*.

A modest 4" crown molding was located in all principle spaces. The molding was held below the ceiling line, creating a 1/2" reveal at the top of plaster walls (a feature now concealed in rooms with renovated plaster ceilings).

Each of the three principle first floor rooms and the main hall had an operable fireplace (the stair hall fire box has subsequently been modified and sealed). Second floor fireplaces in the three principal bedrooms were stacked above first floor units. Fireplaces accounted for seven of the nine original chimney flues, with vents for a cast-iron kitchen stove and an original basement furnace or boiler occupying the remaining two *(Figs. 2.2-15 and 16)*.

Black iron and copper piping ran throughout the house, connected to fixtures in the kitchen and butler's pantry, powder room, and second floor





Fig. 2.2-15 above, 2.2-16 below. Above: Location of an original furnace/boiler vent which tied into the northwest chimney. Below: The original iron kitchen stove shown vented into the east chimney. 1972 photograph courtesy of June Kinkead.

baths and closet lavatories. The Grange retains many of its original porcelain and cast-iron sinks and tubs. Original toilets were replaced in the 1970s in all but the powder room.

Electricity was originally generated on site.[4] Equipment associated with this power generation has been removed and lost. In the mid-20th century a generator was located in a small structure approximately 150 feet east of The Grange. Whether or not this was the location of an original generator is uncertain. At least some of the original branch circuit wiring remains spliced into a more recent service.

A joint in the concrete basement floor reveals the location of one early piece of equipment, directly below the main hall. This may indicate the location of a coal-fired generator or an early boiler/furnace, but this is entirely speculative *(Fig. 2.2-17)*.

It is not clear what type of mechanical heating, if any, was originally used at The Grange. Remnants of ducted floor registers can be found in the basement ceiling, but these may represent mid-20th century alterations *(Fig. 2.2-18)*.

4 Joe Graves, *Cumberland Island Saved: How the Carnegies Helped Preserve a National Treasure*, Gravesend, LLC, 2009, p. 106.





Fig. 2.2-17 left, 2.2-18 right. Left: A joint in the concrete basement floor outlines the possible location an original generator or heating equipment. Right: Remnant of a floor register duct, located along the west wall of the living room.

If either a coal fired furnace or boiler were originally installed in The Grange basement, then some provision for the delivery of coal must have been made. It seems likely this would have occurred on the east side of the house, in the location of a more recently constructed concrete ramp *(Fig. 2.2-23)*.

Subsequent Alterations

No archival evidence has been found indicating when attic dormers were added to the house, or when the attic servant's quarters were completed. The physical evidence shows dormer framing is similar to other, original attic framing. Plaster walls, wood flooring, trim, doors and hardware in the servant's quarters are all consistent with original construction found in the floors below. If the purpose of adding dormers was to provide a habitable attic room, then both the dormers and servant's quarters were likely constructed at the same time, and probably within a few years of original construction *(Fig. 2.2-19)*.



Fig. 2.2-19. View of the attic servant's quarters and a portion of the east dormer window. Materials used in construction of this room closely match original materials found in the floor below. The textured plaster ceiling was added in a 1972 renovation.




Fig. 2.2-20 left and -21 right. Left: Cast concrete pots seen on The Grange chimneys are not original, but probably have an installation date no later than the mid-1930s. Right: Similar pots can be seen on chimneys above the Dungeness ruins.

Early photographs and the early pencil drawing indicate that the large concrete chimney pots were not original. Their installation date is the least certain of all exterior alterations *(Fig. 2.2-20)*. As a practical matter, William Page may have had them installed to protect uncovered flues from the elements. Similar pots can be seen on chimneys at the Dungeness and Recreation Guest House ruins *(Fig. 2.2-21)*, but their scale and appearance seems in contrast with the understated features found elsewhere on The Grange. If the pots are not associated with the William Page era, then almost certainly they were installed within a few years of the Florence Carnegie Perkins family moving into the house. An aerial photograph, which probably dates to the mid-1940s, shows the chimney pots in place at that time *(Fig. 2.2-22)*.

Beginning of Lucy Carnegie's Trust

Lucy Coleman Carnegie died in January of 1916. Her will provided a Trust, which was intended to maintain Dungeness and her island property until the death of her last surviving child.[5] The will also canceled the remaining $6,000 owed by William Page for construction of The Grange.

During the five years that followed Lucy Carnegie's death, William Page continued to work for the Carnegie children, managing the island property now controlled by the Trust. In September 1921 William Page died, following a brief illness. It is unknown how long Elinor Page remained at The Grange following her husband's death, but she probably left shortly thereafter.

Although William Page had paid for most of the construction costs associated with The Grange, the land it occupied had remained part of Lucy Carnegie's property. Perhaps as an incentive to leave the island, Elinor Page received a pension

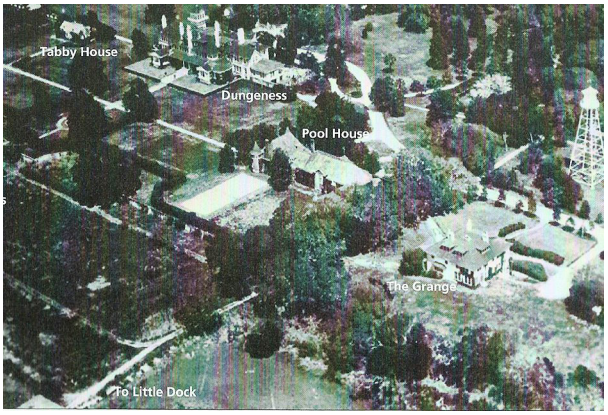





Fig. 2.2-22 above, 2.2-23 middle, 2.2-24 below. Above: An aerial photograph, probably dating to the 1940s, shows the Grange with chimney pots, dormer windows, and a ramp leading to the basement on the east side of the house. The photograph appears to also show windows enclosing the southeast porch. Image courtesy of Nancy Carnegie Rockefeller, *The Carnegies and Cumberland Island,* Page 83. Middle: View looking down the exterior service ramp (drive) leading to the basement. Below: The ramp was probably constructed in 1935, a date found inscribed in concrete at the head of the ramp .

from the Dungeness estate in exchange for any ownership claims she held at The Grange. Following Mrs. Page's departure, Florence Nightingale Carnegie Perkins (seventh child of Lucy Carnegie) took control of The Grange. This family included her husband Frederick Perkins and their three children, Curtis, Margaret, and Coleman.

The Carnegie Perkins Family at The Grange

For more than thirty years The Grange served as a Cumberland Island residence for the Perkins family, and during this period the house underwent its

5 Lucy Carnegie's will can be found in Nancy Carnegie Rockefeller's book, *The Carnegies & Cumberland Island*, Self-published, 1993.





Fig. 2.2-25 left, 2.2-26 right. Left: A furnace/boiler vent was run through the firebox and flue of the main hall fireplace, from the basement. Right: A ducted floor grate was installed in the sunroom, either during or sometime following the porch enclosure.

most significant alterations. Very little in the way of archival or physical evidence has been located to accurately date these changes, but photographs and interviews with family members have helped to sequence them.

The first and best documented date for a Perkins alteration is 1935, the year in which Frederick Perkins died. A construction inscription found in the concrete landing at the head of a large service ramp on the east side of the house included this date. Doors, windows, and a sump pit at the base of the ramp were likely installed at this time *(Figs. 2.2-23 and 24)*. Nathaniel (called Nate) Lane, a caretaker working for the Perkins during this period, reportedly spent much of his time in The Grange basement, which Florence Perkins kept stocked full of supplies. The ramp seems a peculiar addition, but Mr. Lane's recollection may provide the rationale.[6]

An aerial photograph probably dating to the 1940s appears to show the southeast corner porch enclosed *(Fig. 2.2-22)*. Family recollections of the time have faded, but Joseph Graves, great grandson of Thomas and Lucy Carnegie, remembers visiting his great-aunt (Florence Carnegie Perkins) at The Grange during WWII. He vaguely recalled that the porch may have been open at that time.[7] This could have been the case during the first few years of the war, but a c1943 photograph of Lucy Carnegie's five surviving children (including William and Thomas who both died in 1944) shows an enclosed porch in the background *(Fig. 2.1-35, page 20)*.

Two other alterations are associated with the enclosed porch, which more recently was called a sunroom. It is not known if these other changes coincided with the enclosure, or followed a few months or possibly years afterward.





Fig. 2.2-27 above, 2.2-28 below. Above: A mural detail from the north wall of the sunroom. Below: An owl painted in the location of one of the two original wall mounted light fixtures, where wiring still protrudes from the wall.

A ducted floor grate within the sunroom indicates modifications were either made to an original heating system, or perhaps a new system was installed. Little physical evidence remains to ascertain much about the heating equipment and associated ductwork in the house. Joints in the basement floor appear to indicate the location of some early equipment, but whether this equipment provided heat or power generation remains unclear. It does appear that a vent was tied into a southwest chimney flue around this time, possibly indicating the addition of a basement furnace. The vent took advantage of an original flue, and was run through the main hall fire box *(Figs. 2.2-25 and 26)*.

At some point following the porch enclosure an artist demonstrating considerable talent painted a mural on the four walls of the new sunroom. The mural's depiction of shore birds and vegetation is

6 Ibid.
7 Joe Graves, telephone interview, March 23, 2012.





Fig. 2.2-29 above, 2.2-30 below. Above: A c1950s image showing the porte cochere added to The Grange's west entrance. Image courtesy of Patricia Barefoot, *Cumberland Island,* Acadia Publishing, 2004. Below: A c1972 photograph showing the stair and second level deck added to the east elevation of the Grange. Image courtesy of June Kinkead.

impressively detailed, but the artist's identity remains unknown *(Figs. 2.2-27 and 28)*. It's rumored among family members that the artist had later achieved some measure of regional fame.[8]

The aerial photograph also offers an excellent snapshot of The Grange site in the 1940s. The small tree originally planted at the southwest corner of the house had matured, and rose above the eave line. A walk wound from the north porch to the road, screened on the northwest side by a line of shrubs Another walk led from the north porch to an access drive on the east side of the house. The drive connected with the basement service ramp. Plant material screened both the service ramp and this second walk from the road. Some kind of climbing vines grew up on both the south and east elevations *(Fig. 2.2-22)*.

A porte cochere was likely added in the 1940s, connecting with the formal west entrance, protecting the arrival of guests. The roof of the structure appears barely visible in the 1940s aerial image, but is clearly seen in a later photograph *(Fig. 2.1-29)*. The one-story structure extended from the second floor balcony, covering the loop drive.

8 Ibid.



Fig. 2.2-31. View of the roof access structure constructed in the late 1950s. This structure had louvers on all four sides and a larger internal fan, which made accessing the roof difficult.

Photographs show the structure constructed with a gently pitched hipped roof, supported on four corner columns. These columns lack any detail or ornamentation, and the connection to the house lacks sophistication, indicating what may have been a "handy-man" design and construction effort. Original fascia panels on the second floor balcony were undoubtedly lost at this time.

It may have been in the early 1950s that a second floor open deck was constructed out from the east elevation. The deck was accessed from the second floor dressing room and had a flight of stairs running to grade at each end *(Fig. 2.2-30)*. Reportedly, Florence Perkins considered the structure a fire escape, and inscribed "The steps of life" on one of the concrete stair pads.[9] Its construction appears similar to the porte cochere, with photographs showing a fairly crude and lightly framed structure *(Fig. 2.2-32)*.

A 1950s photograph of The Grange taken from the top of an adjacent water tower shows some, but not all of the shutters had been removed from windows *(Fig. 2.1-22, page 11)*. Apparently these were removed over time.

End of Lucy Carnegie's Trust

With the death of her sister, Nancy Carnegie Johnston, in 1954, long-time widow Florence Carnegie Perkins became Lucy Carnegie's last surviving child, and the Trust protecting the island would terminate with her death. The Carnegie heirs had organized themselves in advance and developed an equitable plan to distribute the property, which divided the island into ten tracts. The Perkins family was designated to receive The Grange. Florence Carnegie Perkins died in April 1962; she had left The Grange and moved to Florida at some time prior to her death.

9 Kate Hartsfield, telephone interview, March 30, 2012.

During the division of island property that followed Florence Perkins death, the Perkins children swapped tracts with the family of Lucy Johnston Graves (1907-1990), a granddaughter of Lucy Carnegie and daughter of Nancy Johnston, who took ownership of The Grange. From that point forward until the early 1970s, The Grange stood vacant.

It was also in the early 1960s that Okefenoke Rural Electric ran service to Cumberland Island. Independent power generation was no longer necessary on the island, and it may have been around this time that The Grange's generator was removed.

The National Park and Retained Rights for The Grange

With Nancy Carnegie Johnston's death in 1954, a discussion about Cumberland Island becoming a National Park began. The details were complicated and required the almost full support of the Carnegie heirs to achieve implementation. Initially these plans met with resistance, but by the mid 1960s many opinions had changed in favor of the Park. In 1967 Congress created and chartered the National Park Foundation, which could begin to purchase property on the island. The foundation worked as an interim owner, holding property on Cumberland until legislation established the Park.

A retained rights agreement was one mechanism used by the National Park Foundation to purchase additional island property. The agreement was structured to pay a previous owner some fraction of the property's true value, and in exchange that previous owner retained full use of the property for an established number of years. Lucy Johnston Graves sold The Grange to the National Park Foundation in 1970, with a forty-year retained rights agreement. Two years later, Congress established the Cumberland Island National Seashore, and President Nixon signed it into law.

The Grange becomes a Vacation Home

In 1972 Joseph Graves leased The Grange from his mother, and then subleased the property to a partnership of four couples; Hart and Joseph Graves, Mary and Homer Hail, Elizabeth (known as Betty) Ann and Walter Doyle, and June and Sidney Kinkead. Since The Grange had stood vacant for many years, the partnership quickly made plans to have it repaired/restored for family vacation use.

The following highlights some of the work described in a 1972 construction contract for repairs to The Grange. The full renovation contract can be found in the Appendices of this report.

Reno Contract
Exhibit "D:

General

Restore the entire water and plumbing system as necessary. Retain plumbing fixtures where reasonable.

Install new 200 amp electrical service. Replace existing wiring as required. Safety and economy to be the guidelines, with aesthetic considerations secondary.

New wiring should be provided in the Kitchen, Laundry Room, and Pump House. Reactivation of existing lighting and switches is not be considered necessary. Electric wall heaters shall be provided in the Sunroom, Living Room, Family Room and Master Bedroom. Master Bedroom and Attic Bedroom to be wired for 220 air conditioning.

Exterior

Repair deteriorated posts and wood on the rear deck. Cut off the portion of broken carport that is overhanging the front steps, finish and paint. Repair light fixtures. Coat the flat portion of roof with high grade waterproofing material.

Windows, Doors and Trim

Repair as necessary. Install new fiber glass screens. Repair or replace basement door and casing.

Interior

Clean and prepare walls for paint. Repair and refinish first floors. Clean upstairs floors. Check all fireplaces for use.

Kitchen Areas

Repair flooring with plywood. Install vinyl floor covering. Remove all old equipment. Install new sink.

Pantry

Repair flooring with plywood. Install vinyl floor covering.

Dining Room

Repair termite damaged floor. Prepare walls and woodwork for paint.

Sunroom

Prepare and paint woodwork only. (Walls okay)

Living Room

Install electrical outlets. Scrape paint and clean fireplace, walls and woodwork.

Stair Hall

Install electrical outlets. Prepare walls and woodwork for painting.

Family Room (Bedroom)

Prepare walls and woodwork for painting.

Powder Room

Repair flooring with plywood. Install vinyl floor covering.

Service Hall (Back Hall)

Repair flooring with plywood. Install vinyl floor covering.

Basement

Clean. Install large hot water heater and electrical service for freezer, washer and dryer in the Utility Room. Check stairs for termites and repair as necessary.

Second Floor Hall

Clean floors. Prepare walls and woodwork for painting.

Master Bedroom

Clean Floors. Prepare walls and woodwork for painting.

Guest Bedroom (Above Dining Room)
Clean floors. Prepare walls and woodwork for painting.

Guest Bedroom (Above Family Room)
Clean floors. Prepare walls and woodwork for painting.

Second Floor Bathroom
Repair Ceiling.

Second Floor Service Hall
Clean floors, keep wall paper. Prepare woodwork for painting.

Service Hall Bathroom
Install new vinyl flooring. Paint.

Guest Bedroom (Northeast corner)
Patch wall paper? Clean floors.

Small Guest Bedroom
Clean floors. Paint.

Attic and Service Stair
Clean. Prepare walls and ceiling for paint.

Based on the document language, the partnership intended to have the porte cochere and east deck repaired and maintained, but both were ultimately removed due to their poor condition *(Fig. 2.2-32)*. The specific contract scope was ambiguous as written, so period photographs and a physical investigation of the existing fabric help provide a more detailed understanding of the renovation.

Exterior work included repairs to stucco walls and the installation of aluminum framed window screens.[10] A concrete patio area and brick barbecue, located at the southeast corner of the house, may have been added around this time.



Fig. 2.2-32 above, 2.2-33 below. Above: The second floor east deck as it appeared in 1972. Below: Termite and moisture damaged floor in an unidentified room. Both images courtesy of June Kinkead.

Many of the original plaster ceilings had moisture damage and were encapsulated, rather than repaired, behind new gypsum board ceilings. A textured plaster finish makes these ceilings easily identifiable. Floor joists and original pine flooring had extensive termite and moisture damage in areas of the first floor kitchen and dining room. These conditions required floor patching and selective joist replacement under the 1972-3 work *(Fig. 2.2-33)*.

Although floor joists beneath the living room also showed significant termite damage, an inspection at that time concluded there was no recent termite activity and the framing was judged safe enough to leave in place, with the addition of a short beam installed beneath the hearth *(Figs. 2.2-39 and 40)*.[11]

A new electric service was installed, with some of the existing circuit wiring replaced and new circuits added. Original lighting fixtures were reportedly restored and reinstalled. Remnants of any prior ducted heating system were removed, and hard-wired electric heaters installed in recessed cabinets. Designated circuits were also added for window air conditioning units.

Some original supply and waste plumbing piping was maintained in the basement during the 1972-3 renovation, but reportedly all the branch piping was replaced.[12] The partnership made an effort to preserve original tubs and sinks during the renovation. It appears all toilets were replaced, with the exception of the first floor powder room.

New kitchen cabinets and appliances were installed at this time, replacing older cabinets and the original cast iron stove. Some effort was reportedly made to maintain the original kitchen layout *(Fig. 2.2-16)*.[13]

Most painted surfaces and wall coverings were applied following the 1972-3 renovation. The art nouveau wall covering in the main hall was replicated from a pattern found at the Plum Orchard mansion, another Cumberland Island residence, and installed at The Grange in 1994.[14]

10 George Clement, email notes, July 9, 2013.
11 George Clement, telephone interview, July 9, 2013.
12 June Kinkead, telephone interview, March 23, 2012.
13 Ibid.
14 "Transcribed Interview with June Kinkead ." Oral History Project, June 15, 1995, p. 24. CUIS Museum archives.



Fig. 2.2-34. One of the contractors lived at The Grange, while working under the Reno Contract. 1972 image courtesy of June Kinkead.

The island has never been a convenient construction site, and much of the months' long renovation was completed by contractors who lived at The Grange *(Fig. 2.2-34)*.[15] Once repairs were finally completed in 1973, the four families that formed the partnership worked out an equitable division of time to spend at The Grange.

As a vacation home the house frequently stood empty for extended periods, and the partnership decided to hire George Clement to watch over the place as a live-in caretaker. Mr. Clement was the fifth caretaker hired to look after The Grange, but the first to move into the attic. Upon his hiring in 1975, Mr. Clement began making improvements to his attic apartment, which included installing a sink and countertops, toilet, shower, stove, and rafter insulation.

Repairs and maintenance were Mr. Clement's responsibility and the following is based on his recollections.

Asphalt shingles were installed on the hipped roofs in 1977. The flat portion of the roof was prone to leaks and required frequent spot patching. In either 1978 or 1979 a new rolled asphalt roof surface was installed on the flat roof. Old roofing layers were removed at this time, hoping to achieve a better installation. A flat seam tin roof was found to be on the bottom layer. It was in poor condition and discarded. Roof leaks persisted and a second rolled roof was added in the 1980s. In 2000 an elastomeric coating was applied as the third roof layer.[16]

The Grange roof required frequent attention and Mr. Clement often found the existing roof access structure, with its large internal fan, difficult to use. He decided to replace this structure in 2000 and



Fig. 2.2-35. Image of the roof access structure constructed in 2000 to replace an earlier structure in the same location.



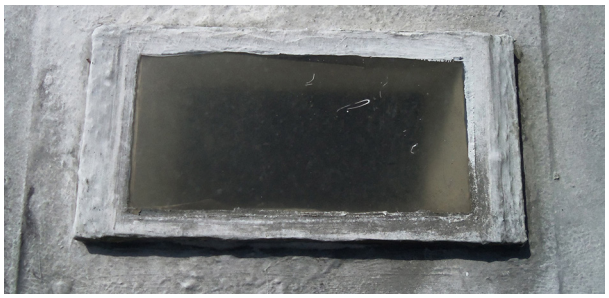


Fig. 2.2-36 above, 2.2-37 below. Above: An abandoned plumbing vent was removed in 2000. Below: A roof window was installed in the location of the removed vent.

constructed the roof top structure seen today *(Fig. 2.2-35)*. Also in 2000, an abandoned plumbing vent was removed. The small diameter opening added an appreciable level of daylight into the attic apartment, and Mr. Clement seized the opportunity to install a new roof window *(Figs. 2.2-36 and 37)*.[17]

A sump pump at the base of the eastern service ramp had at times proven insufficient to handle the surge of water developed during heavy downpours. Basement flooding was a constant concern, so a 12" high concrete curb was added at the threshold of the basement ramp doors *(Fig. 2.2-38)*.[18]

15 June Kinkead. telephone interview, March 23, 2012.
16 *Ibid*.
17 George Clement, telephone interview, April 26, 2012.
18 Ibid.



Fig. 2.2-38. The addition of a concrete curb at the basement service ramp doors was to reduce the occurrence of basement flooding after heavy rain events..

The Graves family, together with the Hail, Doyle, and Kinkead families, shared the use of The Grange from 1972 until the conclusion of the 40-year reserved property agreement, on 15 December 2010. George Clement, serving at the pleasure of the Kentucky partnership of the four families, acted as the property's on-site manager and caretaker, residing in attic rooms of the house almost year-round between 1975-2010.

Under the Stewardship of Cumberland Island National Seashore

Prior to taking possession of The Grange at the end of 2010, the National Park commissioned a *Condition Assessment and Life Cycle Cost Analysis* to report on the structure. Among the recommendations of this report were some items deserving immediate attention. Funding became available in 2012 to address the most pressing repair and maintenance needs of the structure and the work was completed later that same year.



Fig. 2.2-39 above, 2.2- 40 below left, 2.2-41 below right. Above: View showing new center beam installed beneath the living room (102) in 2012. On the right is a partial view of the beam (and post) installed beneath the hearth in 1972. Below left: 2011 image of termite damaged floor joist in the crawl space. Below right: New floor joists installed during 2012 repairs.



Fig. 2.2-42. An area of delaminated stucco at the west end of the north elevation was repaired in 2012.

A 2012 project made repairs to an area of badly damaged floor joists in the crawl space beneath the southwest corner of the house, and a center beam was installed. Sections of damaged sill plates were also replaced*(Figs. 2.2-39 and 41)*.

On the exterior of the house a relatively large area of delaminated stucco was repaired at the west end of the north elevation, and the house was repainted *(Fig. 2.2-42)*. Basement windows were a constant source of moisture infiltration and new Plexiglas covers were installed at all window wells, replacing weathered plywood and plexiglas covers *(Figs. 2.2-43 and 44)*.



Fig. 2.2-43 above, 2.2-44 below. Above: View of plywood window well covers as viewed in 2011. Below: Plexiglas window well covers were installed in 2012.

Development and Use Timeline for The Grange

1902 **Page Era** - Lucy Carnegie provides an island site and a $12,500 loan to William Page, allowing him to commence construction on his new residence, The Grange.

1903 The Grange is probably complete by November of this year, prior to Mr. Page's marriage to Elinor Bickford.

C1910 Four dormers are probably added along with construction of an attic servant's quarters. Pre-cast concrete chimney pots are possibly installed.

1916 Lucy Carnegie dies in January and her island property is now held in a Trust.

1921 William Page dies in September, and Elinor Bickford Page moves out of The Grange within the next few years.

C1930 **Perkins Era** - Florence Carnegie Perkins, daughter of Lucy Carnegie, and her family move into The Grange.

1935 A broad concrete ramp (drive) is constructed on the east side of the house, which provides access to the basement level.

early 1940s The southeast corner porch is enclosed. This may coincide with renovations to an existing, or installation of a new, ducted heating system. An artist paints a mural on the four walls of the enclosed porch. A porte cochere is constructed, connecting to the west entrance.

C1950 A second floor deck is constructed, which runs along the east side of the house. Access is from the original second floor dressing room and two end stairs. Many original window shutters are now removed.

late 1950s An original metal roof access structure is removed, and a new wood framed structure is constructed in its place.

1962 **Graves Era** - Florence Carnegie Perkins dies in April, and Lucy Carnegie's island Trust comes to an end and her island property is divided among the heirs. Lucy Johnston Graves, granddaughter of Lucy Carnegie, takes ownership of The Grange following a land swap with the Perkins family.

1970 After standing vacant for much of the last decade, Lucy Johnston Graves sells The Grange property to the National Park Service, with a 40 year retained rights lease.

1972 Joseph Graves leases the property from his mother, and forms a partnership of four families to use The Grange as a vacation home. The Grange receives much needed repairs and upgrades during a subsequent renovation. Both the porte cochere and east deck additions are removed on the exterior. The kitchen is gutted and modern cabinets and appliances installed. Many moisture and termite damaged floor areas are repaired. Moisture damaged plaster ceilings are covered with textured drywall. Plumbing and electrical upgrades are made. Most original plumbing and lighting fixtures are preserved. New finishes are applied.

1975 George Clement is hired as a live-in caretaker at The Grange. He turns the attic into his apartment, adding a toilet, sink, kitchen, shower, and rafter insulation over the next few years.

2000 A new roof access structure is constructed, replacing the earlier structure, a roof window is installed, and an elastomeric roof coating is applied over an earlier rolled roofing.

2010 **National Park Service Era** - Cumberland Island National Seashore takes possession of The Grange property at conclusion of the forty year retained property rights agreement.

2012 Funding becomes available and the Park makes needed repairs and maintenance to The Grange, which includes replacing termite damaged joists and sill plates, repair of damaged areas of stucco, new plexiglas basement window well covers, and painting the exterior.



Fig. 2.2-45. Early 1900s image of the Beach Creek Dock House showing a flag pole and what appears to be lattice work on the perimeter of the porch. The Dungeness mansion can be seen to the right of the dock house CUIS 4830 museum collection.

Beach Creek Dock House

Introduction

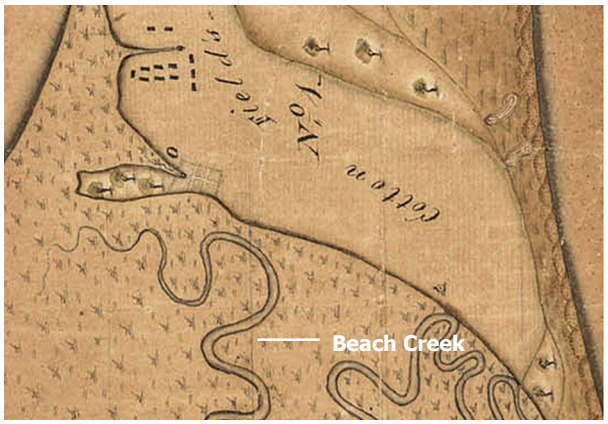
The Beach Creek Dock House - also called the Little Dock - is situated approximately one quarter mile southeast of Lucy Carnegie's Dungeness Mansion, and served as her private dock. Island access to the Dock House is from a narrow lane running along the west side of The Grange. The Grange sits on elevated ground two to three hundred yards to the northeast of the Dock House *(Fig. 2.2-46)*.

Construction on the Beach Creek Dock House probably occurred sometime during the mid-1890s. In June of 1894 Lucy Carnegie took delivery of her new Dungeness, a two-masted steam yacht measuring nearly 120' long, and later that year she was admitted as the first woman member in the New York Yacht Club. Construction on the Dock House may have coincided with these events, but this is purely speculative.

Unconfirmed accounts from older island residents say that Beach Creek had at one time several connections with Cumberland Sound, and maintained a constant water level more suitable for navigation.[1] Although the 1802 McKinnon map appears to show a generous width in the creek, it is difficult



Fig. 2.2-46. View looking down at the Dock House at high tide, from the south yard of The Grange.



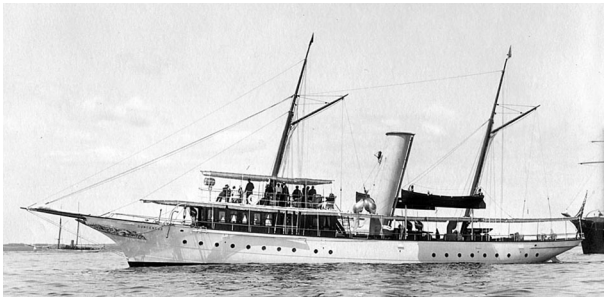


Fig. 2.2-47 above, 2.2-48 below. Above: 1802 McKinnon map detail. Carnegie Estate Records of Cumberland Island, ac. 1969-0501M, Georgia State Archives. Below: Image of the *Dungeness* yacht dated August 10, 1894. CUIS Museum Collection.

1 Telephone interview with George Clement (The Grange caretaker, 1975-2010). April 10,, 2013. In fact, Beach Creek has had and still does have a continuous connection to Cumberland Sound at the southern end. What Clement may be passing along is possible recollections of another more northerly connection to the Sound, which may have been due west of the dock before that area was filled in with dredge material.





Fig. 2.2-49 above, 2.2-50 below. Above: "House from 'Little Wharf' written in the hand of Lucy Carnegie, showing a dock on Beach Creek with the tower of Dungeness mansion in the background, c1890, prior to the 1897 renovations. Georgia State Archives, Carnegie Family Collection, Photograhic Album carn 01, p. 8. Below: This undated early 20th century image shows the original Dock House in a deteriorated state. CUIS 4985 museum collection.

to imagine how the 120' Dungeness yacht might have turned around in that waterway *(Figs. 2.2-47 and -48)*. Reports did indicate that Beach Creek often served as a safe harbor when severe weather threatened the island. Boats would be brought in and moored to the dock.[2]

The Dock House as Originally Built

Some of the building and all of the dock structure are now lost. Our understanding of the original building is based on a few early photographs *(Figs. 2.2-45 and -50)*, oral histories, and a physical examination of the construction that remains.

As seen on early photographs, the Beach Creek Dock House was accessed from the island on an elevated boardwalk from the north. The boardwalk passed onto a covered deck, which wrapped around the south and east walls of an enclosed boat house. The covered deck was semi-enclosed, with diagonal lattice positioned between posts







Fig. 2.2-51 above, 2.2-52 middle, 2.2-53 below. Above: View from the northeast showing the rolling door opening on the east wall and two north wall window openings. Middle: Original window opening on the north elevation, showing flat trim and wood sill. Below: Barn door style flat track and trolley hardware on the east sliding door.

and railings. On both the south and east elevations, a pair of window-sized framed openings were located flanking each side of a large utilitarian opening. These large openings each aligned with a sliding wood door accessing the boat house.

The boat house enclosed a 24'-3" square. Its offset location beneath a larger hipped roof is what

2 Telephone interview with Margaret Graves. April 22, 2013.







Fig. 2.2-54 above, 2.2-55 middle, and 2.2-56 below. Above: The tops of three original floor joists buried in alluvial deposits. Middle: A pair of wooden hooks located on the south interior wall of the boat house. Below: View of original wooden lockers in the southeast corner of the boat house. Similar lockers were located on the opposite wall. Mid-1990s image courtesy of George Clement, The Grange Caretaker.

formed the covered south and east decks. Walls of the enclosure are currently sided with 2-1/2" wide tongue-and-groove cypress, much of it blind nailed. A sliding wood door was centered between two 6/6 double hung windows on the south elevation. A similar sliding door, centered on the east elevation, is extant. Both doors rolled on flat iron track and trolley hardware *(Fig. 2.2-53)*. As mentioned above, these doors originally aligned with large openings in the perimeter lattice work. The north elevation had two 6/6 windows, and the west wall had one, centered *(Fig. 2.2-51)*. Windows are no longer extant, but original flat trim and wood sills can be found on three of the five openings *(Fig. 2.2-52)*.

Original interior finishes are now lost, but buried floor joists confirm the boat house once had a

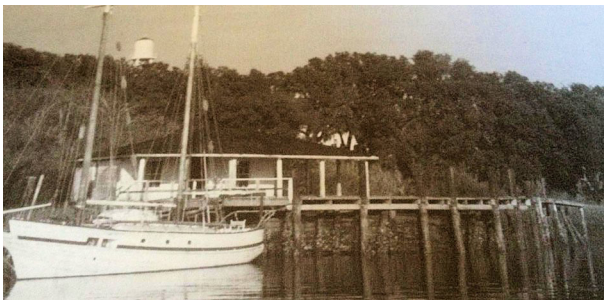




Fig. 2.2-57 above, 2.2-58 below. Above: A 1952 image showing a boat anchored off the Dock House. Published in Nancy Carnegie Rockefeller, *The Carnegies & Cumberland Island,* Page 124. Below: Image showing rafters tied into four ridge beams, which meet at center post.

wood floor *(Fig. 2.2-54)*. A pair of wooden hooks on the south interior wall of the boat house, and wooden lockers (no longer extent) are the only original interior features known to have existed. These lockers were located at the south end of both the east and west walls *(Figs. 2.2-55 and 56)*.[3]

An undated early photograph *(Fig. 2.2-45)* appears to indicate the original enclosed boat house sat on piles within Beach Creek. A later image, dated 1952, seems to show some type of cribbing located beneath the Dock House *(Fig. 2.2-56)*. Cribbing remnants can still be found at the southwest corner of the dock. It is unknown if this was an original feature, or something added to the dock to forestall erosion.

The original building structure remains, and consists of full 2" by 4" studs, with 4" square corner posts. Rafters measuring 2-1/4" by 4" are tied into four 2" by 6" ridge beams, which form the four hips of the roof. Ridge beams meet at a 6" square center post, which originally supported the tall flag pole seen in an early 1900s image *(Figs. 2.2-45 and 58)*. Its uncertain if a second post, set approximately mid-span on the northwest ridge beam, is original. Rafters and ridge beams are secured to rafter plates with twisted steel anchors.

3 Telephone interview with George Clement (The Grange caretaker from 1975-2010). April 10,, 2013.

Roof banding, vaguely visible in early photographs, suggests that the Dock House orignally had a painted tin Bermuda roof similar to The Grange.

An original dock stretched beyond the boat house in both the east and west directions. It appears from photographs that a standing dock was located at the west end, and a floating dock on the east (the entire dock was reconstructed in later years).

Subsequent Alterations

One immediately notices the difference in grade between early images of the Beach Creek Dock House and its present site elevation. Composition of the surrounding soil suggests fill material was brought in and placed along the north and east sides of the structure, in the location of the original boardwalk *(Fig. 2.2-59)*. This alteration likely occurred mid-20th century. Undoubtedly, the cumulative effect of tidal flows has also contributed to changes in the surrounding grade.

An undated early 20th century image *(Fig. 2.2-50)* indicates that many features original to the Dock House have remained unchanged, but much has lacked regular maintenance. A 1952 image shows the loss of all perimeter lattice enclosing the south and east decks. The original tin roof existed at that time, but the flag pole had been removed *(Fig. 2.2-57)*.





Fig. 2.2-59 above, 2.2-60 below. Above: A c1960 image showing a dirt path running along the east wall of the boat house, where an elevated pier once stood. Below: A photograph from the same period showing apparent modifications to the original dock. Original lattice work and railings are gone, and the original tin roof has been replaced with a standing seam metal roof. CUIS 4202 and 4203 museum collection.

Photographs dating to the late 1950s or early 1960s *(Figs. 2.2-59 and 60)*, show that the floating dock and its pilings had been removed. In their place, a standing dock was located, at the southeast corner of the Dock House. The original flat seam tin roof had been replaced with a standing seam metal roof. Besides the roof replacement the Dock House received minimal upkeep, seen in the images with deteriorated decking, unpainted surfaces, and a window missing on the south wall.

By the 1960s, grade level had changed dramatically around the Dock House. An earthen path ran along the east side of the structure where an elevated boardwalk once stood. Interior wood flooring was probably missing or badly deteriorated at this time. Foundations had either failed or had become buried as evidenced by blocking seen placed under the northeast corner of the enclosure *(Fig. 2.2-59)*.

The small dock continued to prove a useful island access point throughout the 20th century, but nothing was found to indicate what, if any, purpose the enclosed boat house may have served from the 1930s through the early 1970s. Lucy Carnegie's Trust funded the nominal repairs and maintenance made to the Dock House, until the death of Florence Carnegie Perkins in 1962.

New Ownership

A division of property followed the death of Mrs. Perkins, and Lucy Johnston Graves received the Dock House and The Grange in the final settlement. In 1970 Mrs. Graves sold her property to the National Park Foundation, with a forty year retained rights agreement. Her son, Joseph Graves leased the property from his mother in 1972. He formed a partnership of four families to share in the property's use and expenses.

By 1975 the existing standing dock was in poor condition and the partnership funded its replacement. The new dock, located at the southeast corner of the Dock House, was constructed at the same elevation as the prior dock *(Fig. 2.2-61)*.[4]

The partnership that leased the property constantly had to weigh their interest in conserving the

4 Ibid.





Fig. 2.2-61 above, 2.2-62 below. Above: A new standing dock was constructed in 1975. Below: "Broocke 1995" The contractor who made repairs to the boat house foundation left his name and date in the northwest foundation wall.

structures with the challenging cost of construction on the island.[5] Thus, in 1975, they replaced the dock, but left repairs to the enclosed boat house to the future *(Fig. 2.2-61)*. By 1995 the boat house had developed a significant lean toward the southwest, and appeared verging on collapse. The partnership solicited cost proposals for repair, and the building's condition and location resulted in several high bids. The contractor chosen for the work offered a novel and cost effective solution for stabilization and repair. The structural frame was braced and the boat house jacked up a few inches and leveled. Concrete forms were constructed between a rubble-stone base and the top of the sill plate. Cement was hand mixed within the formwork and left to cure. Once the cement had set, the supporting jacks were removed.[6] With the project completed, the contractor left his name and date on top of the northwest corner foundation "Broocke 1995" *(Fig. 2.2-62)*.

A level boardwalk originally ran along the south wall of the boat house, connecting the east and west docks. The stabilization project had elevated the boat house a few inches, and a new boardwalk was constructed, with two steps leading down to the southeast standing dock level. A short pier was added off the boardwalk, which gave access







Fig. 2.2-63 above, 2.2-64 middle, and 2.2-65 below. Above: Looking from the west, a view of the Dock House and floating pier. Middle: View looking towards Beach Creek and down the ramp which connected the floating dock with a short pier on the south side of the Dock House. Below: A notch cut into the hipped roof was to provide added head height for users of the floating dock pier.

to a new floating dock *(Figs. 2.2-63 and 64)*. Concerned that someone might hit their head going to and from the pier, George Clement - The Grange caretaker - cut a notch into the hipped roof on the south side of the structure *(Fig. 2.2-65)*.

In 2000 Mr. Clement rebuilt the boardwalk running along the east side of the boat house and made repairs to the standing dock.

During the 40 year retained rights agreement, from 1970 to 2010, The Grange occupants made regular use of the Dock House. The docks continued to provide convenient boat access to The Grange and

5 Telephone interview with Margaret Graves. April 22, 2013.

6 Telephone interview with George Clement (The Grange caretaker from 1975-2010). April 10,, 2013.





Fig. 2.2-66 above, 2.2-67 below. Above: During the 40 year retained rights agreement (from 1970-2010) the boat house was used to store a variety of fishing and boating items used by The Grange occupants. Below: A 2013 view at low tide, looking west from the standing dock towards the short pier that had once connected to the floating dock.

boats, cast nets, and crab traps were stored in the boat house *(Fig. 2.2-66)*.

Sometime between 2010 and 2012 severe weather washed away the floating dock and ramp, leaving only the short pier seen today *(Fig. 2.2-67)*.



Fig. 2.2-68. View of the Pump House from the southwest.

Pump House

Introduction

The Pump House is a small wood frame structure sitting approximately fifty yards to the southeast of The Grange. The pump draws water from a well located outside its west wall and pumps this water into a pressurized 1,000 gallon tank situated on the north side of the building. This pressurized tank maintains a ready supply of water to the many plumbing fixtures within The Grange *(Fig. 2.2-68)*.

Date of Original Construction

A construction date for the Pump House is uncertain, but most likely it was constructed in the mid 1950s. The structure does not appear in a c1950 aerial view, taken from an adjacent water tower *(Fig. 2.1-22, page 11)*, and its wood-grained siding style had lost most of its popularity by 1960.[1]

The Pump House as Originally Built

The structure measured approximately 8'-0"square and sat on a concrete slab, with no visible foundation. Wall and roof framing consisted of 2 by 4 studs spaced on 24" centers, with 1 by 6 board sheathing. An entrance was located on the south wall, and a six-light window was located on the east and west sides of the building *(Fig. 2.2-69)*.

A small pump, circuited to The Grange basement, drew well water into a large pressurized storage tank which serviced the house.

Alterations

An asphalt shingle roof was replaced in kind in the 1980s, and prior to 2000 an earlier entry door





Fig. 2.2-69 above, 2.2-70 below. Above: Interior view showing original framing, sheathing and six-light window on the east wall. Note the significant termite damage to the northeast corner sheathing. Below: Prior to 2000, the original door was replaced with the braced plywood door shown.

was replaced with a cross-braced plywood door *(Fig. 2.2-70)*. The 1-horsepower pump is the latest in a series of replacement pumps installed in the structure. [2]

1 *Early 20th-Century Building Materials: Siding and Roofing, Facilities Tech Tips*, United States Department of Agriculture, Forest Service, Technology Program. February, 2008.

2 Telephone interview with George Clement (The Grange caretaker from 1975-2010). April 10,, 2013.

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Physical Description



Fig. 2.3-1. Despite 100 years of use, and a decade of vacancy, The Grange retains much of its original fabric. A view of The Grange looking from the northwest.

Overview

Construction on The Grange began in 1902 and was probably completed by late 1903, as the residence of William and Elinor Page. By 1900 William Page was Lucy Carnegie's most trusted and indispensable employee, managing both her island property and general business affairs. The Grange was constructed on land provided by Lucy Carnegie located within a few hundred yards of her Dungeness mansion.

A handsome two-story structure, The Grange provided William and Elinor Page 5,490 square feet of space on the first and second floors, this included a 300 square foot office on the first floor and approximately 500 square feet of servant's living space on the second. A 1,780 square foot basement is located beneath the northern two-thirds of the house. Within a few years of construction, a large attic space was also made habitable with the addition of four dormer windows and a finished servant's room (302) *(Fig. 2.3-57)*.

The Grange remained occupied over most of its 100-plus years, and remarkably maintains most of its original details and historic character *(Fig. 2.3-1)*.

Site

Introduction

The Grange is located approximately one quarter mile southeast of Lucy Carnegie's Dungeness, situated between the Carriage House and the Recreation Guest House ruins. The Grange occupies the last portion of high ground before it quickly falls away to the tidal marsh in the south.

Site structures with historic significance include the Beach Creek Dock House, southwest of The Grange *(Fig. 2.3-2)*, and may also include the Pump House to the southeast *(Fig. 2.3-6)*. A detailed discussion of both these structures will follow later in this section. Other site structures with no known significance include the shower house and wood deck, the garage, generator house, and a wood privacy fence *(Figs. 2.3-3, 4, and 5)*.

An unpaved drive loops around the west side of the house, which is also the formal entrance. The drive makes use of an earlier lane which leads down to the Beach Creek Dock House. Bounded by the Recreation Guest House to the west and grade constraints on the south, the drive's current configuration may closely resemble the original 1903 drive.

Landscaping around The Grange is limited to foundation planting along the west wall, and the northeast corner of the house. Larger plant mate-



Fig. 2.3-2. View of the Beach Creek Dock House, looking from the south yard of The Grange.







Fig. 2.3-3 above, 2.3-4 middle, 2.3-5 below. Above: Two-car garage located to the northeast of The Grange. Middle: Shower and wood deck located adjacent to the north entrance of the house. Below: Generator Shed located east of the house.



Fig. 2.3-6. View of the southeast corner of the Pump House, located southeast of The Grange.





Fig. 2.3-7 above, 2.3-8 below. Above: View of the service ramp sump pit. Below: A concrete curb at the basement door reduces the threat of basement flooding during heavy rains.

rial is located at each end of the west elevation. The drive loops around a mature Oak on the west side of the house. On the east side, plant material and a wood privacy fence screen a large service ramp. A mature orange tree stands next to a concrete patio at the southeast corner of the house.

Concrete Service Ramp

A concrete service ramp was installed on the east side of the house in 1935 *(Fig. 2.3-26)*. At that time the basement was stocked full of supplies and apparently the large ramp was needed for deliveries and basement access. The ramp has a scored concrete surface, with retaining walls along the full length of the ramp. The ramp appears in good condition.[1] The north retaining wall has a crack, probably caused by the roots of a nearby tree.

During heavy rain events a cascade of water flows down the ramp, with a small sump pit the principal defense against basement flooding. The sump is located at the base of the ramp and pumps water back to grade through a PVC pipe. Water is then piped to a drainage line at the southeast corner of the house *(Fig. 2.3-7)*.

1 Refer to Section Notes on page 45 for condition descriptions and actions.

Occasionally the water volume would exceed the pumps capabilities, so a 12" high concrete curb was added at the basement door in the 1990s. This greatly reduced the risk of basement flooding, so long as the pump continued to function *(Fig. 2.3-8)*.

Power disruption to the generator or mechanical failure at the pump could result in basement flooding during a heavy rain storm. The current arrangement is considered a poor condition.

Perimeter Drainage

The house is currently without gutters and downspouts. Rain water running from hipped roofs has washed out channels in the ground around the building's base. This accumulation of moisture at the foundation wall and basement window wells is a poor condition *(Fig. 2.3-9)*. Concrete and wood walking surfaces on the north side of the house are subject to the same exposure to roof runoff. With little direct sunlight, mildew has flourished in the damp environment, making walking surfaces exceptionally slippery and hazardous when wet *(Fig. 2.3-10)*. This is also a poor condition.





Fig. 2.3-9 above, 2.3-10 below. Above: Rain water washing off hipped roofs has formed a depression in the soil surrounding the house. Below: Mildew is pervasive on the north side of the house with rain water draining from the roof and little sunlight reaching the ground. Mildew covered surfaces such as wood and concrete become extremely slippery when wet, and a potential hazard for visitors.

Section Notes

1 - Building Orientation

The front of the Grange is actually oriented to the northwest. In an effort to simplify physical descriptions, the front elevation is referred to as the west elevation. All directional information used in this section is based on this revised orientation.

2 - Material Condition

The condition of building materials described in this section are classified into one of four categories; good, fair, poor, and missing. Each condition has a general action recommendation applicable to the historic or character-defining materials. Materials which appeared after the period of significance (after 1962) are excluded from these recommendations. For non-historic materials or elements, the Park needs to decide whether to maintain them, or remove them and return the surroundings to a condition that more closely conforms to the period of significance.

Good Condition: The Park should continue to provide routine maintenance and inspection of the material/element.

Fair Condition: The Park should take special precautions to avoid further deterioration of the material/element and make repairs as resources become available to restore to good condition. Building elements which do not comply with current accessibility standards may also be included in this category.

Poor Condition: Immediate repairs are recommended to the material/element to restore to good condition and prevent further risk, either directly or indirectly, to adjacent materials.

Missing: The Park may wish to consider future reconstruction of an historic element if sufficient physical or documentary evidence is available, or if modifications to a current condition allows the element to be restored.

Specific work recommendations can be found in the Treatment and Use section of this report.

3 - Reference Plans

The location of room, door and window designations referenced in this section can be found on building key plans *(Fig. 2.3-57, page 63)*.



Fig. 2.3-11. View looking from the brick barbecue toward the southeast corner of the house, showing an arbor covered wood stair leading from the house to a concrete patio.

Concrete Patio and Brick Barbecue
A patio area, formed with 12" square concrete pavers, is located off the southeast corner of the house. Pavers are level, tight and in good condition. A brick barbecue is located south of the patio. With missing and damaged brick, the barbecue is in fair condition *(Fig. 2.3-11)*.

Water Supply and Sewerage
Water is drawn from a well at the Pump House and stored in a pressurized 1000 gallon tank. The tank is without a chlorination injection system to prevent the growth of bacteria. Water service branches into two separate lines, the fire hose and domestic water. The well, tank, and pump system appear in fair condition.

Hose bibs are located at the southeast and southwest corners of the house, and one is located on the roof. The hose bibs are in good condition.

Two septic tanks are located on the south side of the house. One septic tank serves the bathrooms. The second serves the kitchen (106), laundry room (107), and sump pit at the base of the service ramp.

Site Lighting
A modern wall mounted fixture is located on the east elevation, and a pole mounted patio light is located at the southeast corner of the house. Original exterior fixtures are discussed under building elevations. Site lighting appears in good condition.

Lightning Protection
Lightning protection consists of a single metal pole clamped to the northwest chimney, with a conductor running down the north wall of the house. Lightning protection is not code compliant and considered in poor condition.



Fig. 2.3-12. Image of the west elevation and formal (front) entrance.

The Grange Exterior

The Grange is a two-story platform framed structure with a stucco finish and a hipped perimeter roof. Distinctive building features would include a bay window on the south elevation, four dormer windows, three large chimneys, and most notably the recessed porches on the north and west elevations. The majority of exterior features date to the time of original construction.

Elevations

West Elevation:
The formal entrance to The Grange is from the west and this elevation features a two-story recessed porch centered in a symmetrical facade. The west elevation remains essentially unchanged from the time of original construction, with the exception of missing window shutters, gutters and downspouts, and horizontal panels on the balcony fascia (*Fig. 2.3-12)*.

Brick foundation walls extend approximately two feet above grade and have a stucco finish showing a slight outward cant. Brickwork may have been corbeled above grade to provide a smooth stucco transition at the sill plate. Stucco walls are painted and have roughly patched areas above some basement windows, but appear in good condition (*Fig. 2.3-13)*.

Basement windows are set within 1'-0" wide by 3'-0" long concrete window wells, which align with the four window bays above. Window wells have modern plexiglas coverings to prevent moisture from penetrating into the basement (*Fig. 2.3-13)*.

In addition to the four window bays facing west, two first floor windows are set in the side walls of



Fig. 2.3-13. The basement window, at the east end of the north elevation, shows a typical concrete window well, with a modern plexiglas cover. The slight cant at the base of stucco walls is visible at the corner.

the porch recess. A detailed description of windows follows later in this section.

A 4'-1" wide elevated walk projects 7'-4" from the first step, in a flight of five cast-in-place steps which lead to a landing at the front door. Steps are located within the porch recess and have 11-1/2" runs and 6" risers. A 2'-4" wide at-grade concrete skirt runs at the base of the first step. The skirt terminates with a radius at each end, and an iron boot scraper. The west porch stair is painted and in good condition *(Fig. 2.3-14)*.

The front entry door (D1) is centered within the porch recess. The front door measures 3'-6" wide, the widest single leaf door in the house. The door has eight raised panels, with larger panels top and bottom. Original door hardware includes three iron leaf hinges, oval knobs set on escutcheon plates, and a substantial curled iron knocker. The exterior knob has a smooth surface while the interior knob has a beaded edge. The iron knocker, measuring 3" wide by 1'-1" tall, is centered on the door and easily heard throughout the house. A modern keyed dead bolt has been added above the original hardware *(Figs. 2.3-14, 15, 16 and 17)*.









Fig. 2.3-14 above, 2.3-15 bottom left, 2.3-16 bottom center, 2.3-17 bottom right. Above: Cast-in-place concrete steps leading to the front door in the west porch. Bottom left: 8 panel front door. Bottom center: Curled iron knocker. Bottom right: Oval door knob and escutcheon plate.

A wood framed screen door appears to be original. It has two pivot hinges, a closer, and a hook and eye latch. Both the front door and screen door are painted and in good condition.

A large 9/9 double hung wood window is located on each side of the entry door. A detailed description of windows follows later in this section.

A narrow second floor balcony stretches across the recessed porch, above the entry door. The balcony is 3'-0" deep and has a painted iron railing. The original balcony fascia was likely embellished with four narrow panels, which were likely lost with the addition of a mid 20th century porte cochere. The balcony and railing are in good condition *(Fig. 2.3-18)*.

Access to the second floor balcony is through a pair of 2'-3" wide french doors (D22), with each leaf having twelve-divided lights. The north leaf has top and bottom flush bolts, and the south is secured to the north with two throw bolts. An original door pull is missing on the south leaf. An outer pair of wood framed screen doors have a simple hook and eye latch. Balcony doors are painted and in good condition.



Fig. 2.3-18. Image of the second floor balcony, railing, and wall-mounted light fixtures, located within the west recessed porch. The only gutter on the house is the section seen above the west porch.

Matching wall-mounted iron light fixtures are located on each side of the porch recess. These light fixtures were reportedly restored in 1972, but probably lack UL testing *(Fig. 2.3-18)*.

North Elevation:
The north elevation is similar to the west, featuring a two-story recessed porch centered between four window bays. The symmetry of the elevation is broken by a wing projecting 6'-6" on the east side of the porch. Unlike the formal west entrance, the north porch originally provided servant and business access to the house *(Fig. 2.3-19)*.

Exterior wall construction matches that described for the west elevation. The walls are painted and considered in good condition. Two north facing window bays are located on each side of the porch, and a first and second floor window is located on the west wall of the projecting wing.

A U-shaped flight of five cast-in-place concrete steps lead to three first floor door openings. Steps have 10" runs and 6" risers, with an at-grade concrete skirt similar to the west elevation. At each end of the U-shaped stair is a painted iron railing. A removable hand rail, installed c2000 on the east side of door D4 is missing *(Figs. 2.3-20 and 21)*. The concrete stair and railing are painted and in good condition.

There are three original first floor doors located within the porch recess. Two side doors (D3 and D5) both measure 3'-0" wide and have five horizontal panels. A kitchen pantry is accessed from the east door. The west door accesses a room which originally served as William Page's office. Door D4 is centered in the recess and enters into the service stair hall. It measures 3'-4" wide and has two horizontal bottom panels with nine divided lights above *(Fig. 2.3-22)*.



Fig. 2.3-19. Image of the north elevation showing a recessed porch similar to the one found on the west elevation.





Fig. 2.3-20 above, 2.3-21 below. Above: View of the north recessed porch. Below: The iron sockets located on the wall and hand rail were installed c2000 to hold a removable rail.

Original door hardware includes two iron leaf hinges on doors D3 and D5, and three hinges on the wider door D4. Doors D3 and D5 have an original bronze oval knob, with a beaded edge on the exterior. D3 has a black porcelain knob on its interior and D5 has a glass interior knob. The original hardware on door D4 has been reversed, with its black porcelain knob now on the exterior and the oval bronze knob on the interior side of the door. All three doors have original keyed lever locks. The lock faceplate is missing on door D3. Door D4 has a more modern keyed dead bolt added above the original hardware. A keyed dead bolt was also added to door D3, but has been removed. Doors and hardware appeared in good condition *(Fig. 2.3-23)*.

An original wood framed screen door is located at each of the three door openings. Screen door hardware includes one pair of hinges, an exter-



Fig. 2.3-22 above, 2.3-23 below. Above: An exterior view of each of the three north porch doors; D3 (left), D4 (center), and D5 (right). Below: Interior hardware on each of the porch doors; D3 (left), D4 (center), and D5 (right).

ior metal pull, and a hook and eye interior latch. Original hinges have been replaced on door D3, with a pair of more modern spring hinges. Screen doors are painted black and in good condition.

First floor porch windows include two original 6/6 double-hung windows, and a small window into the basement stair. The small window has been reglazed, but it seems likely it was an original opening. Three typical second floor windows face onto the balcony.

A 3'-0" deep balcony is located on the second floor. Its details include a painted iron railing, identical to the west balcony, and four original fascia panels *(Fig. 2.3-24)*. With no indication of an original second floor door, it appears balcony access had always been by window only. The balcony and railing are in good condition.



Fig. 2.3-24. Four original narrow panels stretch across the north balcony fascia.

An original light fixture on each side of door D4 is missing. Undated replacement fixtures have been installed *(Fig. 2.3-20)*.

The north elevation remains essentially unchanged from the time of original construction, with the exception of missing window shutters, two exterior light fixtures, gutters and downspouts. The large north facing dormer window was not original, but its construction is believed to date within a few years of original house construction.

East Elevation:
The east elevation is considered the back of the house, and window and door placement appear more a matter of function than design. Of the four house elevations, the east has undergone the most significant alterations. These changes include the 1935 addition of a 16'-0" wide basement service ramp and the southeast corner porch enclosure, which possibly dates to the late 1940s. A second floor door opening is all that remains of a mid-20th century deck addition, which stretched across the east elevation. An east facing dormer window was probably added within a few years of original construction, and like other elevations, original gutters and shutters are missing *(Fig. 2.3-25)*.

The stuccoed east wall matches the appearance of other walls of the house. All ten first and second floor window openings are original, with the exception of window W11 at the enclosed porch. Basement windows W65 and W66 and thier window wells are also original, but the paired windows W67 were probably added in 1935. Plexiglas window well covers were installed in 2012, replacing earlier plywood and plexiglas covers. The stucco wall and windows on the east elevation appear in good condition.



Fig. 2.3-25. View of the east elevation, looking from the northeast.



Fig. 2.3-26. View of the concrete service ramp installed in 1935. The basement doors and windows shown were also likely installed at this time.

None of the three door openings on the east elevation are original. Door opening D55 probably dates to 1935, but the pair of six panel doors within this opening are much newer. A pair of ten-light french doors and transom were installed by the late 1940s at opening D2. A six panel door D23 was once associated with a second floor deck, and probably dates to c1950.

Each leaf in opening D55 measures 1'-11" wide and has a top flush bolt. The north leaf has an anodized aluminum knob. A 12" high concrete curb was added to the door threshold in the late 20th century, in an effort to prevent basement flooding. The doors and hardware are in good condition.

Opening D2 measures 2'-5" wide and includes paired doors and a transom window, each having ten divided lights. Door hardware includes two hinges on each leaf, with an exterior bronze knob on the south leaf that lifts an interior lever latch. Aligned loops on the latch and housing allow the doors to be padlocked. The north leaf has modern top and bottom flush bolts. The north leaf has a cracked bottom pane and a little damage to the glazing stop. The doors are painted and in good condition. Painted wood screen doors are in good condition *(Figs. 2.3-27 and 28)*.





Fig. 2.3-27 left, 2.3-28 right. Left: View of wood stair and screen doors at opening D2. Right: Interior view of french doors in the same opening.



Fig. 2.3-29. View of The Grange's south elevation.

The painted wood stair and railing accessing the enclosed porch are crudely constructed, weathered, and in fair condition.

A six panel second floor door at opening D23 is fixed in place. Hinges remain, but other door hardware has been removed.

South Elevation:
The south elevation is the least complicated of the four building elevations. It has a 13'-2" wide bay window projecting 1'-10" from the face of the wall. Aligned within this bay are four small 6/6 windows. The first floor bay is centered on two of the four second floor windows. The remaining two second floor windows are nearly centered above original first floor porch openings at the east end of the wall. The porch openings are now enclosed with two pairs of 6/6 windows. There are two original window wells located at the base of the projecting bay. Both provide natural light into a crawl space beneath the first floor living room (102). Protective plexiglas covers over the concrete window wells were installed in 2012, replacing worn plywood covers. Windows are painted and in good condition *(Fig. 2.3-29)*.

Exterior wall construction matches that described on other elevations. Stucco walls are painted and considered in good condition. An enclosed porch, missing window shutters, and two dormer windows are notable deviations from the original appearance of east elevation.

Roof

The roof is configured as an almost perfect square, broken only by a small building wing projecting 6'-6" at east end of the north wall. The center portion of the roof is flat, surrounded by perimeter hipped roofs. The roof's configuration (excepting the later addition of dormers), the location and appearance of chimneys, and the eave details remain unchanged from the time of original construction.



Fig. 2.3-30 left, 2.3-31 right. Left: View of asphalt shingled hipped roof and corroded flashing on the north side of the house. Right: Rolled roofing with a coated elastomeric surface is shown extending over the two south facing dormers.

Roofing Material:
A flat center roof is approximately square, with surfaces extending out over dormers on the north, south, and east edges. The flat roof is coated with an elastomeric membrane installed in 2000. The elastomeric roof was applied over an underlying rolled roof installed in the 1980s. An original flat seam tin roof was reportedly removed, along with other layers of old roof material, during a c1979 renovation. Perimeter hipped roofs have asphalt shingles reportedly installed in 1977. Metal valley flashing is corroded at the intersecting roofs of the small building wing and at the intersection of asphalt shingles and elastomeric roofing. No leaks were observed and the elastomeric roof surface appears in good condition. Asphalt shingles are worn and in fair condition *(Figs. 2.3-30 and 31)*.

Chimneys:
All three original brick chimneys have a stucco finish and a cast concrete cap. The precast concrete chimney pots are undated additions to the original house. Chimney stucco and concrete caps were painted in 2012 and in good condition. Tops are missing on the three pots setting on the northeast chimney. The condition appears to offer no flue protection and the chimney is considered in poor condition *(Figs. 2.3-34)*. The three pots on the northwest and southwest chimneys are complete, with added bird screen. Both these chimneys appear in good condition *(Fig.s 2.3-32 and 33)*.

Miscellaneous Roof Elements:
The roof's four dormer windows were probably installed within a few years of original construction. One dormer faces north, one east, and two face the south. Each dormer has a flat roof, which extends from the flat roof covering the center portion of the house. The elastomeric roof surface runs uninterrupted over dormer roofs *(Figs. 2.3-31)*. Dormer eaves have scrolled rafter tails, similar to eaves on the hipped roofs below *(Fig. 2.3-36)*.

A framed plywood enclosure provides access from the attic to the flat roof via a sliding glass door *(Fig. 2.3-35)*. The structure was installed in 2000, replacing a mid 20th century structure in the same location. There are small inoperable windows on the north, east and west walls of the structure. Rolled asphalt roofing is installed on the structure's shed roof. The plywood sheathing is painted. Glass in the east window is cracked, but otherwise the enclosure is in good condition *(Fig. 2.3-37)*.



Fig. 2.3-32 above left, 2.3-33 above right, 2.3-34 below. Above left: View of southwest chimney. Above right: View of the northwest and lightning rod. Below: View of the northeast chimney with missing caps on the chimney pots.



Fig. 2.3-35 above left, 2.3-36 above right, 2.3-37 below left, 2.3-38 below right. Above left: View of the- roof access structure installed in 2000. Above right: View of south dormer, showing scrolled rafter tails. Below left**:** Cracked glass in the east window of the roof access enclosure. Below right: Flat roof window, also installed in 2000.



Fig. 2.3-39. View of overhanging eaves and scrolled rafter tails at the southwest corner of the house. This image was taken in 2012, prior to painting.



Fig. 2.3-40. View of the main hall.

A flat roof window was installed in 2000. The roof window appears weather tight, but provides a likely location for future leaks and is considered in fair condition *(Fig. 2.3-38)*.

There are five plumbing vents and one hose bib projecting from the flat roof area. These are flashed with the elastomeric roof coating and appear in good condition.

Eaves:
Eaves project off the building approximately 2'-0", supported below by scrolled rafter tails. The original eaves and rafter tails were painted in 2012 and appear in good condition *(Fig. 2.3-39)*.

Rain Water Conductors:

The Grange originally had perimeter gutters, with corner downspouts, which tied into iron boots at the building's base *(Fig. 2.2-4, page 28)*. A 20' segment of metal gutter remains attached above the west entry porch, but all other rain water conductors are missing. Original boots remain located at the north and south ends of the west elevation, at the west corner of the north recessed porch, and at the east end of the north wall *(Fig. 2.2-11, page 30)*. Runoff at the base of the house is problematic and the condition considered poor.

The Grange Interior Spaces

Main Hall (101)

The main hall (101) is the first space encountered when entering the house from the west (front) porch. The hall is located at the center of the house and provides direct access to the living (102), dining (105), and family (103) rooms. The function and configuration of the space remains unchanged from the time of original construction *(Fig. 2.3-40)*.

Stair:
An L-shaped main stair is original, with the longest leg running along the north wall until it reaches an intermediate landing in the northeast corner of the room. The shorter leg runs along the east wall and connects the landing with the second floor. The main stair is 4'-1" wide, and has 7-1/2" risers and 11" treads. Treads have a projecting 1-1/2" bull-nosed edge, with a cove and fillet trim below. Decorative scroll work is applied to stringers beneath each tread. In total, there are seventeen steps between the first and second floors. Treads have an applied 8" by 36" non-slip rubber surface *(Figs. 2.3-41, 42 and 43)*.

Stair construction is wood. Treads and stringers are painted a light olive, with risers and scroll work painted white. The stair and finishes are in good condition.

Balustrade:
A 3'-1" high balustrade surrounds an opening in the second floor stair hall (201) and runs uninterrupted to the first floor, where it curls and terminates at the balustrade's only newel post. The newel post is turned above a 3" square plinth, and tapers gently to 1-1/2" diameter beneath the banister. Balusters are also turned above 1-1/2" square plinths, and taper to 1" beneath the banister. Balusters are uniformly spaced, with three set on each tread. The banister is 2" wide by 2-1/2" tall and has a rounded grip *(Figs. 2.3-41, 42 and 43)*.

Balusters are painted white, and the banister and newel post are stained a dark brown. The balustrade is loose and considered in fair condition under the present circumstances. With public use,



Fig. 2.3-41 left, 2.3-42 above right, 2.3-43 below right. Left: View looking up the main stair from the main hall. Above right: Typical trim detail beneath main stair treads. Below right: View of the balustrade surrounding the second floor stair opening.

the loose balustrade poses a greater safety risk and should be considered in poor condition.

Chair lift:
Each leg of the main stair has an independent Savaria chair lift. Chairs are separated by approximately 4'-0" at the intermediate landing, with no accessible means to transfer passengers. As an accessible means to reach the second floor, the chair lifts are considered in fair condition *(Fig. 2.3-41)*.

Floor:
An original pine floor is covered with a textured 12" by 12" navy blue vinyl floor tile, installed during a 1972 renovation *(Fig. 2.3-44)*. Vinyl tile exhibit wear, and one damaged tile is located along the east closet wall. Tile flooring is generally in good condition. The underlying pine floor is not visible, but reportedly had termite and moisture damage prior to 1971. Damaged floor areas were repaired in 1972, but not restored.

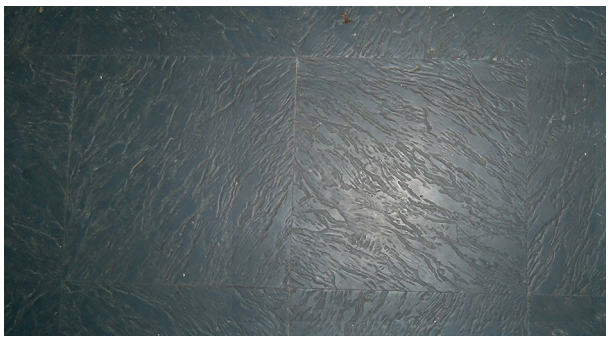


Fig. 2.3-44. The textured vinyl floor tile shown was installed in the main hall (101), living room (102), and family room (103) during a 1972 renovation.

Base:
Baseboard in the main hall (101) consists of a flat 5" board with a 1-1/2" ogee cap and 1" tall rounded shoe. The ogee molding has a beaded base and top fillet. The base is original and typical of baseboard found throughout the house *(Fig. 2.3-58)*. The base is painted a light olive to match the stair. The finish is worn, chipped, and in fair condition.

Walls:
Plaster walls have an original 2'-8" high raised-panel wood wainscot, capped with a 4" chair rail. Raised-panels are 9" wide by 20" tall, and are spaced on 1'-0" centers. The chair rail consists of a small ogee molding set below a stepped face, and capped with a filleted astragal and quarter round cove. Variations of this trim profile are found throughout the house. The paneled wainscot is painted white and the chair rail a light olive. Wain-



Fig. 2.3-45 above, 2.3-46 below. Above: The art nouveau wall covering found in the main hall and second floor stair hall is a replication of wall covering found in the Plum Orchard library. Below: View of original raised-panel wainscot and chair rail on the east wall of the main hall (101).



Fig. 2.3-47. The crown molding profile in the main hall (101) is found in all primary first floor rooms. The quarter round trim and textured ceiling were added in 1972.

scot, chair rail and finish are in good condition *(Fig. 2.3-46)*.

An art nouveau wall covering, featuring flowers and water-lilys, was installed above the chair rail in 1994. The design replicates an original pattern found in the library of Plum Orchard mansion, another Cumberland Island residence. The wall covering is in good condition *(Fig. 2.3-45)*.

Crown mold:
The original crown mold is 4" tall and has a quirked ogee beneath a stepped face. A 1" quarter round trim was added below a new ceiling in 1972. This trim covers an original top astragal and 1/2" reveal below the ceiling line. The crown mold is painted a light olive and is in good condition *(Fig. 2.3-47)*.

Ceiling:
The main hall (101) ceiling was installed in 1972. It has a textured plaster finish applied over a gypsum board base. The textured plaster ceiling is painted white and in good condition. The original underlying flat plaster ceiling was reportedly in poor condition prior to 1971 *(Fig. 2.3-54)*.

Fireplace:
The original fireplace projects off the south wall 1'-6". A furnace vent reportedly runs through the firebox, which is now sealed. The firebox measures 3'-11" wide by 2'-8" high and has a 2-1/2" wide riveted iron frame. The field between the firebox and surrounding wood trim has a textured plaster finish. Overall, the fireplace measures 7'-9" wide, with a 7'-1" wide by 1'-6" deep tiled hearth *(Fig. 2.3-48)*.

Wood trim surrounding the fireplace is 5-1/2" wide. It begins with a filleted astragal and ogee



Fig. 2.3-48. Fireplace and mantelpiece on the south wall of the main hall (101).

trim, which transition from the textured plaster field to a stepped wood face, similar to the chair rail and other interior trim. The outer edge of the fireplace surround has another filleted astragal and ogee trim, which transition to a 1-1/2" wide perimeter band.

The mantel shelf is 5'-10" above the floor and projects 9" off the wall. The shelf is trimmed below with a quarter round cove and filleted astragal. Below that, a fillet and quirked ovolo transition to the surrounding trim. This trim profile is typical for all fireplaces in the house *(Fig. 2.3-56)*.

The textured plaster field is painted red and the mantelpiece is painted a light olive. Fireplace trim and finishes appear in good condition.



Fig. 2.3-49. One of four restored brass wall sconces in the main hall (101).

Light fixtures:
There are four brass wall sconces in the main hall (101); one on each side of the dining room door opening (D9), and family room door (D19). Original light fixtures were reportedly restored in 1972, but probably lack UL testing *(Fig. 2.3-49)*.

Stair Closet (101A)

An original closet is located beneath the upper leg of the main stair. Notably, this closet is the only first floor space with visible wood flooring. The flooring is uniform width tongue-and-groove pine, resembling the appearance of painted flooring observed in the second floor servant's areas.

The closet extends through from the main hall (101) to the service hall (110). A partition with a small dutch door subdivides the closet. Wire coat hooks are similar to those observed in other house closets and may be original. The shelving is also likely original *(Fig. 2.3-50)*.

The fabric fire hose has been removed from the closet and the fire hose valve was modified with a reducer to accept a standard garden hose. In the event of a fire, the reduced flow is a poor condition.



Fig. 2.3-50. View looking from the main hall through a closet (101A) located beneath the upper leg of the stair. The first floor service hall can be seen at the opposite end of the closet.

Living Spaces

Living room (102)

The living room (102) (also referred to as the library) is located in the southwest corner of the house. The room has direct access to the main hall (101) and sunroom (104). Its function and configuration remain unchanged from the time of original construction.

Floor:
Original pine flooring is covered with the same textured vinyl floor tile found in the main hall (101). Vinyl flooring is in good condition. The underlying pine floor is not visible, but evidence of extensive termite damage to the joists below suggests the pine flooring will be found in poor condition.

Base:
Original base matches the description of main hall base. Its sandy-brown painted finish shows wear and is in fair condition.

Walls:
Walls surrounding the living room (102) measure 1'-4" thick, approximately twice the thickness of framed exterior walls found elsewhere on the house, and nearly three times the thickness of interior partitions. No apparent rationale for the added wall thickness has been found. Thickened walls have allowed for paneled window jambs



Fig. 2.3-51. View of opening (W3) showing flared window jambs with three side panels, a detail made possible by the 1'-4" thick walls surrounding the room.



Fig. 2.3-52. View of original wainscot and chair rail on the west wall of the living room (102). The recessed wall heater, shown centered within the panel, was installed in 1972. A duct remnant in the crawl space below indicates a wall register may once have occupied the location of the heater.

within this room, but it seems improbable this provides an exclusive explanation *(Fig. 2.3-51)*.

A large south-facing bay window is trimmed with paneled jambs similar to other room windows, but has the addition of slender turned columns at each end, both featuring arts-and-crafts style decoration *(Fig. 2.3-53)*.

Walls of the room are plaster above an original 4'-8" high raised-panel wainscot and 4" chair rail. The wainscot has tall and short stacked panels, but otherwise matches wainscot and chair rail details found in the main hall (101) *(Fig. 2.3-52)*. The room's wainscot and plaster walls are painted white and the chair rail a sandy-brown, and all appear in good condition.



Fig. 2.3-53. Paneled trim surrounding the south bay window with slender arts-and-crafts style columns at each end.

Crown mold:
An original 4" crown mold matches the description of that found in the main hall (101). This molding also has a quarter round ceiling trim which was added in 1972. The crown mold is painted a sandy-brown and appears in good condition *(Figs. 2.3-47 and 69)*.



Fig. 2.3-54. The main hall (101), living room (102), and sunroom (104) on the first floor have a textured plaster ceiling finish installed in 1972. The finish was applied over gypsum board, also installed in 1972 to cover original plaster ceilings in poor condition.





Fig. 2.3-55 above, 2.3-56 below. Above: View of the living room (102) fireplace. Below: Typical fireplace mantel and surrounding trim detail.

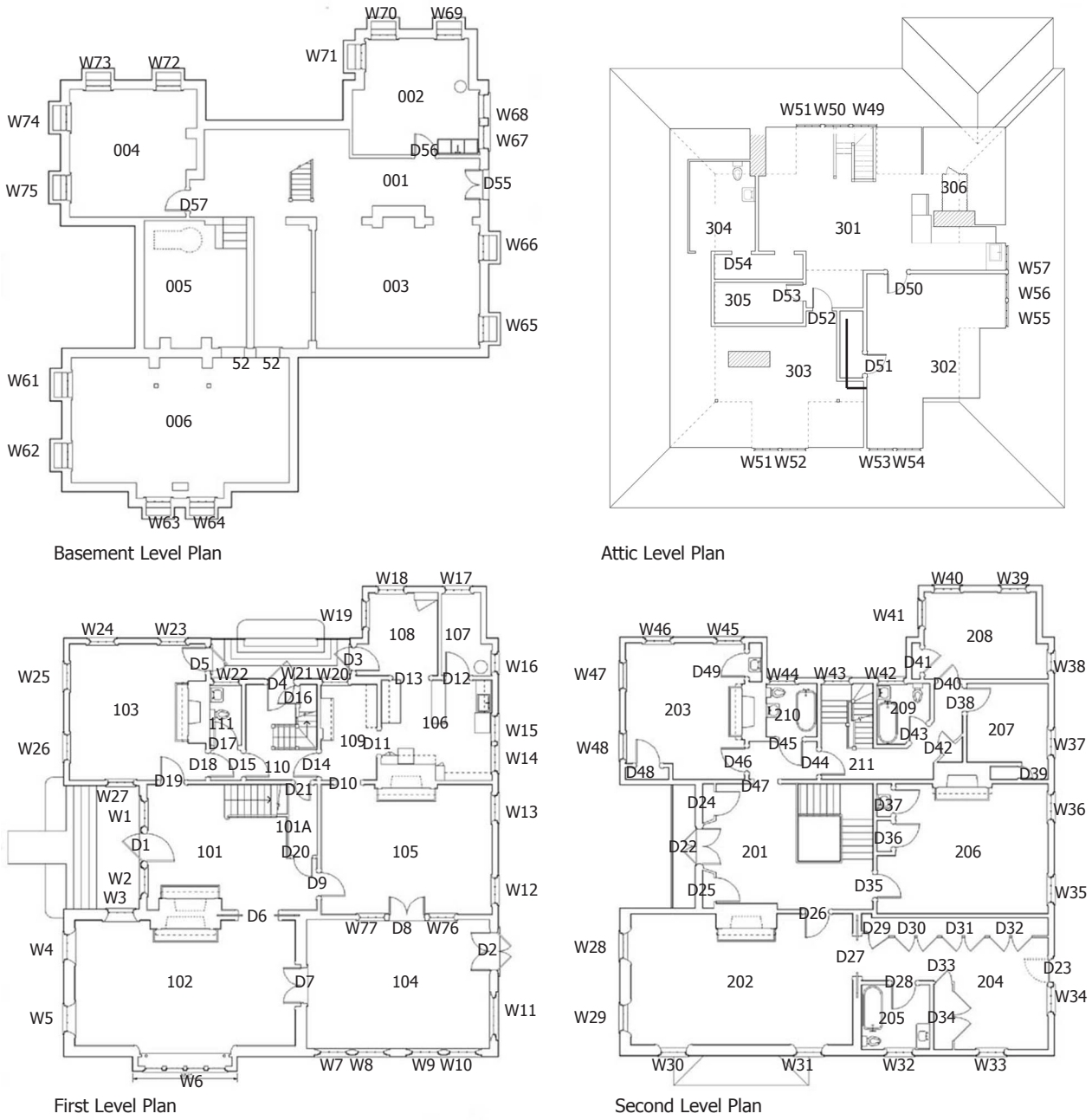


Fig. 2.3-57. Reference plans. Also see Appendix 4.2 for measured drawings.

Ceiling:
The textured plaster living room (102) ceiling was installed in 1972. The textured ceiling is painted white and in good condition *(Fig. 2.3-54)*. The original plaster ceiling above, was reportedly in poor condition prior to 1971.

Fireplace:
The fireplace is original and located on the north wall of the living room (102). It shares a chimney with the fireplace in the main hall (101). The fireplace measures 7'-10" wide and has a 7'-10" wide by 1'-6" deep tile hearth. Its firebox is the largest in the house, measuring 4'-11" wide by 2'-11" high and 2'-2" deep. The firebox is trimmed with a 3" wide iron angle, with corner rivets. Joints from underlying tile are telegraphing through the painted surface between the firebox and surrounding wood trim *(Fig. 2.3-55)*.

Details of mantel shelf and surrounding wood trim match those described at the main hall (101) fireplace *(Fig. 2.3-56)*. The mantelpiece is painted a sandy-brown, and in good condition.

Bookshelves:
There are three original bookshelf units in the living room (102); one at each end of the south wall,



Fig. 2.3-58. Bookshelves located in the southeast corner of the living room (102).

and a third located at the south end of the east wall. Both units on the south wall have split shelving, with four shelves in each bay. The unit on the east is narrower and has only one bay with three shelves *(Fig. 2.3-58)*.

Bookshelves stand 5'-0" tall and are trimmed top and bottom to match the room's chair rail and base, respectively. Bookshelf ends have narrow panels, which align with panels in the room's wainscot. Shelving units have a vertical bead board backing. Bookshelves are painted a sandy-brown to match the room's trim, and appear in good condition.

Light fixtures:
There are no light fixtures in the room. A switch, east of opening D6, operates receptacles located within the bookshelves. Apparently room illuminated has always been by means of switched lamps.

Family room (103)

The family room (103) is located in the northwest corner of the house. The room has an exterior door to the north porch, and direct interior access to the main hall (101) and the service hall (110). The room originally served as an office for William Page, but more recently its been called the gun room, game room, or family room. The room's appearance and configuration remain essentially unchanged since the time of original construction.

Floor:
An original pine floor is covered with the same textured tile found in the main hall (101). Vinyl flooring is in good condition. The underlying pine floor is not visible, but with less evidence of termite damage in this area the original flooring may be in better condition than other first floor rooms.

Base:
The original base is typical of baseboard found throughout the house. The base is painted a cream



Fig. 2.3-59. Family room (103) baseboard is original and typical of wall base found throughout the house. In certain rooms the rounded 1" shoe has been replaced with modern quarter round trim. Paint chips show a dark stain finish on the original shoe.

color, and appears in fair condition with wear and chipping. Paint chips reveal that the baseboard originally had a dark stained finish.

Walls:
Original plaster walls are painted white and appear in good condition.

Crown mold:
The original 4" crown mold has a small ogee trim beneath a stepped face, which is topped with a filleted astragal. The crown mold stops short of the original plaster ceiling, creating a 1/2" reveal *(Fig. 2.3-69)*. The crown mold is painted white and in good condition.

Ceiling:
The original flat plaster ceiling is painted white and appears in good condition.

Fireplace:
The family room (103) fireplace is centered on the room's east wall. The fireplace is original, with mantelpiece details typical of other fireplaces in the



Fig. 2.3-60. View of the family room (103) fireplace. Trim matches others in the house. The 3" square brick tile are unique to this fireplace.



Fig. 2.3-61. One of three original brass wall sconces in the family room (103).

house. The original 3" square brick tile, between the firebox and surrounding trim, differs from painted finishes observed at other fireplaces in the house. The wood trim and mantel are painted cream to match other trim in the room. Trim profiles are typical. An original iron tool hook is located on each side of the fireplace *(Fig. 2.3-60)*.

The brick firebox is slightly smaller than others on the first floor measuring 2'-11" wide by 2''-8" high and 1'-6" deep. Its trimmed with an iron angle, with a 2-1/2" wide outer face and 4-1/2" inside leg. Overall, the fireplace measures 7'-0" wide and has a 7'-0" wide by 1'-6" deep hearth. The monolithic hearth appears to be cast concrete, with a black stain finish. The hearth has cracked in the center.

The fireplace trim and finishes appear in good condition. The flue is without a damper and the firebox brick are worn. Both are considered in fair condition.

Light Fixtures:
There are two original brass wall sconces above the fireplace on the east wall. A third is located across the room on the west wall. Fixtures were restored in 1972, but are probably not UL tested *(Fig. 2.3-59)*.

Sunroom (104)

The sunroom (104) is located in the southeast corner of the house. The room has a pair of french doors on the east wall, which were added in the 1940s when the room was enclosed. Originally, the



Fig. 2.3-62. View looking at the north and west walls of the sunroom (104), showing original openings and a c1940s hand painted mural.

space functioned as an open porch. The original French doors located on the north and west walls, access the dining room (105) and living room (102), respectively. A hand-painted mural, depicting plants and shore birds, was added to the sunroom (104) walls sometime following its enclosure *(Fig. 2.3-62)*.

Floor:
The sunroom (104) has a beige colored concrete floor, scored every 22" in both the north/south and east/west directions. Differential settlement has caused the floor to crack in the southeast corner of the room *(Fig. 2.3-63)*. The settlement crack appears dormant, and the floor in good condition.

A 20" by 26" iron floor grate is located along the north wall of the room. The grate would have been installed following the sunroom enclosure The connecting duct has been removed in the basement and opening is now filled *(Fig. 2.2-26, page 34)*.

Walls:
Walls of the room have a stucco finish. They appear in good condition, with the exception of a crack located mid-span above opening D8 *(Fig. 2.3-64)*. This crack may be associated with a much larger crack found in the wall above *(Fig. 2.3-90)*.



Fig. 2.3-63. Differential settlement has caused a crack to develop in southeast corner of the sunroom (104).





Fig. 2.3-64 above, 2.3-65 below. Above: A crack in the stucco wall above door opening D8 may be associated with a much larger crack seen in the wall above. Below: The mural depicts an owl roosting in the location of a missing original wall-mounted light fixture. Wrapped copper wiring still projects from the wall at this location.





Fig. 2.3-66 above, 2.3-67 below. Above: View looking at the northeast corner of the dining room (105). Below: Slate tile laid in a ninety-degree herringbone pattern.

Mural:
Nothing is currently known about the mural's artist or its installation date. (Athos Menaboni, 1895-1990, may have executed the mural, but this attribution remains undocumented).

Ceiling:
A textured plaster ceiling was installed in 1972. The ceiling is painted white and in good condition.

Light fixtures
Two original wall-mounted light fixtures are missing on the north wall of the sunroom (104). Their original location is marked by wrapped wiring projecting from the wall, and a roosting owl incorporated into the mural *(Fig. 2.3-65)*.

Dining Room (105)

The dining room (105) is located between the sunroom (104) and kitchen (106), on the east side of the house, and has direct access to both. The room also has direct access to the main hall (101). The room's function and configuration remains unchanged from the time of original construction *(Fig. 2.3-66)*.

Floor:
The original pine floor is covered with a 12" by 18" simulated slate tile laid in a ninety-degree herringbone pattern *(Fig. 2.3-67)*. The tile floor is in good condition. The underlying pine floor is not visible, but was reportedly in poor condition prior to 1971. Its understood that damaged floor areas were repaired in 1972, but not restored.

Base:
The original base is typical of baseboard found throughout the house. A quarter round trim was installed, replacing the original 1" rounded shoe, in 1972. The base is painted a sandy-brown and it appears in good condition.

Walls:
A 4" chair rail runs 3'-6" above the floor. The chair rail matches the profile described in the main hall. A baige, printed paper wall covering was installed in 1972 over original plaster walls *(Fig. 2.3-68)*. Plaster walls and chair rail appear in good condition, with the exception of a plaster crack running along the right side of the fireplace.

Crown mold:
The original 4" crown mold has a 1/2" reveal at the ceiling. Its profile matches that of other first floor rooms. Crown mold is painted a sandy-brown color and appears in good condition *(Fig. 2.3-69)*.

Ceiling:
The original flat plaster ceiling is painted white and appears in good condition.



Fig. 2.3-68 above, 2.3-69 below. Above: View of original chair rail in the dining room (105). Its profile matches the chair rail in the main hall (101) and living room (102). Below: The original crown mold in the dining room (105) matches the profile in the main hall (101), living room (102), and family room (103).

Fireplace:
The fireplace wall projects into the room 1'-6" and is 7'-9" wide, with a hearth measuring 7'-1" wide by 1'-6" deep. A cracks runs through the center of a monolithic hearth, which appears to be cast concrete with a stained finish.

The firebox measures 3'-11" wide by 2'-8" high, and has the same iron trim described on other first floor fireplaces. The surface between the firebox and surrounding wood trim is plaster, painted a deep red *(Fig. 2.3-70)*.

Details of the mantel shelf and surrounding wood trim match those described in the main hall (101). The mantel shelf is slightly deeper than other first floor fireplaces, projecting 10-1/4" off the wall. The mantelpiece is painted a sandy brown and appears in good condition.



Fig. 2.3-70. View of the fireplace, wall sconces, and chair rail on the north wall of the dining room (105).



Fig. 2.3-71. One of six original brass sconces located in the dining room (105).

Light fixtures:
The dining room (105) has six original brass wall sconces. One sconce is located on each side of the fireplace, two are located on the room's south wall, and two more are located on the west wall *(Fig. 2.3-71)*. Fixtures were restored in 1972 and appear in good condition.

Second Floor Stair Hall (201)

The second floor stair hall (201) is located directly above the main hall (101). The main stair comes up to the second floor through a 10'-0" square floor opening. The stair balustrade continues uninterrupted around this opening *(Fig. 2.3-72)*. The



Fig. 2.3-72. View of the second floor stair hall (201) showing the stair opening balustrade and built-in wall cabinets on each side of a pair of French doors. The French doors open onto a second floor balcony on the west elevation.

master bedroom (202), guest room (206), and the service hall (211) have direct access to the stair hall (201). This space also opens onto a narrow second floor balcony above the west entry porch. The configuration and function of the second floor stair hall (201) remains unchanged from the time of original construction.

Floor:
Original tongue-and-groove pine flooring is quartersawn and measures 2-1/4" wide. Flooring in the stair hall (201) is in good condition and similar to other primary second floor rooms *(Fig. 2.3-74)*.

Base:
The original base is typical of baseboard found throughout the house *(Fig. 2.3-59)*. Base is painted a light olive and shows wear and paint chips. Baseboard in this room is considered in fair condition.

Walls:
Original plaster walls are covered with the same art nouveau wall covering described in the main hall (101). The wall covering is in good condition.

Crown mold:
An original 4" crown mold matches the description of crown mold on the first floor. This molding is painted a light olive and appears in good condition *(Figs. 2.3-47 and 69)*.

Ceiling:
The textured plaster ceiling was installed in 1972 and matches the description of ceilings in the main hall (101) and living room (102) *(Fig. 2.3-54)*. The ceiling is painted white and in good condition.

Hall Closets:
Paneled wood partitions enclose two hall closets on the west wall of the second floor stair hall (201). Closets are located on each side of a pair of balcony doors (D22). Each closet has a four panel door, with a two panel overhead cabinet door. Hall closets are likely original construction and match the appearance of closets found in the second floor dressing room (204). Closets are painted white and in good condition.

Master Bedroom (202)

The second floor master bedroom (202) is located in the southwest corner of the house, directly above the first floor living room (102). The room's configuration and function remain essentially unchanged from the time of original construction *(Fig. 2.3-73)*.





Fig. 2.3-73 above, 2.3-74 below. Above: View of the north and east walls of the master bedroom (202). Below: The clear heart pine flooring in the master bedroom (202) is quartersawn and typical of flooring found in other primary second floor rooms.

Floor:
The original bedroom flooring is clear quartersawn heart pine, in good condition *(Fig. 2.3-74)*.

Base:
The original base is typical of baseboard found throughout the house. Base is painted white and the finish is in fair condition *(Fig. 2.3-59)*.

Walls:
Original plaster walls are painted ocher and in fair condition. Hairline plaster cracks can be seen at the fireplace and south wall outlets.

Crown mold:
Original crown mold matches the description of that found on the first floor *(Figs. 2.3-47 and 69)*. Crown mold is painted white and in good condition.

Ceiling:
The textured plaster ceiling was installed in 1972 and matches the description of other renovated ceilings. The ceiling is painted white and in good condition *(Fig. 2.3-54)*.

Fireplace:
An original fireplace projects 1'-10" off the north wall and measures 7'-9" wide. Its monolithic





Fig. 2.3-75 above, 2.3-76 below. Above: View of the fireplace on the north wall of the master bedroom (202). Below: One of five original brass wall sconces located in the master bedroom (202).

hearth appears to be cast concrete with a black stain finish. The hearth measures 7'-0" long by 1'-6" wide. Two cracks are running through the hearth.

The firebox is trimmed with a 2-1/2" by 2-1/2" iron angle, and measures 3'-11" wide by 2'-8" tall by 1'-7" deep. A modern insulated panel currently covers the firebox opening. The firebox is considered in fair condition with mortar loss observed on the brick lining.

A smooth plaster surface covers the area between the firebox and mantelpiece. Trim profiles match those described for the main hall (101) fireplace. The mantel shelf is 9-1/4" deep and stands 4'-11" above the floor. An original iron tool hook is located on each side of the fireplace *(Fig. 2.3-75)*. The plaster surface and mantelpiece are both painted white and appear in good condition.

Light fixtures:
The master bedroom (202) has five original brass wall sconces. One sconce is located on each side of the fireplace on the north wall, and two are located between window openings W30 and W31 on the south wall. The fifth fixture is located to the right of pocket doors on the room's east wall *(Fig. 2.3-76)*. Fixtures were restored in 1972 and appear in good condition.

Dressing Room (204)

The dressing room (204) is located in the southeast corner of the house, directly above the sunroom (104). The room has direct access to the master bedroom (202) and bath (205). The closets/cabinets lining the north and west walls of the room are believed to be original *(Fig. 2.3-77)*. Drawer units and compartmentalized storage within the west closets are also believed to be original. With the exception of a door on the east wall, its likely the room's configuration and function have changed little since the time of original construction.

At some point in the mid-20th century a second level deck was added to the east wall of the house. Although a large structure, this deck was reportedly constructed as a second floor fire escape, with dressing room (204) opening D23 created at this time.



Fig. 2.3-77. Closets and overhead cabinets along the north wall of the dressing room (204).

Floor:
The original clear heart pine flooring is quarter-sawn and in good condition *(Fig. 2.3-74)*.

Base:
The original base is typical of baseboard found throughout the house. Base is painted white in the room. Baseboard within closets retains its original dark brown stain *(Fig. 2.3-80)*.

Walls:
Original plaster walls are painted ocher within the room, and white on closet interiors. Water damage and cracking is evident below window W33. There are also hairline cracks above windows W33 and W34. Plaster walls are considered in fair condition, with the exception of a substantial settlement crack running down the north closet wall. This is a poor condition and should be monitored for movement *(Figs. 2.3-90 and 91)*.

Crown mold:
The crown mold has a 1/2" reveal at the ceiling, and matches the description of original crown mold found throughout the house. Crown mold is painted white and in good condition *(Fig. 2.3-69)*.







Fig. 2.3-78 above left, 2.3-79 above right, 2.3-80 below. Above right: Drawer units within the west wall closet are thought to be original. Above right: Cubby hole storage at the north end of the west wall are also believed to be original. Below: The dark stained baseboard within the dressing room (204) closets is an original finish.

Ceiling:
The original plaster ceiling is painted white. The ceiling is considered in fair condition with north/south cracks running the length of the ceiling.

Storage units:
An eight and a ten drawer unit are located within the west wall closets. Both units have slotted drawer pulls and no surface hardware. Another unit with 39 cubby holes is located at the north end of the west wall. Storage units are undated, but believed to date within a few years of original construction, and considered in good condition *(Figs. 2.3-78 and 79)*.

Master Bath (205)

The master bath is located between the master bedroom (202) and dressing room (204). The function and configuration of this space remains unchanged from the time of original construction.

Floor:
Unglazed 2" hexagon-shaped floor tile are in good condition, and most likely original *(Fig. 2.3-67)*.

Base:
The base is original and typical of baseboard found throughout the house. The room's baseboard is painted white, and in good condition *(Fig. 2.3-59)*.

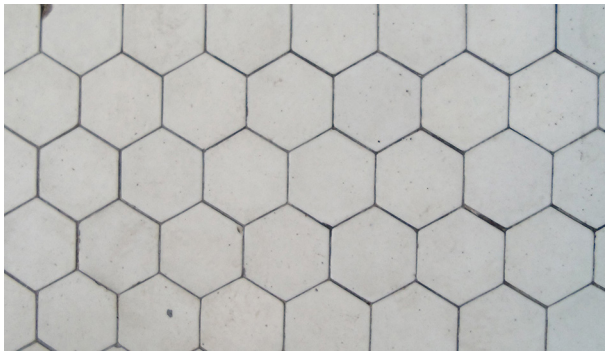






Fig. 2.3-81 above, 2.3-82 below left, 2.3-83 below right. Above: White hexagon-shaped floor tile in the master bathroom (205). Below left: An original spindle leg porcelain sink in the southeast corner of the room. Below right: An original porcelain tub and more modern toilet.

Walls:
A chair rail is located 4'-6" above the finish floor. It matches the profile of other chair rail in the house and is probably original. The 2" ogee molding above the original chair rail represents a later modification. A floral, printed fabric wall covering above the chair rail and 4-1/4" square white ceramic tile below probably date to 1972. Both finishes are in good condition.

Ceiling:
A textured, moisture resistant finish has been painted over a gypsum board ceiling. This finish is in good condition.

Miscellaneous:
Its possible a metal towel bar on the east wall is original. The toilet paper holder on the south wall and two towel bars above the tub will likely date to the mid 20th century. Towel bars were probably relocated to the chair rail following the installation of the ceramic tile wainscot. Two accessible grab bars on the south wall were probably installed c1990s. A simple wall mounted shelving unit is located on the north wall next to the door. The shelf may date from the early to mid 20th century. A cut-out in the ogee trim above the chair rail indicates the location of an oval shaped mirror, which is now missing. Miscellaneous items appear in good condition.

Plumbing fixtures:
A porcelain spindle leg sink and tub appear to be original. The sink has a stainless steel goose neck faucet with lever handles, and the tub faucet has six-pronged handles. Both sink and tub faucets could be original. The toilet was installed in 1972. All plumbing fixtures appear to be in good condition, with the exception of a missing spout on the tub faucet *(Figs. 2.3-82 and 83)*

Light fixtures:
The master bath (205) has two brass wall sconces located on the east wall. The fixtures appear similar to others found in the house and are probably original. The fixtures appear in good condition *(Fig. 2.3-82)*.

Guest Room (203)

Guest room (203) is located in the northwest corner of the house, above the family room (103). The room's configuration and function remain unchanged from the time of original construction.

Floor:
Original pine flooring is in good condition and typical of flooring observed in other primary second floor rooms *(Fig. 2.3-74)*.





Fig. 2.3-84 above, 2.3-85 below. Above: View of an original closet in the southwest corner of guest room 203. The closet's stained baseboard, shelf bracket and interior door trim are original finishes. Below: View into the guest room 203 closet lavatory.

Base:
Base is typical of other original baseboard found throughout the house. Base is painted cream within the room, and retains its original dark brown stain within the room's closets *(Fig. 2.3-84)*.

Walls:
Original plaster walls are painted white. Hairline cracks can be seen around window W48, at north wall outlets, and at the perimeter of the east wall fireplace. Plaster walls are considered in fair condition.

Crown mold:
The crown mold has a 1/2" reveal at the ceiling, and matches the description of original crown mold found throughout the house. Crown mold is painted cream and appears in good condition *(Fig. 2.3-69)*.

Ceiling:
The original flat plaster ceiling has a north/south hairline crack running the length of the room. The ceiling is painted cream and appears in good condition.

Closet:
A closet in the southwest corner of the room measures approximately 6'-0" long by 2'-0" deep. The shelf bracket and its dark finish are probably original, but the wood coat rod probably represents an alteration. The shelf itself is missing. Original door trim and baseboard within the closet also have a dark stain finish. Pine flooring continues from the guest room (203) into the closet *(Fig. 2.3-84)*.





Fig. 2.3-86 above, 2.3-87 below. Above: View of the fireplace located on the east wall of guest room 203. Below: One of three brass wall sconces located in guest room 203. Also note the appearance of original crown mold with a 1/2" ceiling reveal in the background.

Closet washbasin:
A closet measuring approximately 5'-0" long by 2'-0" deep is located in the northeast corner of the room. This closet has a spindle leg porcelain washbasin, with independent hot and cold faucets with top cross handles. The washbasin is probably original. The glass shelf on metal brackets may be original, and possibly too the wood framed mirror. Painted wood shelving on the north and south walls may be a mid-20th century addition. A brass wall sconce to the right of the mirror appears similar to other original fixtures found in house. Pine flooring continues from the guest room (203) into the closet washbasin. All fixtures and accessories appear in good condition. *(Fig. 2.3-85)*.

Fireplace:
An original fireplace measuring 7'-4" wide is centered on the east wall of the room. What appears to be a cast concrete hearth with a black stain finish measures 6'-0" long by 1'-6" wide. The monolithic hearth is now cracked in the center.

The firebox measures 3'-7" wide by 2'-7" tall by 1'-5" deep and is trimmed by 2" by 2" iron angles with corner rivets. The firebox has mortar loss and no damper, and is considered in fair condition.

A plaster surface covers the area between the firebox and mantelpiece. Trim profiles on the mantelpiece are typical. The mantel shelf is 9-1/4" deep and stands 5'-1" above the floor. The plaster surface is painted black and the mantelpiece a contrasting white. Both appear in good condition *(Fig. 2.3-86)*.

Light fixtures:
There are three brass wall sconces in guest room 203. One is located on the south wall, near the room's entrance. The other two are centered between windows W45 and W46 on the north wall. The fixtures are original and were reportedly restored in 1972 *(Fig. 2.3-87)*.

Guest Room (206)

Guest room 206 is located above the dining room (105), on the east side of the house. The room's configuration and function remain unchanged from the time of original construction.

Floor:
The original quartersawn heart pine flooring is in good condition *(Fig. 2.3-74)*.



Fig. 2.3-88 above left, 2.3-89 above right, 2.3-90 bottom left, 2.3-91 bottom right. Above left: A hairline plaster crack running from door D35 to a wall mounted smoke detector. Above right: Plaster cracking at the perimeter of the fireplace wall. Bottom left: Floor to ceiling plaster crack in the south wall of guest room 206. Bottom right: Similar crack in the north closet wall of the dressing room (204).

Base:
Base is typical of other original baseboard found throughout the house. Base is painted almond in the room and white within the two northwest closets *(Fig. 2.3-59)*.

Walls:
Original plaster walls are painted a light champagne and considered in fair condition. Hairline cracking can be found around windows W35 and W36, and at door D35 *(Fig. 2.3-88)*. Plaster cracks are also visible along both edges of the fireplace *(Figs. 2.3-89 and 96)*. This crack's impact extends down to the walls of the Sunroom (104) (refer to discussion on page 65). The beam/lintel in the basement directly supporting this wall was heavily damaged by termites and replaced in 2012.

A significant plaster crack runs floor to ceiling on both sides of the south wall. The crack's size may represent a structural failure beneath the wall, possibly in the lintel below. This is a poor condition requiring further structural investigation *(Figs. 2.3-90 and 91)*.

Crown mold:
Crown mold is typical of original molding found throughout the house, with a quarter round trim added in 1972. Crown mold is painted light gold-



Fig. 2.3-92 above, 2.3-93 middle, 2.3-94 bottom. Above: The metal coat rod, wire coat hooks, stained shelf and bracket may all be original closet elements. Middle: View of painted pine flooring in the guest room closet. Below: View of the closet washbasin located in the northwest corner of guest room 206.

enrod and appears in good condition *(Figs. 2.3-47 and 69)*.

Ceiling:
A textured plaster ceiling, matching the description of other house ceilings installed in 1972, appears in good condition. The original plaster ceiling above is likely in poor to fair condition.

Closet:
A closet measuring 4'-7" long by 2'-2" deep stands adjacent to a corner washbasin closet on the north

wall. Wire coat hooks and a 1/4" diameter metal coat rod may be orginal. The dark stained shelf bracket and closet trim also appear to be original elements. An original wood shelf has been painted white on its top surface *(Fig. 2.3-92)*. Pine flooring continues from the guest room (203) into the closet, where it is painted. The painted floor finish is in fair condition *(Fig. 2.3-93)*.

Closet washbasin:
A closet measuring approximately 4'-4" long by 2'-2" deep is located in the northeast corner of the room. The closet has an original spindle leg porcelain washbasin, with replacement faucets. The glass shelf and beveled glass mirror are similar to those described in guest room 203, and may be original. Its not known if a painted shelf is original. A modern light fixture within the closet is surface wired from a guest room fixture a few feet away. Pine flooring continues from the guest room (206) into the closet washbasin. All fixtures and accessories appear in good condition *(Fig. 2.3-94)*.

Fireplace:
An original fireplace measuring 7'-5" long is centered on the north wall, and projects 7" into the room. The hearth measures 6'-0" long by 1'-6" wide. Its monolithic surface is cracked in the middle. The hearth appears to be made of cast concrete, with a black stain finish.

The firebox measures 3'-7" wide by 2'-7" tall by 1'-7" deep and is trimmed with 2" by 2" corner angles. The firebox shows some mortar loss and is considered in fair condition.

A textured plaster surface covers the area between the firebox and mantelpiece. Mantelpiece trim profiles match those already described for other fireplaces. The mantel shelf is 9" deep and stands 4'-11" above the floor. The textured plaster surface is painted peach and the mantelpiece an almond color. The textured plaster surface is in fair condition with a hairline crack in the upper right corner *(Fig. 2.3-95)*.

Light fixtures:
Guest room 206 has one original brass sconce on each side of the fireplace. Fixtures were reportedly restored in 1972 and appear in good condition *(Fig. 2.3-96)*.

Smoke detection:
The room has one wall-mounted battery operated smoke detector on the west wall. Its operation was not reviewed for this report *(Fig. 2.3-88)*.





Fig. 2.3-95 above, 2.3-96 below. Above: View of an original fireplace on the north wall of guest room 206. A semi-recessed electric heater to the right of the fireplace was installed in 1972. Below: One of two original brass wall sconces located in guest room 206. This image also shows a plaster crack running along the edge of the fireplace wall.

Guest Room (207)

Guest room 207 is located directly above the kitchen (106), and between guest rooms 206 and 208. This room originally served as one of two second floor servant's quarters. In more recent years this room has functioned as an additional guest room. Its configuration remains unchanged from the time of original construction.

Floor:
The room's uniform width tongue-and-groove pine flooring is original. Floor boards are 3-1/2" wide and painted grey. Wear reveals an earlier ocher colored finish on the floor, and beneath that a dark stain, which is likely original. The painted finish is worn and in fair condition *(Fig. 2.3-97)*.

Base:
The base is typical of original baseboard found throughout the house. Its painted white finish is scuffed, chipped, and considered in fair condition.





Fig. 2.3-97 above, 2.3-98 below. Above: Worn areas in the uniform width pine flooring in guest room 207 shows at least three different floor finishes. Below: Hairline plaster crack originating from window opening D37. The crown molding is not original and was likely installed during a 1972 renovation.

Walls:
Wall surfaces in the room are plaster, painted a light blue. Plaster walls are in fair condition, with hairline cracks and moisture damage around the east wall window W37 *(Fig. 2.3-98)*.

Crown mold:
The 3" crown mold was probably beneath a new textured plaster ceiling during a 1972 renovation. The crown mold is painted white and in good condition *(Fig. 2.3-98)*.

Ceiling:
The room has a textured plaster ceiling matching the description of other ceilings installed in 1972. One of the ceiling's gypsum panels shows a modest sag beneath the textured surface. The ceiling is painted white and appears in fair condition. The original plaster ceiling above is likely in poor to fair condition.



Fig. 2.3-99. View looking into an original closet in guest room 207, showing original shelving, baseboard, and possibly coat hooks.

Closet:
A small original closet measuring 3'-3" deep by 1'-10" wide is located along the south wall of the room. The closet has original base, wood shelf and bracket all stained a dark brown. The shelf has been painted white on its top side. Wire coat hooks matching the appearance of others in the house are mounted along the shelf bracket. The closet appears in good condition *(Fig. 2.3-99)*.

Smoke detection:
The room has one battery operated smoke detector on the west wall. Its operation was not reviewed for this report.

Guest Room (208)

Guest room 208 is located above the laundry room (107) and breakfast room (108) in the northeast corner of the house. Like guest room 207, this room originally served as a servant's quarters.

Floor:
Wood flooring is the same type described in guest room 207. Floor boards are painted a cream color, over an earlier ocher finish, over an original dark stain. The painted finish is worn and in fair condition.



Fig. 2.3-100. An area of ceiling damage in the northeast corner of guest room 208.

Base:
The base is typical of original baseboard found throughout the house. Base is painted white and the worn finish is in fair condition.

Walls:
Original plaster walls are painted peach, and exhibit diagonal cracks originating from window heads and sills. A crack on the north extends up and through a portion of the ceiling. Plaster walls are in fair condition.

Ceiling:
The original flat plaster ceiling is painted white, and considered in fair condition with hairline cracks and localized moisture damage. Unlike guest room 207 (the other servant's quarters) no crown molding has been added *(Fig. 2.3-100)*.

Closet:
A small original closet measuring 4'-4" long and 1'-3" wide is located in the southwest corner of the room. Original closet elements include door and base trim, a wood shelf and bracket, and probably the wire coat hooks mounted along the shelf bracket. Wood elements have a dark stained finish. The wood shelf has been painted white on top. The closet appears in good condition.

Service Spaces

Service Stair

Stair:
The service stair is located on the north side of the house, and provides access to the basement, first, second, and attic floors. Between the first and second floors, the stair is configured as a corner switchback, with three straight runs and winders at both landings *(Fig. 2.3-101)*. The stair is 3'-4" wide with seventeen 7-1/2" risers between floors. First





Fig. 2.3-101 above, 2.3-102 below. Above: View of the first floor service stair, configured as a corner switch back with three straight runs and corner winders. Below: View of the second floor service stair. The stair leading to the attic is configured as a straight switch back, with corner winders. A pair of doors atop the first flight of steps allow the attic to be sealed off from the second floor.





Fig. 2.3-103 above, 2.3-104 below. Above: View of the attic stair enclosure, comprised of a hinged vertical and horizontal door. Below: View of the basement service stair, showing a recent repair to the far newel post.

floor access is from either an exterior door on the north porch, or the service hall (110) which runs between the kitchen (106) areas and the family room (103) .

Second floor access to the stair is from the service hall (211) which connects the guest (servant's) rooms 207 and 208 with guest bedroom 203. At this hall, the stair transitions from the lower stair to a narrower attic stair. The attic stair is 2'-4" wide and configured as a straight switchback, with corner winders at the landing *(Fig. 2.3-102)*. There are sixteen 8" risers between the second and attic floors. When closed, a pair of small two-panel doors combine to shut off the attic space from the second floor *(Fig. 2.3-103)*.

The basement stair is located beneath the first floor stair, and separated from the rest of the service stair with a first floor partition. The stair is 2'-10" wide, with ten 8-1/2" risers configured in a straight run between basement and first floors *(Fig. 2.3-104)*.

Stairs and stringers are constructed of wood and have a painted finish. 7" by 24" rubber non-slip surfaces are adhered to each step. Stair construction appears in good condition.

Balustrade:
The balustrade consists of a 2" wide by 2-1/2" tall rounded banister, approximately 2'-8" above the floor. Banister sections terminate at 5" square newel posts located at the top and bottom of each run of stairs. Newel posts have simple chamfered tops, and extend above the banister at varying heights. Balusters are square and uniformly spaced, with two set on each tread. Balusters taper from a 1-1/2" base to 1" beneath the banister *(Figs. 2.3-101, 102 and 104)*.

Balustrades on the first, second and attic floors are painted cream. The basement stair is painted a hunter green. The balustrade is constructed of wood and appears in good condition. Painted finishes are worn and in fair condition.

Kitchen (106)

The kitchen (106) is located in the northeast corner of the house. Original kitchen cabinets and an iron stove were removed during a 1972 renovation. These were replaced with a modern range and new cabinets, installed in a configuration similar to the original layout. Although its appearance has been altered, the function remains unchanged from the time of original construction *(Figs. 2.3-105 and 106)*.

Floor:
The kitchen (106) has an off-white 12" by 12" vinyl tile floor, which dates to a 1972 renovation. Its unknown what, if any, earlier finish flooring material exists beneath this tile surface. Kitchen tile are worn and in fair condition.

Base:
The base is typical of original baseboard found throughout the house. The 1" rounded shoe has been replaced with quarter round trim. Base-





Fig. 2.3-105 above, 2.3-106 below. Above: View looking from the laundry room (107) into the kitchen (106). Below: View from breakfast room (108) toward south wall of kitchen. Cabinets were installed in 1972. An original iron stove abutted the northeast chimney. It was replaced with a modern range in 1972. (The range has been removed)

boards are painted tan, and the finish appears in fair condition.

Walls:
Plaster walls have an original 3'-8" high wainscot comprised of vertical 3-1/2" wide double-beaded boards. An original 4" chair rail tops the wainscot. Its profile matches the description of chair rail in other first floor rooms. The wainscot and chair rail are painted tan, and the worn finish is considered in fair condition *(Fig. 2.3-111)*.

Original plaster walls are painted an off-white above the wainscot. A plaster crack can be seen above the laundry room door (D12). Plaster walls are considered in fair condition.

Ceiling:
Gypsum board has been installed over the original plaster ceiling and finished with what appears as



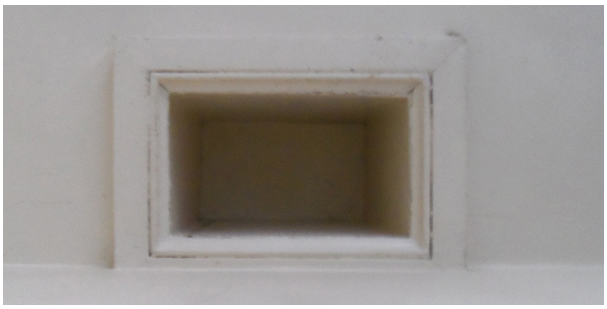


Fig. 2.3-107 above, 2.3-108 below. Above: View of a framed opening in the ceiling above door opening D13. The opeing likely relates to an earlier ducted heating system. Below: A similar opening can be found on the opposite side of door opening D13, in the breakfast room (108) ceiling.



Fig. 2.3-109. A bronze lamp on the west wall of the kitchen (106) is wired through a surface raceway and may have been installed during a 1972 renovation.

a moisture resistant stippled coating. The coating has recently been repaired and the ceiling appears in good condition.

A framed rectangular opening is located in the ceiling, in the northwest corner of the kitchen. A similar opening is located on the other side of the wall in the breakfast room (108). The opening's purpose is uncertain, but it seems likely it may have been a ceiling register associated with an earlier heating system *(Fig. 2.3-107)*.

Cabinets and appliances:
A sink and overhead cabinet are located in the northeast corner of the kitchen (106). On the south wall, two upright refrigerator/freezers, two wall cabinets, and a pantry cabinet are located at the east end. An original iron stove sat against the fireplace wall. This was removed and replaced with an electric range and exhaust fan in 1972. The range has been removed, but the exhaust fan and wall cabinet remain. A 2'-0" wide base and wall cabinet are located left of the range. The south wall cabinets end with another vertical pantry at the west end *(Fig. 2.3-106)*.

The painted wood cabinets along the south and east walls were installed in 1972, and appear in good condition.

A shelving unit in the northwest corner of the room, a center island cabinet and a dishwasher cabinet on the east wall may have been added after 1972. These cabinets also appear in good condition. Appliance operation was not reviewed for this report.

Light fixtures:
An overhead ceiling fan and shaded wall lamp may date to a 1972 renovation. Both the lamp and ceiling fan are wired through surface raceways *(Fig. 2.3-109)*. These fixtures appear in good condition.

Laundry Room (107)

A laundry room (107) is located in the northeast corner of the house and accessed only from the kitchen (106). The room's configuration is original, but its original function is uncertain *(Fig. 2.3-110)*.

Floor:
The laundry room (107) has sheet vinyl flooring which covers any remnants of the original floor. The sheet vinyl is worn, stained, and in fair condition.

Base:
The base is typical of original baseboard found throughout the house. The 1" rounded shoe has been replaced with quarter round trim. Baseboard is painted brown on the north and west walls and white on the east wall. Worn painted surfaces are in fair condition.

Walls:
Original plaster walls are painted white. Plaster walls are fair condition, with cracking at the dryer vent on the north wall.



Fig. 2.3-110. View looking into the laundry room (107) in the northeast corner of the house.

Ceiling:
The same stippled coating observed in the kitchen (106) is also found in the laundry room (107). The ceiling is painted white and appears in good condition.

Shelving:
Four shelves are located on the east wall and a single shelf is located on the west. The east and west wall shelves have different construction, and are presumed to have differing installation dates. Its not known if either unit was part of original construction. The painted shelves are in good condition *(Fig. 2.3-110)*.

Miscellaneous:
A water heater, located in the southeast corner of the room, probably dates to a 1972 renovation. A dryer vent in the north wall may also have been installed at this time. The dryer vent is currently stuffed with rags, and considered in fair condition.

Light fixtures:
Laundry room (107) has one modern ceiling fixture in good condition.

Breakfast Room (108)

The breakfast room (108) is adjacent to the laundry room (107) in the northeast wing of the house.







Fig. 2.3-111 above, 2.3-112 below left, 2.3-113 below right. Above: View of original base, wainscot and chair rail on the east wall of the breakfast room (108). Identical trim is also found in the kitchen (106), butler's pantry (109), and service hall (110). Below left: A northeast corner china cabinet was added to the room at some point following original construction. Below right: The brass pendant light fixture in the breakfast room (108) may be original, and matches the appearance of fixture once located in the butler's pantry (109).

The space may origianlly have been used as the servant's dining room. The room's original configuration appears unchanged.

Floor:
Flooring in the breakfast room (108) matches the 12" by 12" tile found in the kitchen (106). The flooring is worn and considered in fair condition.

Base:
The base is typical of original baseboard found throughout the house. The 1" rounded shoe has been replaced with quarter round trim. Baseboard is painted brown, and its worn finish is in fair condition.

Walls:
Original plaster walls have a 3'-8" high wainscot, capped with a 4" chair rail. Its appearance matches the wainscot and chair rail found in the kitchen (106). The wainscot and chair rail are painted brown, and the worn painted surface is considered in fair condition *(Fig. 2.3-111)*. Above the wainscot, original plaster walls are painted white and appear in good condition.

Ceiling:
An original flat plaster ceiling is painted white and appears in good condition. A framed opening located above door D13 is similar to one found in the kitchen (106) ceiling. It seems likely these opening were associated with an earlier ducted heating system *(Fig. 2.3-108)*.

Cabinets:
Wainscot and wall trim can be seen running behind a built-in china cabinet located in the northeast corner of the breakfast room (108). The cabinet is apparently not original, but may date to the first quarter of the 20th century *(Fig. 2.3-112)*.

Light fixtures:
A two-lamp pendant fixture may be original. A similar fixture can be seen in a c1972 photograph hanging from the butler's pantry ceiling *(Figs. 2.3-113 and 114)*. The fixture was restored in 1972 and appears in good condition.

Butler's Pantry (109)

The butler's pantry is located between the kitchen (106) and service stair. It has direct access to the dining room (105) through door D10. The function of the butler's pantry (109) remains essentially unchanged, but the room's configuration has undergone some modifications *(Fig. 2.3-114)*.

Floor:
Flooring in the butler's pantry (109) matches the flooring described in the kitchen (106). The worn floor tile are considered in fair condition.

Base:
The base is typical of original baseboard found throughout the house. The 1" rounded shoe has been replaced with quarter round trim. Baseboard is painted white, and the finish appears in fair condition.

Walls:
Original plaster walls have a wood wainscot and chair rail in the southeast corner of the room, which match the appearance of kitchen (106) wainscot. The wainscot and chair rail are painted white, and the worn finish is in fair condition.

Above the wainscot, original plaster walls are also painted white. Areas of painted wall surfaces are peeling and considered in fair condition.

Ceiling:
The original flat plaster ceiling is painted white, and appears in good condition.

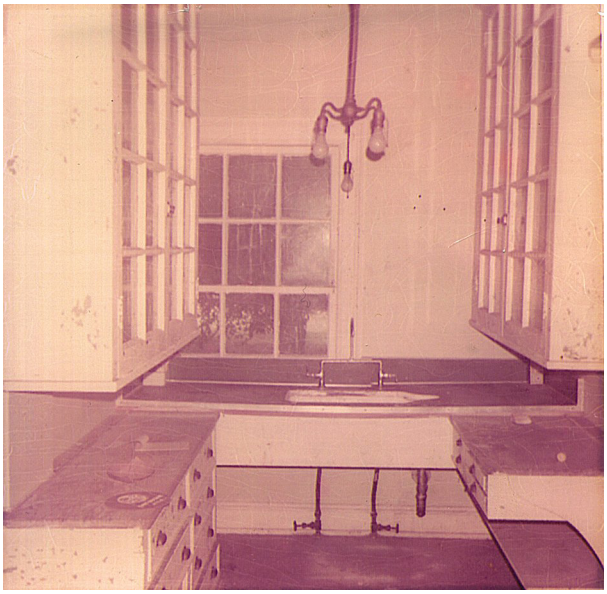








Fig. 2.3-114 above, 2..3-115 middle left, 2.3-116 middle right, 2.3-117 below. Above: The butler's pantry (109) as it appeared c1972. Image courtesy of June Kinkead. Middle left: Original base and wall cabinets on the west wall of the butler's pantry (109). Middle right: Original wall cabinet on the east wall, with cabinet doors on the floor. Below: A modern ceiling light in the butler's pantry (109) was probably installed in 1972.

Cabinets:
Based on a c1972 photograph, the original butler's pantry had wall and base cabinets on the west wall, a counter top and wall cabinet on the east wall, and a sink counter running the length of the north wall. The original eight drawer base cabinet remains on the west wall, along with the east and west wall cabinets. Original glass cabinet doors have been removed, with one pair still remaining in the room *(Figs. 2.3-114, 115, and 116)*. The cabinets are in good condition.

A vertical 3" deep by 15" wide metal duct is cut into the south end of the west cabinets. Its unclear if this duct represents a mid-20th century improvement, or some portion of an earlier ducted heating system.

Light fixtures:
The butler's pantry has one modern ceiling fixture with three lamps. A c1972 photograph shows an original pendant light hung from the butler's pantry (109) ceiling. The fixture appears similar to the breakfast room (108) light fixture *(Figs. 2.3-113, 114, and 117)*.

First Floor Service Hall (110)

The service hall (110) on the first floor runs between the kitchen areas and the family room (103). The hall's function and configuration remains unchanged from the time of original construction.

Floor:
The 12" by 12" tile floor in the service hall (110) matches the flooring described in the kitchen (106). This floor dates to a 1972 renovation, and it appears in fair condition.

Base:
The baseboard is original and as found throughout the house. The 1" rounded shoe has been replaced with a 3/4" quarter round trim. Baseboards are painted white and appear in good condition.

Walls:
Original plaster walls have a wainscot and chair rail matching the description of those seen in the kitchen (106). Wainscot and chair rail are painted white, and the finish is in fair condition. Above the wainscot, original plaster walls are also painted white. Plaster cracking observed during our initial visit has recently been repaired *(Fig. 2.3-118)*.

Ceiling:
The original flat plaster ceiling is painted white, and considered in good condition.





Fig. 2.3-118 left, 2.3-119 right. Left: A diagonal plaster crack above door D21 has recently been repaired. Right: View of an original brass sconce on the south wall of the service hall.

Light fixtures:
One original brass sconce is located on the south wall of the service hall. The fixture was reportedly restored in 1972 and appears in good condition *(Fig. 2.3-119)*.

Powder Room (111)

The powder room (111) is located off the service hall (110), and between the family room (103) and the first floor service stair. The function and configuration of the room appears unchanged from the time of original construction *(Fig. 2.3-122)*.

Floor:
A patterned 12" by 12" vinyl floor tile, installed in 1972, now covers anything that remains of the original flooring *(Fig. 2.3-120)*. Vinyl flooring appears in fair condition, with some cracking and raised edges.

Base:
The base is typical of original baseboard found throughout the house. Its original 1" rounded shoe is now replaced with a 3/4" quarter round trim. Baseboard and trim are painted white, and in good condition.

Walls:
Plaster walls and wood chair rail appear to be original. The chair rail is located 4'-6" above the floor and its profile matches that found in other areas of the house. The chair rail and plaster walls are painted white. Patterned wall covering above the chair rail probably dates to c1972 *(Fig. 2.3-121)*. Walls and wall finishes are in good condition.

Ceiling:
The original flat plaster ceiling is painted white, and in good condition. Its unclear if a soffit running above the north window was original or alteration.

Miscellaneous:
A bronze towel bar on the east wall and toilet paper holder on the west may date to the mid to early 20th century. Paint build-up on a wood shelf located above the sink, suggest this also may date within the same time period. A stainless steel grab bar on the east wall dates to the 1980s or 90s. All of the miscellaneous items described are in good condition *(Fig. 2.3-122)*.





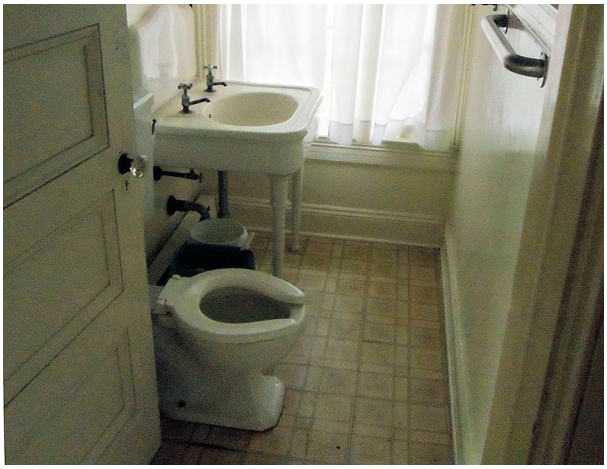


Fig. 2.3-120 above left, 2.3-121 above right, 2.3-122 below. Above left: 12" by 12" vinyl floor tile in the powder room (111). Above right: Chair rail, wall lamp and wood shelf on the west wall of the powder room (111). Below: View looking into the first floor powder room (111) from the service hall (110).

Plumbing fixtures:
A porcelain toilet and spindle leg sink are original. The independent hot and cold faucets with metal cross handles, also appear to be original. The toilet seat is a modern replacement. Plumbing fixtures appear in good condition *(Fig. 2.3-122)*.

Light fixtures:
The powder room (111) has one brass wall lamp with a fabric shade. The fixture probably dates from the mid to later 20th century. The brass finish is pitted, but otherwise the fixture appears in good condition *(Fig. 2.3-121)*.

Guest Bath (209)

The function and configuration of the guest bath (209) appears unchanged from the time of original construction. This bath is located off the second floor service hall (211), between the original ser-



Fig. 2.3-123. View looking from the second floor service hall (211) into the guest bath (209) . This room originally functioned as the servant's bath.

vant's quarters and the service stair. It originally functioned as the servant's bath *(Fig. 2.3-123)*.

Floor:
The 12" by 12" vinyl tile flooring is identical to that found in the first floor powder room (111). The vinyl flooring dates to a 1972 renovation and now covers the original floor, which may have been a painted pine floor similar to other second floor servant areas. Vinyl floor tile is worn and in fair condition.

Base:
Baseboard in the guest bath is original and typical of baseboard found throughout the house. The 1" rounded shoe on the north wall has been replaced with a 3/4" quarter round trim. The baseboard is painted white and in good condition.

Walls:
Plaster walls and wood chair rail appear to be original. The chair rail is located 4'-6" above the floor and its profile matches that found in other areas of the house. The chair rail and plaster walls are painted white. Patterned wall covering above the chair rail probably dates to c1972. Walls and wall finishes are in good condition.

Ceiling:
The original flat plaster ceiling is painted white, with some surface discoloration possibly caused by past moisture accumulation within the room. The condition appears dormant and the ceiling is considered in good condition.

Miscellaneous:
A glass shelf above the sink and towel bar are both located on the west wall. The towel bar is a relatively modern addition. The glass shelf and metal support brackets appear much older and may be original. A wire toilet paper dispenser on the east wall and towel bar on the south wall may date to the mid 20th century. Miscellaneous items in the guest bath (209) are in good condition.

Plumbing fixtures:
The marble lavatory is supported by a decorative iron wall bracket and may be original. The independent hot and cold faucets are mismatched. Both have metal cross top handles. Of the two, the left faucet appears the most likely to be original. The clawfoot tub and its cross top faucets are also original. The toilet was installed in 1972. All plumbing fixtures appear to be in good condition.

Light fixtures:
The guest bath (209) has one brass wall lamp with a fabric shade, which probably dates to the mid 20th century. The brass finish is pitted, but otherwise the fixture appears in good condition.

Guest Bath (210)

The guest bath (210) is located off the second floor service hall (211) and between the service stair and guest bedroom (203). The room's function and configuration appear unaltered from the time of original construction *(Fig. 2.3-124)*.

Floor:
A white 1/2" square cut tile is likely the original flooring. The tile appears in good condition, with the exception of a few missing tile in the southwest corner of the room.

Base:
The base is original and typical of baseboard found throughout the house. The room's baseboard is painted white, and in good condition.

Walls:
A chair rail is located 4'-6" above the finish floor and is probably original, matching the profile of chair rail found throughout the house. Original plaster walls are now covered with more modern finishes. A 4-1/4" white ceramic tile wainscot is located beneath the chair rail and a patterned wall covering is applied above. Both finishes may date to c1972, and are in good condition.

Ceiling:
A textured, moisture resistant coating has been applied over a gypsum board ceiling. The gypsum ceiling covers an original flat plaster ceiling. The textured coating is in good condition and appears similar to the ceiling finish in the kitchen (106).



Fig. 2.3-124. View looking into the guest bath (210) from the second floor service hall (211).

Miscellaneous:
Two metal towel bars and a metal toilet paper holder, may be original. Its possible these were relocated to their present position - on the chair rail - after installation of the tile wainscot. A relatively modern framed mirror is located above the sink. Miscellaneous items in the guest bath (210) are in good condition.

Plumbing fixtures:
The spindle leg porcelain sink and claw-foot cast-iron tub are original. The sink has a goose neck faucet with lever handles, and the tub has six-pronged metal faucet handles. Both sink and tub faucets are believed to be original. Additionally, a faucet of the same vintage is mounted on the east wall, above the tub. The toilet was installed in 1972. All plumbing fixtures appear to be in good condition, with the exception of a missing spout on the tub faucet.

Light fixtures:
A brass wall sconce, with a goose neck bracket, is located on either side of the sink. The fixtures are similar to other sconces on the second floor and may be original. The brass finish is pitted, but otherwise the light fixtures appear in good condition.

Second Floor Service Hall (211)

The second floor service hall runs between the servant's area and guest bedroom 203. The hall's function and configuration remain unchanged from the time of original construction.

Floor:
Flooring in the service hall (211) transitions from the painted pine floors of the servant's areas to clear quartersawn pine at door D44 *(Figs. 2.3-125 and 126)*. Wood flooring is in good condition.

Base:
The original base is typical of baseboard found throughout the house. Baseboard is painted white and appears in good condition.

Walls:
Original plaster walls are painted white. The walls are considered in fair condition, with a small plaster crack above door opening D47.

Ceiling:
The original flat plaster ceiling is painted white and is in good condition.

Light fixtures:
There is one bronze wall sconce located on the south wall of the service hall (211). The fixture is probably original. It has a pitted finish, but otherwise appears in good condition *(Fig. 2.3-127)*.







Fig. 2.3-125 above left, 2.3-126 above right, 2.3-127 bottom. Above left: Flooring west of door D44 is clear quartersawn pine, found in primary second floor rooms. Above right: Flooring east of door D44 is painted pine found in the other second floor service areas. Bottom: A brass sconce on the south wall of the service hall (211) is probably original.

Basement

The basement is accessed from either the service stair, or a pair of exterior doors (D55) located at the bottom of the service ramp on the eastern side of the house. Four basement spaces can be described which surround an east/west corridor (001). A utility room (002) is located beneath first floor service areas in the northeast corner of the basement. A work room (003) is located beneath the first floor dining room (105). A storage room (004) is located beneath the family room (103). A mechanical/electrical space (005) is located beneath the main hall (101). In addition to the four spaces described, a crawl space (006) is located in the southwest corner of the basement, beneath the living room (102).

Floors:
Basement spaces have cast-in-place concrete floors, approximately 6'-0" below grade. The mechanical/electrical space (005) has a split floor level, with the west half of the space approximately 2'-0" below the main basement floor. This lower floor area is accessed by a flight of four cast-in-place concrete steps leading from the corridor (001) *(Fig. 2.3-128)*. Concrete floors and steps have a painted finish in good condition.

Walls:
Painted brick foundation walls enclose the basement, and an internal brick bearing wall runs in an east/west direction along the south side of the corridor (001). Typically these walls appear in good condition. Prolonged exposure to moisture has caused some areas of brick and mortar deterioration along the east wall *(Fig. 2.3-129)*.



Fig. 2.3-128. View of concrete steps leading from the basement corridor (001) to a sunken area in space 005.





Fig. 2.3-129 above, 2.3-130 below. Above: View of moisture infiltration on the east brick foundation wall. Bottom: Damaged plaster partition on the south wall of the utility room (002).

Framed plaster partitions separating the corridor (001) from the utility room (002), and the work area (003) from the mechanical/electrical space (005) may be original. These partitions have areas of damage and are considered in fair condition *(Fig. 2.3-130)*.

Ceiling and framing:
Much of the basement's original plaster ceilings have been removed to repair/replace termite damaged joists. Plaster ceilings have been removed in the utility and work rooms (002 and 003), and at the east end of the corridor (001).

Termites have been a persistent problem at The Grange, with the first extensive repairs to termite damage occurring in 1972. Evidence of replaced and sistered joists from this renovation can be seen in areas of missing ceiling plaster *(Fig. 2.3-131)*.

In 2012, badly damaged joists and sill plates were repaired or replaced in spaces (001), (002), (003), and the crawl space (006) beneath the living room (102) *(Fig. 2.3-132)*. Visible basement framing appears in good condition, but frequent monitoring will be needed to ensure a similar problem does not reoccur.





Fig. 2.3-131 above, 2.3-132 below. Above: The plaster ceiling has been removed at the east end of the basement corridor (001) showing sistered and replaced floor joists from a 1972 renovation. Below: View of newly repaired floor joists in the crawl space (006). The 6 by 6 beam and three 6 by 6 posts were added during these 2012 repairs.

Plumbing fixtures:
A three compartment stainless steel utility sink is located in the southeast corner of the utility room (002). The sink appears in good condition.

Light fixtures:
Basement spaces are lit with bare incandescent bulbs in porcelain sockets.

Attic

Attic is access is from the service stair. Five attic spaces can be described which surround a central living/dining/kitchen area (301). A bedroom (302) (originally a servant's quarters) is located in the southeast corner of the attic. An unfinished bedroom (303) is located in the southwest corner of the attic. A toilet room (304) is located in the northwest corner of the attic, which connects to the living area (301) via a closet/storage room (305). A shower room is located in the northeast corner of the attic.

Its believed the attic would have been unoccupied until dormer windows were added a few years following original construction. At this point, an attic servant's quarters (302) was probably added in the southeast corner *(Fig. 2.3-133)*. To what extent this space may have been used following William Page's death in 1922 is unknown. The attic is known to have been re-occupied in 1975, with the hiring of George Clement - The Grange caretaker. Mr. Clement lived at The Grange until 2010, and made alterations to his attic apartment to suit his needs. Much of what appears in the attic today was added during this 35 year period.



Fig. 2.3-133. View of the southeast attic bedroom (302). The room's trim and finishes suggest this was constructed within a few years of original construction.

Floors:
Pine flooring was installed over an attic sub-floor, within a few feet of perimeter walls. It appears thoughts of finishing the entire attic were in the mind of William Page at the time of original construction *(Figs. 2.3-133 and 134)*. The pine floor is in good condition.

Base:
Original base, typical of baseboard found throughout the house, is found only in the attic bedroom (302). A portion of the base is painted white, and the rest has been repainted a dark grey. The base appears worn and in fair condition.

Walls:
Finished walls in the bedroom (302) and the room's closet are plaster on milled wood lath. Walls are finished on the bedroom side only. The north wall of room 303 has framing similar to room 302 suggesting early plans were in place for a second finished attic bedroom *(Fig. 2.3-135)*.

Between the years 1975-2010 attic partitions were added to suit the tenant's needs. These partitions were apparently constructed out of any available material and include; gypsum board and vertical

plank enclosing the toilet room (304), horizontal planks enclosing the closet/storage room (305), and corrugated fiberglass enclosing the shower (306) *(Fig. 2.3-136)*. Wall finishes are typically in good condition.

Ceiling:
The bedroom (302) has a painted plaster ceiling installed near the time of original construction. Acoustic panels were installed between roof rafters in the living area (301) ceiling sometime after 1975. In other areas of the attic a fiberglass sheet has been hung to cover attic insulation. Both the fiberglass sheet and attic roof insulation were installed after 1975. Ceiling finishes are in fair condition *(Figs. 2.3-136 and 137)*.

Roof access:
A wood ships ladder was installed in 2000, leading from the attic to the flat roof above. The ladder is in good condition *(Fig. 2.3-137)*.

Kitchen:
The kitchen area is located at the east end of room





Fig. 2.3-134 above, 2.3-135 below. Above: Pine flooring in the attic terminates a few feet from perimeter walls. With the loss of head height at the hipped roofs, this must have been considered the extent of habitable space within the attic. Below: View from attic room 303, looking north. The east wall shows the backside of lath and plaster applied in bedroom 302. Similar stud framing is seen running along the north wall, but with no indication that a plaster finish was ever applied.





Fig. 2.3-136 above. 2.3-137 below. Above: Gypsum board and horizontal planks forming two of the partitions added between the years 1975 and 2010. The view also shows the fiberglass sheet hung from attic rafters during this same period. Below: View from the attic living area (301) looking south at the ships ladder leading up to the flat roof. The view also shows acoustic ceiling panels added between roof rafters.





Fig. 2.3-138 above, 2.3-139 below. Above: View from the living area (301) looking east at the L-shaped kitchen counter and sink beneath window W58. Below: View of the attic toilet room (304) looking north. The porcelain sink and toilet may have been salvaged from elsewhere in the house.

301. A refrigerator and freezer are located just east of the service stair and a range abuts the northeast chimney wall. An "L" shaped counter top wraps along the south of the chimney and under dormer window W58. A sink is located in this section of counter, beneath the window *(Fig. 2.3-138)*. The counter top and sink appear in good condition. Kitchen appliances and counter top were installed sometime after 1975. Appliance operation was not reviewed for this report.

Plumbing fixtures:
The attic toilet room (304) has a toilet and lavatory. The porcelain toilet is similar to the one found in the first floor powder room (111) and may have been salvaged from one of the second floor bathrooms. The sink also appears to have been salvaged, but its unknown if it was an original fixture in The Grange *(Fig. 2.3-139)*.

Light fixtures:

Attic spaces are illuminated with bare incandescent bulbs in porcelain sockets. Bulbs and sockets are recessed in the acoustic panel ceiling in the living/dining/kitchen (301) areas.

Comparison of Common Elements

Interior Doors

The Grange has forty-nine interior doors. All but two of the first and second level doors and associated hardware are original.

The predominant door in the house is 3'-0" wide by 7'-0" tall, with five horizontal panels. This door type is original and seen in openings D9, D10, D12, D14, D15, D17-D19 on the first floor, D26, D28, D35-D37, D44-D46, D48, D49 on the second floor, and doors D50 and D51 located in the attic servant's quarters (302) *(Fig. 2.3-140)*.

Original paired pocket doors are located at 5'-0" wide openings D6 and D27. These doors have the same five panel design as original swinging doors *(Fig. 2.3-141)*. Opening D6 is located on the first floor between the main hall (101) and the living room (102). Pocket doors at opening D27 are located on the second floor, between the master bedroom (202) and dressing room (204). The 1972 installation of a wall heater has rendered the master bedroom pocket doors inoperable *(Fig. 2.3-172)*.

Original door variations include the main hall (101) closet doors (D20 and D21). Door D20 is narrower than other original five panel doors, measuring only 2'-6" wide. The door's glass knob also differs from other doors in the house. Door D21 is considerably smaller than other doors, measuring only 2'-0" wide and 5'-1" tall, and has only four horizontal panels. The powder room (111)





Fig. 2.3-140 left, 2.3-141 right. Left: Five-panel wood doors are original, and the predominant door style on the first and second floors. Right: Original five-panel pocket doors in the main hall.

has a modified five panel door (D17). Glazing has been installed in place of the upper two panels, permitting daylight to reach into an otherwise dark service hall (110).

Original glass knobs are located on five panel doors leading into primary rooms. Black porcelain knobs are typically found on doors accessing original service spaces. All original doors have a lever lock below the knob *(Fig. 2.3-142 and 143)*.

Five panel doors with glass knobs include D9, D10, D17-D19 on the first floor, and D26, D28, D35-D37 D44-D46, D48, D49 on the second floor. Five panel doors D12 and D14 in the first floor kitchen (106) area have porcelain knobs. Door D15, which divides the family room (103) from the service hall (110), has a porcelain knob on the service side and glass knob on the opposite side.

Paired pocket doors at openings D5 and D27 have bronze pulls *(Fig. 2.3-144)*.

Original second floor servant's rooms have only two panels, with bead board laid diagonally in the upper and lower panels. Like the first floor service areas, these door have black porcelain knobs. Doors of this style include D38, D40, D41, and D43 *(Fig. 2.3-145)*.

All interior swinging doors have one pair of leaf hinges and a 4" wide raised wood threshold. Many original doors likely had turned wood wall stops, but most of these are now missing *(Figs. 2.3-146 and 147)*.

Paired French doors D7 and D8 originally accessed an open porch (104). These doors are 7'-0" tall and have 2'-3" wide leafs *(Fig. 2.3-148)*. Both sets of doors have a small 2" long lever latch. The latch and escutcheon plate are original on door D8, the escutcheon plate has been modified on door D7 *(Figs. 2.3-149 and 150)*. Each pair of doors has one leaf fixed with a top and bottom flush bolt.



Fig. 2.3-142 above left, 2.3-143 above right, 2.3-144 below. Above left: Original glass door knob typically found on doors leading to primary rooms. Above right: Black porcelain knobs are found on doors leading to service and servant's spaces. Below: Bronze flush pulls are installed on original pocket doors.







Fig. 2.3-145 above, 2.3-146 middle, 2.3-147 below. Above: View of a second floor door into guest room 207 (originally a servant's room). Middle: View of a typical raised wood door threshold. Below: One of the few remaining original wood wall stops.







Fig. 2.3-148 above, 2.3-149 below left, 2.3-150 below right. Above: Twelve-light French doors at opening D7. Below left: Original bronze lever latch and escutcheon plate on the dining room (105) door D8. Below right: The escutcheon plate has been modified on the living room (102) door D7.

Large windows on each side of the dining room (104) door will be described a little later in this section.

Four panel closet doors in the second floor stair hall (201) and dressing room (204) are believed to be original. These doors are 6'-3" tall and vary between 2'-6" and 3'-0" in width. Each door, or pair of doors, have a two-panel overhead cabinet door above. Cabinet doors are 2'-0" tall and match the width of the closet door below. Closet doors have glass knobs, with a lever lock below. Thumb latches and padlock hasps have been added to closet doors in the dressing room (204). Overhead cabinets have a thumb latch. Padlock hasps have also been added to overhead cabinets in the dressing room (204) *(Figs. 2.3-151 and 152)*.



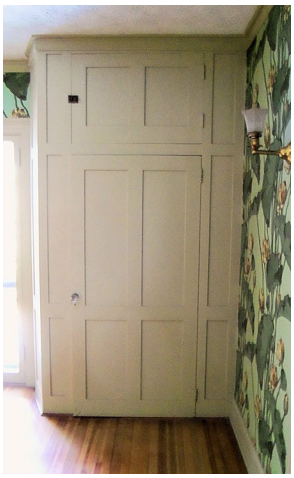


Fig. 2.3-151 left, 2.3-152 right. Left: A pair of closet doors and overhead cabinets in the dressing room (204). Right: Doors of similar appearance located in the second floor stair hall (201).

Neither the first floor service stair door (D15) or the second floor service hall closet door (D42) are original. The service hall corner closet is not believed to be original, at least its four panel door is not. The door is located within the servant's area and has a black porcelain knob. Both the door and closet suggest this was an alteration made early in the house's history. A first floor service stair door (D15) is a modern replacement. It has a large glass upper panel with three horizontal lower panels, and a stainless steel knob.

Doors and door hardware are typically in good condition on the first and second floors. Painted door finishes are worn and in fair condition.

The two basement doors (D56 and D57) might be original. They differ from doors found in the upper floors of the house, but that could be expected. The utility room (002) door (D56) has four horizontal panels with a glass knob, and the storage room (004) has a wood screen door. The utility room door is damaged and the door is in poor condition. Two attic doors (D52 and D53) were installed sometime after 1975.

Windows

The Grange has thirty-nine original punched window openings on the first and second floors. Original 6/6 double hung wood windows are set within a 1-1/2" wide wood frame, recessed approximately 1" from the stucco face *(Fig. 2.3-153)*. An exterior wood sill projects approximately 2" from the face of wall, and extends approximately 2" beyond each



Fig. 2.3-153 above left, 2.3-154 above right, 2.3-155 below left, 2.3-156 below right. Above left: Window W27 is typical of most first and second level windows, with a 6/6 double hung sash and an exterior aluminum framed screen. Above right: Window W16 is the only original four-light sash on the house. Below left: Typical exterior wood window sill and trim. Below right: View of window muntins.

side of the window opening. The sill skirt is held back and a small ogee molding transitions to the stucco wall below. Window glazing is installed between 1/2" wide flat faced muntins *(Figs. 2.3-153, 155 and 156)*. Interior hardware is limited to a window lock at the meeting rails.

First floor windows W3-W5, W12-W15, W17-W20, W22-W27 are uniformly sized, measuring 3'-2" wide by 5'-3" tall. Second floor windows W28-W37 and W39-W48 are also uniformly sized, measuring 2'-11" wide by 4'-8" tall.

Three original punched window openings vary from those described. Window W16 has a four-light tilting sash, measuring 2'-2" by 2'-8" tall *(Fig. 2.3-154)*. Directly above, a 6/6 second floor window W38 is also 2'-2" wide, but matches the 4'-3" height of other second floor windows. A small fixed window W21 is located within the north porch recess and measures 1'-5" long by 10" tall. This window provides light into the basement service stair.

Both the west entry door (D1), and the original porch door (D8) are framed between large double hung windows. Windows W1 and W2 in the west recessed porch, and W76 and W77 in the original southeast corner porch are all original, and the



Fig. 2.3-157 above, 2.3-158 below. Above: Interior view of 9/9 windows W1 and W2 flanking the front door in the west recessed porch. Similar 9/9 windows W76 and W77 are located on each side of door D7. Below: View of the south facing bay, with a row of four 6/6 double hung windows. Plywood covering the two basement window wells has recently been replaced with plexiglas covers.

largest original windows in the house. Their 9/9 sash combination measures 3'-2" wide by 6'-11" tall *(Fig. 2.3-157)*.

The smallest 6/6 double hung windows on The Grange are located in an original south bay, with a row of four windows measuring 2'-2" wide by 3'-2" tall *(Fig. 2.3-158)*.

There are thirteen original basement windows, set within concrete window wells. Basement windows have six-lights in a tilting sash, and measure approximately 2'-10" wide by 2'-5" tall. The majority of these windows are in poor condition due to moisture and termites. Window wells were recently covered with plexiglas to prevent further damage *(Fig. 2.3-158)*.

Four dormers were added to The Grange probably within a few years of initial construction. One large





Fig. 2.3-159 above, 2.3-160 below. Above: Two south facing dormers were probably added within a few years of original construction. Below: Service ramp windows on the east wall of the basement were probably installed in 1935.

three-window dormer faces north and another faces east. Two smaller two-window dormers face the south. Dormer windows have a six-light hinged sash and measure 3'-3" wide by 2'-6" tall. Dormer windows appear in good condition, with the exception of window D53, which has been modified for a window AC unit *(Fig. 2.3-159)*.

Windows W67 and W68 were probably installed in the basement with the construction of a service ramp in 1935. The windows have a 6/6 sash combination and measure 2'-11" wide by 4'-7" tall *(Fig. 2.3-160)*. The windows have moisture damage and appear in fair condition.

Original porch openings are infilled with five 9/9 double hung wood windows. These windows were probably installed in the mid to late 1940s, and each measure 3'-4" wide by 7'-7" tall *(Fig. 2.3-161)*. Both windows W8 and W10 have lost muntins and are in fair condition *(Fig. 2.3-165)*.



Fig. 2.3-161. View of window openings W7-W10. These 9/9 windows were likely installed in the mid to late 1940s to enclose an original open-air porch.









Fig. 2.3-162 above left, 2.3-163 above right, 2.3-164 below left, 2.3-165 below right. Above left: A broken sash cord at window W3. Above right: A separated sash joint at window W4. Below left: Chewed muntins at window W2. Below right: Missing muntins at window W10.

First and second floor windows are generally in good condition. Sash cords are broken on windows W3, W6, W13, W15, W17, W37, W38, W42, W46 and W48. Windows with cracked glazing include W12, W14 and W34. Damage to muntins can be seen on W1, W2, W8, W10 and W15. The bottom rail is separating on window W4. Screens are missing on W1, W2, W5, W7, W16, W18, W23, W37 and W45. Many of these conditions were repaired in 2012 *(Figs. 2.3-162, 163, 164 and 165)*.

Interior Trim

The same basic trim profile is used throughut the first and second floors around doors and windows, for chair rails, and on fireplace surrounds. This trim has minor end variations depending on its location *(Figs. 2.3-166, 167 and 168)*. Trim beneath the mantel shelf is identical on all six house fireplaces *(Fig. 2.3-56)*.

There are also just one style of original baseboard and crown mold found throughout the house *(Figs. 2.3-59 and 69)*. In instances where new flooring has been installed, the original 1" rounded shoe on the baseboard has typically been replaced with a modern 3/4" quarter round trim. Similarly, a quarter round trim has been added to the crown mold in rooms where textured ceilings have been installed. Originally guest room 207 did not have a crown mold, but one was added in 1972 to trim the edge of a new textured plaster ceiling.

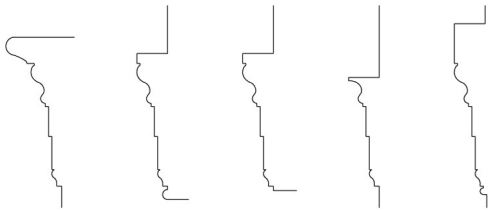






Fig. 2.3-166 above, 2.3-167 below left, 2.3-168 below right. Above: Trim profile variations from left to right; window stool, window trim, door trim, chair rail, and fireplace surround. Below left: Image of typical window trim and stool. Below right: Image of typical door trim.

Two styles of original wainscot are found on the first floor. A raised panel wainscot is located in the main hall (101) and living room (102). A vertical bead board wainscot is found in service areas including the kitchen (106), breakfast room (108), and butler's pantry (109) *(Figs. 2.3-46 and 111)*.

Framing

The Grange is a platform framed structure, with framing only visible in the basement ceiling and attic roof. 2 by 10 floor joists run beneath the first floor in a north/south direction. Joists bear on perimeter brick foundation walls and internal brick bearing walls which run between corridor (001) and work room (003), and mechanical/electrical room (005) and crawl space (006). Termite damaged floor joists beneath much of the dining room (105) and kitchen (106) were repaired using sistered joists in 1972 *(Fig. 2.3-131)*. Similarly damaged joists in spaces (001), (002), (003) and beneath the living room (102) were repaired in 2012, along with several sections of perimeter sill plate *(Fig. 2.3-131)*. Visible framing in the basement appears in good condition.

Original roof framing consists of 2-1/4" by 6" rafters. Dormer window additions were framed using similarly dimensioned lumber *(Fig. 2.3-169)*. Most of the framing in the attic is concealed above a fabric ceiling. Visible framing appears in good condition.



Fig. 2.3-169. View of dormer framing within the attic. Dormer framing appears quite similar to original attic framing.

Mechanical/Electrical/Plumbing Systems

Heating

Seven original fireplaces were used to heat the house, with supplemental heating possibly provided Three fireplaces are located on the first floor, with three stacked above on the second. Its unclear if a basement furnace had been originally installed to provide supplemental house heating. Remnants of earlier ductwork can be found in the house, typically associated with traces of an asbestos wrap. This ductwork may be associated with a heating system installed in c1940s. Locations for floor, wall and ceiling grates associated with a ducted heating system are also found throughout the house *(Fig. 2.3-170)*. Some grates may be original, but the sunroom (104) floor grate certainly is not.

The northwest chimney shows evidence that some piece of original basement equipment required venting. This vent may have been associated with a furnace, or an original generator that was known to



Fig. 2.3-170. A wall grate in the second floor service hall (211) may be associated with an original furnace, or a later heating system.



Fig. 2.3-171. An outline of an early piece of basement equipment can be found in the sunken mechanical room floor (004).

exist in the house *(Fig. 2.2-15, page 32)*. An outline of this piece of equipment can still be seen in the basement floor *(Fig. 2.3-171)*.

The Grange is currently heated with recessed electric wall and baseboard heaters installed as part of a 1972 renovation. The living room (102), family room (103), dining room (105), breakfast room (108), and service hall (110) have recessed cabinet heaters on the first floor. The sunroom (104) has three electric baseboard heaters *(Fig. 2.3-173)*.

Unit wall heaters are located in the master bedroom (202), guest rooms (203 and 206), and in the service hall (211) on the second floor, and in the attic bedroom (302). The unit wall heater in the master bedroom (202) has been installed through one leaf of the room's pocket doors (D27) *(Fig. 2.3-172)*. Each of the three second floor bathrooms (205, 209 and 210) have baseboard heaters.

Wall heaters were reportedly operational, but at forty years old they are considered in fair condition.

Air Conditioning

The house is ventilated on all floors by operable windows, which originally were supplemented by a rooftop gravity ventilator. Cooling is now provided through the use of window air conditioning units *(Fig. 2.3-174)*. These units are currently located in the first floor breakfast room (108), second floor master bedroom (202), guest room (206), and in the attic bedroom (302). Additionally, window units appear to have been installed in the family room (103), sunroom (104), guest room (203),





Fig. 2.3-172 above, 2.3-173 below. Above: View of the master bedroom's (202) electric wall heater installed through one leaf of the room's pocket doors (W27). Below: An electric baseboard heater located along the south wall of the sunroom (104).

guest room (207), and guest room (208). These have been removed.

Window air conditioning units are old and inefficient. Over time condensation from window air conditioners can damage wood jambs and sills, and will frequently leave staining on exterior wall surfaces. Window air conditioners are considered a poor condition.

Electrical

The Grange has a 400-amp, 120/240 volt, single phase, 3-wire service fed from a 50 KVA pad mounted dead-end transformer, through a meter at the north end of the east wall *(Fig. 2.3-175)*. Once inside, two 200-amp service feeders run exposed from the east wall of the utility room (002) to electric panels RP1 and RP2, located on the east wall of the basement mechanical/electrical room (005) *(Fig. 2.3-176)*. Both panels have 200-amp main breakers, but neither the panelboards or main breakers are specifically labeled as suitable for use as service equipment. Additionally, the main



Fig. 2.3-174. View of a window air conditioning unit at opening (W18).

disconnecting means for both feeders are located approximately 40 feet from point of entry, a poor condition made more hazardous with limited overcurrent protection provided by the utility company.

Electric distribution and some branch circuits were replaced in 1972, with nonmetallic sheathed cable. Wiring to receptacles, switches, and fixtures is generally concealed within walls and ceilings, but old fabric wrapped copper wiring can be seen spliced into the newer service at the panelboard. Interior receptacles do not have ground fault circuit interruption protection, or protective covers when located in the floor. Exterior receptacle do not have weatherproof covers. The quantity, locations, and types of receptacles are not adequate to meet modern codes and Panelboard RP1 does not have the required clear working space in front. The electrical service and devices are considered in poor condition overall.



Fig. 2.3-175. An electric service meter located at the north east corner of the house.



Fig. 2.3-176. View showing electric panelboards installed along the east wall of the mechanical/electrical room (005). Also shown is PVC pipe replacing an original section of black iron sanitary piping.

The Grange no longer has standby electrical service. A generator once served the ramp sump pump, water heater, refrigerators, and water pump. As the primary defense against basement flooding during heavy rain events, the sump pump, located at the base of the large service ramp, should have an emergency backup power source. This is considered a poor condition.

Although period fixtures were reportedly restored in 1972, they may not be UL approved, and are considered in fair condition.

Plumbing

Some of the house plumbing was replaced in 1972, but much of the earlier piping remains. Original black iron and copper piping and valves can still be found in the basement, with many sections replaced with PVC pipe, and others in need of replacement *(Fig. 2.3-177)*. Original tubs and sinks have been preserved in first and second floor bathrooms. Powder room (111) may have the only original toilet remaining in the house. Hot water is generated by two electric water heaters. A thirty gallon water heater is located in the basement utility room (002) and an 80 gallon water heater is located in the first floor laundry room (107). Piping in the house is in poor condition *(Fig. 2.3-178)*. Fixtures appear in good condition.

Fire Protection

The Grange does not have a fire alarm or suppression system. A fire hose valve is located in the main hall closet (101A) on the first floor, and in the service hall (211) on the second floor. The pipe has been modified to accept a standard garden hose *(Fig. 2.3-50)*. The reducer installed to accept the garden hose restricts the flow of water, and creates a poor condition.





Fig. 2.3-177 above, 2.3-178 below. Above: View of corroded original piping and valves. Below: View showing more recent pvc piping spliced into earlier black iron piping. A fitting leak is shown taped, with a pail hung beneath.

Battery operated smoke detectors are located in each of the second floor bedrooms (202, 203, 206, 207, and 208). Detectors provide only localized alarms, with no carbon monoxide sensors *(Fig. 2.3-179)*. The Grange is unoccupied and some detectors do not appear operational. Smoke/fire detection is consider in poor condition.



Fig. 2.3-179. The wall mounted, battery operated smoke detector on the east wall of the master bedroom (202).



Fig. 2.3-180. View of the Beach Creek Dock House looking south across the tidal marsh at high tide.

Beach Creek Dock House

Situated along Beach Creek and the tidal marsh at the southern end of Cumberland Island, the dock house originally served as the smaller of two such structures used by the Carnegie family in the late 19th and early 20th century. The Dock House is comprised of a small enclosed boat house, with a boardwalk running along both the south and east elevations. These boardwalks connect with a standing dock at the southeast corner of the structure. The Dock House may have been constructed in the mid 1890s, in association with the 1894 delivery of Lucy Carnegie's new yacht Dungeness, but this is purely conjectural *(Fig. 2.3-180)*.

In plan the boat house is a simple structure, measuring approximately 24'-0" square. Its offset location beneath a larger hipped roof creates covered walkways on both the south and east elevations. A standing dock is located at the southeast corner of the boat house. An elevated boardwalk connects the standing dock with the boat house, along the south wall. A short pier projects from this boardwalk approximately 10'-0" into Beach Creek, where it once accessed a floating dock. An at-grade boardwalk runs along the east side of the structure, connecting an access lane to the standing dock *(Fig. 2.3-186)*.

The boardwalks and dock have been reconstructed and reconfigured, but continue to serve their original function. The boat house no longer fulfills any functional need with the departure of island residents, but does retain its basic original configuration and some of its original fabric.

Access

Tidal fluctuations of several feet limit boat access to the Dock House to just a few hours each day. At low tide Beach Creek is reduced to a rivulet, unnavigable by even the smallest craft.

Land access to the Dock House is by a narrow lane, originating northwest of The Grange, and connecting with the loop drive in front of The Grange's west elevation. The lane is paved with oyster shell and intermittent patches of concrete *(Fig. 2.3-181)*.

Foundations

Early photographs appear to indicate the structure originally sat on wood pilings, which have since been either lost or buried within an elevated grade surrounding the structure. The boat house now sits on cast-in-place concrete foundations, installed in 1995 in an effort to stabilize the structure. Concrete foundations have a parged rubble stone footing. Its unclear whether or not this stone footing was associated with the original building, or repre-



Fig. 2.3-181. View down the Dock House access lane, looking from The Grange's loop drive towards the tidal marsh below.



Fig. 2.3-182. View of the west wall of the boat house at low tide, showing a formed concrete foundation installed on top of a parged stone base.

sents an alteration. The poor workmanship would lead one to think it was an alteration *(Fig. 2.3-182)*. The 1995 stabilization reduced the risk of a pending collapse, but the quality of the work is such that foundations are considered in fair condition.

Openings in the concrete foundation are found below the south door and west window openings. These openings may function as drains, preventing receding tidal or flood waters from becoming trapped within the boat house *(Fig. 2.3-182)*.

The foundation work completed in 1995 accomplished its purpose to quickly and cost effectively stabilize the structure, but the existing foundations appear prone to problems and are considered in fair condition.

Framing

Evidence of original floor joists can be found buried in the boat house's earthen floor. Remnants of any original flooring was not observed *(Fig. 2.3-183)*.

Original wall framing consists of full 2" by 4" studs spaced on approximately 24" centers. Corner posts are roughly 4" square with diagonal knee bracing. Much of the original wall framing shows either base plate deterioration or replacement. Sills are set into, and bolted onto, the concrete foundation wall. Studs and corner posts show considerable base deterioration from both rot and insect



Fig. 2.3-183. The top edge of a few original floor joists can be seen at the south end of the boat house.





Fig. 2.3-184 above, 2.3-185 below. Above: Interior view of the north boat house wall showing a replaced section of wall approximately 9'-0" long. Below: View of ridge beams and rafters intersecting at the supporting center post.

damage. In some locations blocking has been added beneath stud framing to compensate for rotted material.

A window opening and several feet of wall were reframed at the east end of the north wall. This new framing was reportedly needed to replace a section of rotted or otherwise damaged original wall *(Fig. 2.3-184)*.

Wall framing has considerable base deterioration and is considered in poor condition.

The boat house has a hipped roof formed by four full 2" by 6" ridge beams intersecting at a 5" by 6" center post *(Fig. 2.3-185)*. The northwest ridge beam has a 4" by 3-1/8" post added mid-span. Rafters tying into the ridge beams measure 2-1/4" by 4" and are spaced on 24" centers. Both rafters and ridge beams are original and extend approximately 10'-0" beyond the south and east walls of the boat house, where they rest on a top plate supported by nominal 4 by 4 treated posts. The treated posts were installed in 1995. Rafters are connected to

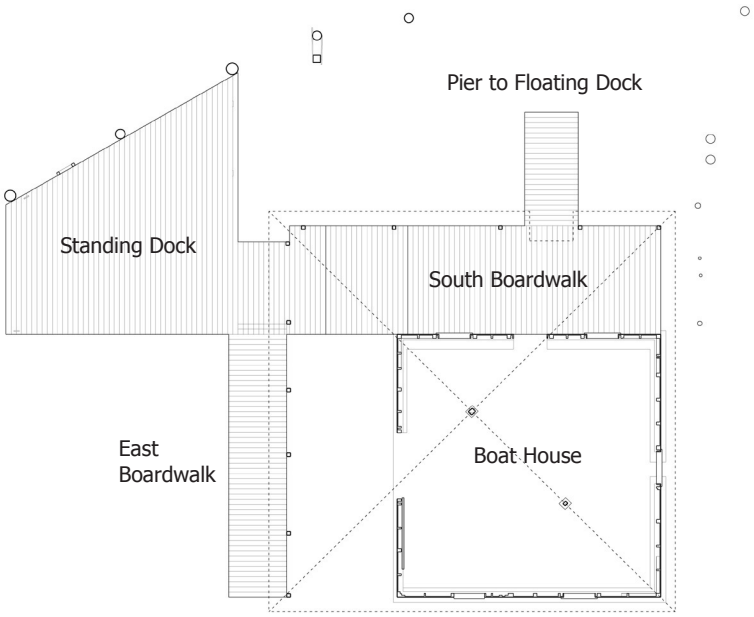


Fig. 2.3-186. Measured plan drawing of the Beach Creek Dock House.

top plates with steel tie-down anchors - which show significant corrosion. Rafters and anchors appear in fair condition.





Fig. 2.3-187 above, 2.3-188 below. Above: View from the standing dock looking at the southeast corner of the boat house. Below: View from the Dungeness flood wall looking at the northwest corner of the boat house.

Elevations

South:
The south elevation faces Beach Creek. This elevation has a 3'-0" wide door opening centered between two window openings. Original 6/6 double-hung wood windows and a sliding interior door are now missing. The south wall of the boat house is set beneath an overhanging roof, which covers an elevated boardwalk. A pier is roughly centered on the door opening, where it projects 10'-0" into Beach Creek *(Fig. 2.3-187)*.

East:
Originally an elevated boardwalk was located beneath the projecting roof on the east elevation. Over the years a significant grade change has taken place along the east side of the boat house and the elevated boardwalk has been lost. An at-grade boardwalk now runs just beyond the roofline *(Fig. 2.3-187)*. Centered on the east wall of the boat house is a 6'-0" wide opening, with a sliding interior door *(Fig. 2.3-189)*.

North:
The east end of the north wall has been reconstructed, including one of the two original window openings on this elevation. Both of the original 6/6 double-hung windows are missing *(Fig. 2.3-188)*.

West:
A single window opening is centered on the west elevation, and like other elevations its 6/6 window is missing *(Fig. 2.3-188)*.



Fig. 2.3-189. View of the interior sliding door on the east wall of the boat house.

Excluding the reconstructed section of the north wall, all original cypress siding appears intact. The tongue-and-groove siding is typically blind nailed, and measures 2-1/4" wide. Exterior walls are considered in fair condition with unpainted surfaces and unprotected openings.

Roof

The present standing seam metal roof probably replaced an original flat seam tin roof sometime in the 1950s. The roof is attached to 1" by 4" spaced sheathing, and measures approximately 37'-4" east to west and 36'-11" north to south. Metal roof edges are badly rusted, and corrosion has also resulted in holes through the roof surface. What remains of a 1" by 6" trim board shows significant deterioration. The roof is considered in poor condition.

A cut-out on the south edge of the roof was added in the 1990s when the south pier was constructed *(Fig. 2.2-65, page 45)*.

Electrical

Electrical wiring is run underground and enters the boat house on the north wall. This is a branch circuit without a breaker box within in the boat house. The circuit is probably fed from The Grange breaker box, but this is unconfirmed.

Dock

The standing dock is located on the southeast corner of the boat house and was reportedly constructed in the mid 1970s. Its framed with 2-1/2" by 8" wood beams spanning between treated wood piles of varying diameters. Nominal 2 by 8 and 2 by 10 joists either rest on, or span between, these beams. The dock is surfaced entirely with nominal 1 by 6 decking installed in the 1990s.



Fig. 2.3-190. View of framing beneath the elevated south boardwalk, reportedly constructed in 1995.

The boardwalk running along the south side of the boat house was reportedly reconstructed in 1995 at an elevation higher than the standing dock. Two 7" steps were framed into the boardwalk at that time. An at-grade boardwalk on the east side of the boat house was reportedly reconstructed in the late 1990s. Dock and boardwalk framing, and decking appear in good condition *(Fig. 2.3-190)*.

Cribbing

Remnants of cribbing uprights and debris are located at the southwest corner of the Dock House. A cast iron radiator found in the debris pile suggests this could have been an early 20th century installation, but most likely not associated with the original construction. Cribbing is in poor condition *(Fig. 2.3-191)*.



Fig. 2.3-191. A few uprights and scattered debris is all that remains of cribbing located at the southwest corner of the dock house.



Fig. 2.3-192. Pump house.

Pump House

The Pump House is a small structure sitting approximately 50 yards southeast of The Grange. Its period of construction is uncertain but most likely dates to the 1950s. The structure does not appear in a c1950 aerial view, taken from an adjacent water tower *(Fig. 2.1-22, p. 11)*, and its wood-grained siding style had lost its popularity by the 1960s.

Foundations

The structure rests on a concrete slab with no apparent foundations. Cracking in the concrete slab suggests some perimeter settlement has taken place *(Fig. 2.3-193)*.



Fig. 2.3-193. View of the Pump House floor. The pattern of concrete cracking appears consistent with perimeter settlement. The 1 HP pump is bolted to the floor and draws well water into a 1,000 storage tank.



Fig. 2.3-194. View of termite damaged sheathing in the northeast corner of the Pump House.

Framing

Walls are framed using 4" studs ranging between 1-3/4" and 4" wide. Rafters are nominally dimensioned 2 by 4s placed on 24" centers. Walls have 1" by 5-1/2" wide sheathing. Sheathing has significant termite damage and is considered in poor condition *(Fig. 2.3-194)*.

Elevations

The Pump House is entered on its south elevation. An earlier door was replaced with the present plywood door in the 1990s *(Fig. 2.3-192)*. A six-light window is located on the east and west elevations. Glazing has been broken out of both windows and protective plywood sheets have been installed to prevent further damage *(Fig. 2.3-195)*.

The structure is wrapped with asphalt paper and covered with wood-grained asbestos siding. This style of siding became popular in the late 1930s and



Fig. 2.3-195. View from inside the Pump House of the east wall window.



Fig. 2.3-196. The wood-grained asbestos siding dates.

its popularity continued into the late 1950s. The siding probably dates to the construction of the pump house. *(Fig. 2.3-196)*.

Roof
Rafters are covered with 7" wide spaced sheathing, with asphalt shingle roofing. The roof probably dates to the 1980s and appears in fair condition..

Well, Pump and Storage Tank
A relatively new Sta-Rite 1 HP pump is bolted to the floor of the Pump House. The pump draws water from a well, located a few feet to the west of the structure. Water is pumped into a 1,000 gallon storage tank where it is maintained under pressure for house use *(Fig. 2.3-197)*.

The well is covered with a fiberglass shell and surrounded with wood fencing. The well, tank, and pump are operational and appear in good condition.

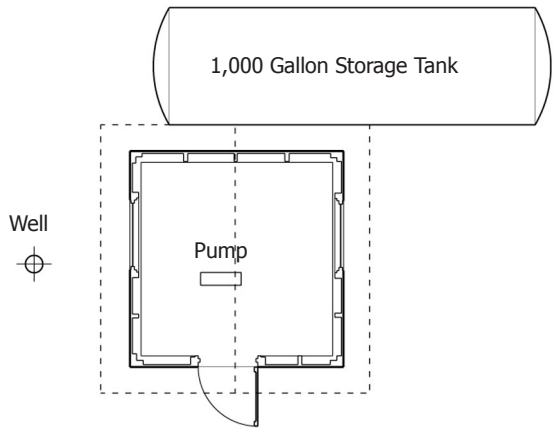


Fig. 2.3-197. Measured drawing showing the relationship of the Pump House, well, and Storage Tank.

Summary of Existing Conditions

The Grange has remained occupied during most of its 100-plus years, and remarkably maintains most of its original details and historic character. On the exterior, the majority of the features date to the original 1902-3 construction period, including the general massing and most of the materials. Exceptions to this, which represent changes to the house, include the concrete service ramp access to the basement, the current roofing materials, roof dormers, and details to the chimney caps. Original shutters are no longer extant. On the interior, the plan layout and the arrangement of rooms, for the most part, reflect the period of construction. Exceptions here, which reflect additions and changes, include the enclosure of the first floor porch to make the sunroom, the access to the roof from the attic area, some interior floor and ceiling materials, paints and wallpapers, and the hand-painted murals in the sunroom. Some alterations have been made to the kitchen and bathroom fixtures and cabinets.

The existing materials that make up the house are mostly in good or better-than-good condition. Problem elements include the perimeter drainage around the house and associated moisture issues that can lead to material degradation. The 35 year old asphalt-shingles on the sloped areas of the roof have exceeded their expected life and will need replacement soon.

The boat house retains its basic original configuration and some of its original fabric, but many of the material components are in fair or poor condition. The pump house, of uncertain original construction date, also has many elements in fair or poor condition.

The somewhat challenging moist and humid natural environment that surrounds the house and out-buildings can accelerate the deterioration of materials and finishes, mandating the need for a diligent and on-going maintenance program for the structures.

Summary of Materials Condition

The following list of building materials/elements are identified in this report as something other than good condition.

Poor Condition

The Grange:
Lack of gutters and downspouts.
Lightning protection.
Wood deck on the north side of the house.
Main stair balustrade.
Original plaster ceilings, above textured drywall ceilings.
Plaster crack in the wall between the guest room (206) and dressing room (204).
Majority of original wood basement windows.
Wood flooring in the first floor rooms.
Pocket doors at opening D27.
Window air conditioning units.
Disconnect location for 200-amp service feeders.
Much of the branch wiring and receptacles.
Absence of standby power for sump pump.
Piping.
Fire suppression and alarm system.

Beach Creek Dock House:
Metal roof.
Base of much of the wall framing.
Protective cribbing.

Pump House:
Termite damaged framing and siding.

Fair Condition

The Grange:
Well, pressurized tank and pump.
Brick barbecue.
Wood steps leading to the sunroom (104).
Asphalt shingles.
Roof window.
Broken muntins at window openings (W8 and W10).
Unprotected flues in the northeast chimney.
Configuration of main stair chairlift.
Baseboard finish throughout the house.
Service area wainscot finish.
Painted floor finishes in guest rooms (207 and 208).
Painted finish on the service stair balustrade.
Loss of mortar within fireboxes.
Service area flooring.
Hairline cracking in plaster walls; rooms 106, 107, 202, 203, 204, 206, 207, and 208
Hairline cracking in plaster ceilings; room 204, 206, and 208.
Sag in textured gypsum ceiling in guest room (207).
Electric wall and baseboard heaters.
Light fixtures may not be UL approved.
Dryer vent opening in laundry room (107).

Beach Creek Dock House:
Concrete foundation.
Unpainted walls and trim.
Corroded rafter and beam ties.
Electrical service.

Pump House:
Asphalt roof.
Siding.
Electrical service.
Pump and storage tank.

Missing

The Grange:
Window shutters.
Flat seam tin roof.
Original north porch light fixtures.
Cast concrete flue covers on the northeast chimney.
Wall mounted fixtures in the sunroom (104).
Door between dining room (105) and butler's pantry (109).
Door pull at opening D22.
Lock faceplate at opening D3.
The majority of original turned door stops.
Window screens at openings W1, W2, W5, W7, W16, W18, W22, W37, and W45.
Shelf in guest room (203) closet.
Corner tile in master bath (205) flooring.
Plaster ceilings above areas 001, 002, and 003.

Beach Creek Dock House:
Flat seam tin roof.
Flag pole.
South sliding door.
All 6/6 windows.
Wood flooring.
Corner lockers.
Railings and latticework.

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Significance and Integrity



Fig. 2.4-1 View of the Grange's west (front) elevation, looking from the northwest.

Periods of Significance

William Page had The Grange built to provide a residence for himself and his new wife Elinor Bickford. With Lucy Carnegie's permission, he located the house on the southern end of Cumberland Island, quite near to and southeast of her Dungeness mansion. Construction probably began on the residence in 1902, with workmen completing the effort by late 1903.

Mr. Page served as Lucy Carnegie's general business manager, until her death in 1916. Afterwards, he continued in the employment of the Carnegie children. The Pages occupied the house together until William Page's death in 1922. Elinor Page moved off the island a short time after her husband's death.

Florence Nightingale Carnegie Perkins, the seventh child of Lucy Carnegie, with her husband and three children, subsequently occupied The Grange. The Perkins family retained possession of The Grange until Florence Carnegie Perkins death in 1962.

William Page served an instrumental role in the development and operation of Cumberland Island during Lucy Carnegie's tenure, and even after her death. As such, the period of primary historic significance for The Grange should cover its first nineteen years—from its completion in 1903 until Page's death in 1922. As home to Lucy Carnegie's last surviving child, a figure central to the redistribution of island property, a secondary period of significance should be considered to extend until 1962.

The Grange

Exterior

The Grange retains an overall massing and general appearance consistent with the period of primary significance. The original plan of the house is entirely intact, and the building's elevations have received only modest alterations. As it stands, the house offers an excellent opportunity for interpretation *(Fig. 2.4-1)*.

Period materials and elements on the exterior of the house are generally in good condition. Stucco walls have recently been restored and the house and exterior trim painted. Windows and doors have been maintained and are in good condition. The north and west recessed porches, with their railings and detailing, are nearly intact. The west porch balcony lacks an original fascia panel and the north porch is missing its two original exterior light fixtures *(Fig. 2.4-2)*. Restoration of three period elements that are currently missing—window shutters, a flat seam metal roof, and rain water conductors—would enhance the interpretation.

The east elevation has always functioned as the rear of the house, and less emphasis was placed on its design. The additions of a concrete ramp, three door openings, and an enclosed porch create only a small adverse impact when evaluated with the more significant period features on the other three elevations. Modifications on the east elevation are



Fig. 2.4-2 View of original panels on the fascia of the north balcony.





Fig. 2.4-3 above, 2.4-4 below. Above: East elevation with alterations including the corner porch enclosure, a second floor door (which gave access to a second floor deck), and east-facing dormer. Below: South elevation with alterations including the corner porch enclosure and two dormer windows.

interesting in their own right, contributing to the secondary period of significance, and offering an interpretive opportunity into the daily concerns of Florence Carnegie *(Fig. 2.4-3)*.

When viewed at a distance, the house has three noticeable alterations; four dormer windows, chimney pots, and a roof access enclosure. The introduction of dormer windows is possibly the earliest modification to The Grange. A physical examination of the dormer framing concluded that construction of the house and dormer windows most likely occurred within a few years of each other, putting these dormer additions within the period of primary significance. Establishing a time frame for the addition of the chimney pots has been more difficult. It remains possible these were installed prior to 1922. They were definitely in place during some of Florence Perkins tenure. The roof access enclosure was installed in 2000. Its appearance detracts from the building's integrity and removal options should be considered *(Fig. 2.4-4)*.



Fig. 2.4-5 Detail of the sunroom (104) mural. The mural was likely installed by the late 1940s, covering all four walls.

By far, the most notable change to The Grange exterior occurred with the enclosure of the southeast porch - presently referred to as the sunroom (104) - probably in the late 1940s, and definitely during the tenure of Florence Perkins. Although the enclosure altered a significant design feature of the house, it also allowed for the introduction of one its more memorable interior aspects—the painted wall mural, discussed with the interior elements. The way the double-hung, paired window units were inserted, leaving the original structural piers clearly exposed on both the inside and outside, allows the original open porch to still be visualized and interpreted. These enclosures should remain as an important change that occurred during the secondary period of significance *(Fig. 2.4-5)*.

Interior

The original configurations and adjacencies of all the first and second floor spaces provide an unambiguous interpretation of room function and use. Interior finishes, however, are less complete, and in some cases less original. The Grange stood unoccupied through most of the 1960s. During this period moisture and termites damaged portions of original plaster ceilings and wood flooring. Repairs made in 1972 covered many of the original ceilings and all of the original flooring on the first floor.

Damaged original ceilings are covered with gypsum board and a textured plaster finish in many of the first and second floor rooms. Based on images from c. 1972, original ceiling lath appears tight and all period plaster ceilings may have the potential for restoration.

Original quartersawn clear pine and painted pine flooring on the second floor remains almost entirely intact. Paint analysis may help to date the episodes of floor painting in the second floor servant's





Fig. 2.4-6 above, 2.4-7 below Above: View of the intact tiled fireplace in William Page's office (103). Below: View of the main hall (101) fireplace, with the firebox now enclosed.

areas. Cut tile in the second floor guest bathroom (210) is probably to period, and possibly too the master bath (205) tile *(Fig. 2.4-11)*. Termite damaged flooring was limited to the first floor, where large floor areas were reportedly lost. Recovered and salvaged lumber companies offer similar pine flooring, and a complete restoration of the period flooring is believed possible.

All seven original fireplaces and mantelpieces remain intact. A duct was reportedly run through the main hall (101) firebox, which is now enclosed. All basement mechanical equipment associated with this duct has been removed and the firebox might be restored *(Figs. 2.4-6 and 7)*.

Alterations to the kitchen and butler's pantry occurred in 1972. An original iron stove was lost at





Fig. 2.4-8 left, 2.4-9 right. Left: Typical five-panel door with a glass knob, found at primary rooms. Right: Two-panel door with beaded board panels and black porcelain knob, found in the second floor servant's area.

this time, replaced with a modern range. Original kitchen cabinets have also been lost. Two period wall mounted cabinets, and an eight drawer base cabinet remain in the butler's pantry. The sink counter top has been lost. One missing pair of the glass cabinet doors might accurately be reproduced based on c1972 photographs and the remaining pair. A china cabinet in the adjacent breakfast room (108) was probably installed during the period of secondary significance.

Other period built-ins include three painted bookcase units in the living room (102), and painted closets/cabinets in the stair hall (201) and dressing room (204) on the second floor. These items remain in good condition, with period hardware.

Interior doors and door hardware are to period throughout most of the house. Primary living spaces have five-panel doors with glass knobs. Service doors on the first, second, and attic floors typically have black porcelain knobs. Second floor doors associated with the servant's quarters have two panels each, with beaded board laid diagonally in the panels *(Figs. 2.4-8 and 9)*.

On the first and second floors, all but two interior doors are original to the 1903 completion date. The first is a four-panel closet door in the second floor servant's area was probably installed after 1903, but possibly during the period of primary significance. This judgment is based on stylistic differences that exist between this door and all the others found in the house. The second is a modern replacement door leading to the basement stair.

Original door and window trim, baseboard, chair rail, crown mold, and wainscot are highly intact throughout the house. An original 1" shoe on the baseboard has typically been replaced with quarter round trim where new flooring has been installed.



Fig. 2.4-10. View of original, unpainted closet door jamb found in the guest room (203).

Quarter round trim has also been added at crown mold, where new ceilings were installed. Both modifications occurred in 1972, and both could easily be restored to their original condition.

Most period finishes are believed lost, except for the late 1940s mural installed on the four walls of the sunroom (104). The artist, whose identity to this day remains unknown, painted the mural with great skill and with beautiful detail. The mural should be conserved *(Fig. 2.4-5)*.

Concerning non-decorative finishes, stained woodwork in several second floor closets is believed to be the only original finish that remains *(Fig. 2.4-10)*.

Services

In the early 1960s Okefenoke Rural Electric ran service to Cumberland Island and the original generator was probably removed at this time. In 1972 a new electric service was brought into the house, and some branch wiring was replaced. Period wiring still remains in use for some circuits. A majority of original wall sconces remain in the house. These fixtures were reportedly restored in 1972 and help interpret interior spaces, but its doubtful any have been UL tested.

All period mechanical equipment has been removed and replaced with recessed wall heaters. Iron registers remain in the sunroom (104) and second floor service hall (210).

Concerning plumbing, period tubs, lavatories and washbasins remain, and help to interpret the periods of significance *(Fig. 2.4-11)*.

Conclusion

The character defining features of The Grange remain largely intact and in relatively good condition.



Fig. 2.4-11 View of the second floor guest bath 210. The room has an original porcelain sink, clawfoot tub, and cut floor tile.

As an assemblage, these features create an exceptional opportunity for interpreting the house.

Pump House

Significance

The Pump House is clearly associated with The Grange during the Florence Carnegie Perkins era and the period of secondary significance. Construction materials appear to reduce the prospect the present structure was an original outbuilding *(Fig. 2.4-12)*.

Beach Creek Dock House

Significance

The Dock House pre-dates The Grange and the building is noted as one of many structures within



Fig. 2.4-12 View of the east Pump House elevation.



Fig. 2.4-13. View of the Dock House at high tide, looking from the north.

the Dungeness Historic District. The nomination form appears to attribute minor significance to the structure, with no further comment. The Beach Creek Dock House and its function were independent of The Grange during the periods of significance. It may have had no direct correlation to The Grange until it was included within the property tract committed to Lucy Graves for reserved right of use and occupancy.

The original date of construction for the Dock House is not known. It is possible that the building dates to 1894, when the New York Yacht Club accepted Lucy Carnegie into its ranks. Archival documents do indicate that her boat, *Dungeness*, occasionally tied up at the "Little Dock," presumably meaning this site on Beach Creek rather than the large main dock located to the northwest of the mansion on Cumberland Sound. The thoughtful design of the Beach Creek Dock House, and the inclusion of a flagpole at the peak of the roof, reinforce the notion that Lucy Carnegie may have taken a personal interest in its design and construction.

Integrity

Many original features of the Dock House have been lost and the surrounding site conditions display notable changes. The reconfigured dock and adjacent boardwalks are out of period, but the massing of the boat house and roof remain intact.



Fig. 2.4-14. View of Beach Creek as it approaches low tide, looking west.



Fig. 2.4-15. Reconstructed section of the north boat house wall, including a re-framed window opening.

Site

Grade changes east of the structure have eliminated any need for an elevated boardwalk, which originally approached the Dock House from the north *(Fig. 2.4-13)*. Tidal fluctuations determine the navigability of Beach Creek at the Dock House, with low tide reducing the localized flow to a trickle and high tide providing adequate depth for access to the dock by small boats *(Fig. 2.4-14)*.

Structure

Pilings and concrete foundations supporting the Dock House are modern installations. Configuration of the standing dock appears to bear little resemblance to the original design. Railings and lattice work which originally encompassed the boardwalks are lost, and the boardwalks themselves have been reconstructed and reconfigured.

The boat house structure offers a better opportunity for interpretation with much of its original framing and siding still intact. An original sliding door remains intact, but inoperable, on the east elevation. The south sliding door is lost, along with all original windows. A 10'-0" section of wall, at the east end of the north elevation, has been reconstructed and a window opening re-framed *(Fig. 2.4-15)*. A standing seam metal roof, replacing an original flat seam metal, dates to the period after significance.

Joists buried by an elevated ground level are all that remain of an original interior wood floor. Original wood lockers at the south end of the east and west walls have been lost.

Summary of Character-Defining Features

The Grange

The Grange retains the much of its historic fabric and character-defining features. These include:

- Orientation of the west and north recessed entry porches and their intended separation of house guests from utilitarian activities.
- Uniformly sized windows set within austere white stucco walls.
- The single south-facing bay window.
- Scrolled rafter tails beneath the perimeter hipped roof.
- Direct access from the formal west porch and the main hall, and access from the utilitarian north porch and the service stair hall.
- Iron wall-mounted light fixtures on each side of the west recessed porch.
- The L-shaped stair and banister in the main hall
- Large 9/9 windows flanking both west entry door and dining room entrance, from the original southeast corner porch (now the sunroom).
- Thick walls paneled window trim in the living room
- Differentiation between living and service spaces through changes in floor finish, door types, and door hardware.
- The original 4 exterior doors and 47 original interior doors.
- High ceilings and heart pine flooring.
- Plaster walls and ceilings on milled wood lath.
- Original baseboard, wainscoting in the main hall, living room, and kitchen, and use of a single trim profile throughout the house.
- Intact fireplaces, mantelpieces, and hearths.
- Interior lighting from brass wall sconces.
- Original porcelain and cast-iron plumbing fixtures.
- The sunroom and its mural.

Character-defining features that might be restored.

- A flat seam tin roof installed on the perimeter hipped roof. A feature which appeared on many island structures of the time.
- Window shutters.
- Rooms with textured plaster ceilings covering character-defining flat plaster ceilings.
- First floor wood floors.

Beach Creek Dock House

Many character-defining features of the Beach Creek Dock House are substantially altered or otherwise compromised. Those remaining include:

- Configuration of the boat house beneath a hipped roof, forming south and east covered walks.
- Location of door and window openings.
- Tongue-and-groove cypress siding.
- Rolling door hardware and wall-mounted boat hooks.

Character-defining features that have been lost, but could be restored.

- A flat seam tin roof. A feature which appeared on many island structures of the time.
- Opening protection including 6/6 double-hung windows and an interior sliding door on the south wall.
- Wooden lockers at the south end of both the east and west interior walls.

Treatment and Use

The developmental history in the first part of this Historic Structure Report documents the contextual history of The Grange, Beach Creek Dock House, and Pump House and establishes a chronology of the buildings' construction and subsequent alterations. It also provides a physical description of the present structures, with a focus on historic features and material condition. A summary of the building's existing condition and a discussion of the site's significance, its integrity, and its character-defining features conclude that section of the report. While there will always be a need for additional historical and architectural research and while physical conditions change over time, the data so far collected provides a good foundation of knowledge on which to plan for the structures' future.

Requirements for Treatment and Use

A number of laws, regulations, and functional requirements circumscribe treatment and use of the historic structures in our National Parks. In addition to protecting the cultural resource, these requirements also address issues of human safety, fire protection, energy conservation, abatement of hazardous materials, and handicapped accessibility. Some of these requirements may contradict or be at cross purposes with one another if they are rigidly interpreted. Any treatment must be carefully considered in order that the historic fabric of the structure be preserved.

Authorizing Legislation

Public Law 92-536 was passed by Congress and signed into law by President Nixon on October 23, 1972. The law authorized establishment of the Cumberland Island National Seashore,

> to provide for public outdoor recreation use and enjoyment of certain significant shoreline lands and waters of the United States and to preserve related scenic, scientific, and historical values.

National Historic Preservation Act (NEPA)

The National Historic Preservation Act of 1966 as amended (NHPA) mandates Federal protection of significant cultural resources, including buildings, landscapes, and archeological sites listed or eligible for listing on the National Register.

Section 106:
A routine step in the park's planning process for the treatment of cultural resources is compliance with Section 106 of NHPA. This requires that prior to any undertaking involving National Register or Register-eligible historic properties, Federal agencies "take into account the effect" of the undertaking on the property and give the Advisory Council on Historic Preservation " a reasonable opportunity to comment with regard to such undertaking."

To satisfy the requirements of Section 106, regulations have been published (36 CFR Part 800, "Protection of Historic Properties") that require, among other things, consultation with local governments, State Historic Preservation Officers, and Indian tribal representatives. They also establish criteria under which the Advisory Council may comment, but as a practical matter, the vast majority of Federal undertakings do not involve review by the Advisory Council. The entire point of Section 106 review is to ensure that all interested parties have a voice in the treatment of our nation's cultural heritage.

The Secretary's Standards

The Secretary of the Interior's Standards for the Treatment of Historic Properties are the Secretary's best advice to everyone on how to protect a wide range of historic properties. They provide a philosophy to underpin historic preservation that is widely understood and almost universally accepted in the United States. By separate regulation, the Secretary has required the application of the Standards in certain programs that the Secretary administers through the National Park Service. They have been widely adopted by state and local governments and by the private sector, and are intended to be applied to a wide variety of resource types, including buildings, sites, structures, objects, and districts. The *Standards*, revised in 1992, are codified as 36 CFR Part 68 in the 12 July 1995 Federal Register (Vol. 60, No. 133). The revision replaced the 1978 and 1983 versions of 36 CFR 68

entitled *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Neither technical nor prescriptive, the Standards strive to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the *Standards* provide philosophical consistency to the work.

The Standards describe four broad approaches to the treatment and use of historic properties. These are, in hierarchical order:

- Preservation, which places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.
- Rehabilitation, which emphasizes the retention and repair of historic materials, but provides more latitude for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.
- Restoration, which focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.
- Reconstruction, which establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

Americans With Disabilities Act of 1990 (ADA)

The American With Disabilities Act of 1990 (ADA) establishes comprehensive civil rights protection for disabled Americans, both in employment and in their right to free, unaided access to public buildings. While people with restricted mobility have most frequently benefited from ADA, protection also extends to those with other disabilities, including those with impaired vision or hearing.

Requirements for full compliance with ADA regulations are extensive and easiest to apply to new construction. Full compliance for historic buildings is more difficult and sometimes would required significant alterations to the historic character of the property. Where that is the case, ADA authorizes a process for arriving at alternatives to full compliance that can preserve historic character while maximizing a disabled visitor's access to the historic building.

International Building Code (IBC)

Building codes are generally applicable to all buildings whether they are historic or not. As a matter of policy, the National Park Service and the State of Georgia are guided by the International Building Code, which includes this statement regarding codes and historic buildings:

> 3406.1 Historic Buildings. The provisions of this code related to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings *where such buildings are judged by the building official to not constitute a distinct life safety hazard* [emphasis added].

Threats to public health and safety should always be eliminated, but because the buildings on Cumberland Island are historic, alternatives to full code compliance can be sought where compliance would needlessly compromise the integrity of the historic building.

NFPA Code 914

The National Fire Protection Association (NFPA) has promulgated codes for historic buildings, most notably NFPA 909, "Code for the Protection of Cultural Resources Properties - Museums, Libraries, and Places of Worship," and NFPA 914, "Code for Fire Protection of Historic Structures."

NPS General Management Policies

The NPS General Management Policies (2006) guide overall management of historic properties, especially Chapter 5 "Cultural Resource Management." based upon the authority of some nineteen Acts of Congress and many more Executive orders and regulations, these policies require planning to ensure that management processes for making decisions and setting priorities integrate information about cultural resources, and provide for consultation and collaboration with outside entities. These policies also support good stewardship to ensure that cultural resources are preserved and protected, receive appropriate treatments (including maintenance), and are made available for public understanding and enjoyment.

Section 5.3.5, "Treatment of Cultural Resources," provides specific directives , including a directive that "the preservation of cultural resources in their existing states will always receive first consideration." The section also states that treatments entailing greater intervention will not proceed without the consideration of interpretive alternatives. The appearance and condition of resources before treatment, and changes made during treatment, will be documented. Such documentation will be shared with any appropriate state or tribal historic preservation office or certified local government, and added to the park museum cataloging system. Pending treatment decisions reached through the planning process, all resources will be protected and preserved in their existing states.

The management policies lay out rules for use of historic properties under the control of the National Park Service. Chapter 5 of this document directs that "compatible uses for structures will be found whenever possible [to] help prevent the accelerated deterioration of historic structures due to neglect and vandalism," but goes on to warn against uses of structures that would "threaten the ...character of a structure...or that would entail alterations that would significantly compromise its integrity."

Director's Order-28 (DO-28)

Also circumscribing treatment and use of historic properties in our National Parks is Director's Order 28, *Cultural Resource Management Guideline*. It requires that the NPS plan for the protection of cultural resources such as The Grange and reinforces the requirement to use existing buildings for NPS purposes. In Chapter 8, "Management of Historic and Prehistoric Structures," the order stresses that "[t]he primary preservation issue... is the compatibility of the use with the structure." DO-28 also requires that no historic structure be rehabilitated or restored without an appropriate historic structure report.

General Management Plan (GMP)

The Park's 1984 General Management Plan (GMP) deferred planning for The Grange, Dock House, and Pump House, which at that time were reserved life estates. The GMP stated:

> In most of these agreements [reserved life estates]the holder of the estate has the rights of a private property owner. Thus, the National Park Service has no control over the treatment of historic properties within these reservations.

The document concluded that "decisions...will be made when control passes to the National Park Service."[1] Control of The Grange, Dock House and Pump House transferred to the National Park Service in December, 2010.

Former Reserved Properties Management Plan (FRPMP)

In 2008, with several of the defined term reserved property agreements on Cumberland Island nearing their expiration, including the Grange property, the NPS began the process of establishing a management plan that could be applied to both former and current reserve property resources. The Former Reserved Property Management Plan was released for public comment in July 2011, during which the NPS highlighted the importance of the planning process:

> Collectively the management plan involves over 50 acres of land spread over seven tracts, seven primary structures, and an undetermined number of smaller structures. One of the properties is listed on the National Register of Historic Places (NRHP), another is eligible for listing, and yet another is located within the Cumberland Island Wilderness Area. The pending transition involves one of the largest, most significant influxes of property to CUIS management in over 25 years.[2]

The FRPMP was finalized and issued in July, 2012. The plan established "the most beneficial and appropriate use of the land and structures associated with the five expired RPAs,"[3] as well as creating a process intended to be used in the future when the other RPAs terminate. For The Grange, the preferred management alternative was established as: "Reuse for Visitor Service/Education/Recreation Purposes."

> An essential advantage of the visitor use option is that it would integrate The Grange property into the most important interpretive area and program of the Seashore, the Dungeness Historic District .... The Grange is situated in the heart of the historic district and is a significant feature that has never been accessible to the public. It is an integral part of the story of Cumberland Island and the grounds and interior ought to be accessible to all island visitors.[4]

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1 General Management Plan, Cumberland Island National Seashore, National Park Service. January 1984, pg. 27.

2 On line "Planning, Environment & Public Comment (PEPC) Document" of the NPS: http://parkplanning.nps.gov/projectHome.cfm?projectID=28794.

3 FRPMP, July 2012, p. 16.

4 FRPMP, July 2012, p. 37.

Alternatives for Treatment and Use

The proposed uses of The Grange, Dock House, and Pump House must address the needs of Cumberland Island National Seashore, as well as those requirements outlined at the beginning of this section of the HSR. The treatments must be those that return the structures to their highest and best use given their history, material condition, physical configuration, and location within the Dungeness Historic District. Three of the four Standards, issued by the Secretary of the Interior as guidelines for treatment of historic properties, might be considered possible for use on these buildings.

Preservation

The three structures would be preserved in more or less their present condition, with routine maintenance required. The Grange would continue to appear much as it did during the tenure of William Page, with the extant vestiges of alterations from the Florence Carnegie Perkins era remaining for interpretation. As indicated under the "Requirements for Treatment and Use" at the beginning of this section, a continued residential use may best suit this approach. The preservation alternative would fit the context of the Dungeness Historic District, but the residential use would seriously limit interpretative opportunities for interior spaces. This alternative would not achieve the highest and best use of the structure or meet the projected needs of the Park. This alternative would not be consistent with the FRPMP adopted in 2012 .

The Dock House would continue to serve its original function, allowing limited boat access. The semi-enclosed boat house would serve as an island shelter. At best, irreversible changes to Beach Creek offer a compromised interpretation of the structure. Preservation is a viable option for the Dock House.

Preservation is also a viable option for the Pump House, where it would continue to serve its intended purpose.

Restoration

Restoration to their period of significance is another approach that might be considered for The Grange, Dock House, and Pump House. This approach would be problematic with The Grange. Significance is attributed to both the William Page and Florence Carnegie Perkins eras ending in 1962. Restoration to the Page-era entails removal of the southeast porch enclosure, and thus, loss of an impressive hand painted mural dating to the 1940s. A Perkins-era restoration would preserve the mural, but remain notably incomplete without reconstruction of the second floor east deck and west entry porte-cochere, both of which lack sufficient primary source documents to achieve a proper reconstruction of these elements. Restoration to any specific date or time frame is, therefore, not considered a reasonable approach for The Grange.

At the Dock House, the extent to which original features have been lost and the surrounding site altered leaves restoration an impractical alternative.

For the small Pump House, restoration may be considered a viable alternative. A door and roof replacement might correct the only known exterior alterations.

Reconstruction

A comprehensive reconstruction would not be a viable alternative for either The Grange or Dock House. Too much original fabric remains to entertain a wholesale reconstruction. Limited reconstruction of certain elements, such as the tin roof, should be considered where documentary or physical evidence provides adequate information to replicate the missing features.

Rehabilitation

A rehabilitation approach to treatment would provide the most flexibility in the adaptive reuse of The Grange. This approach emphasizes the retention and repair of historic materials, but allows more latitude for alterations necessary to return the building to a functioning condition with slightly modified uses. Both the Dock House and Pump House would continue to serve their essential purposes and the Park would seemingly gain little benefit from the rehabilitation of either of these two structures.

In partnership with non-profit organizations, the Park has initiated the planning for an environmental education program for groups of school age children. Children, chaperones, and staff require island facilities for their two- to three-day programs. Rehabilitation of The Grange could provide facilities and support spaces for this or similar programs.

Universal access would be necessary for any public use alternative at The Grange. This access could be achieved via a ramped entrance at the southeast corner of the house, an option that leaves the three most intact building elevations unaltered.

Public use would also necessitate the installations of an accessible toilet room and a mechanical ventilation system. Although much of the historic fabric remains intact, careful planning should allow for both installations with minimal loss of character-defining features on the first and second floors.

The necessity of universal access to the second floor of The Grange will ultimately depend upon the uses anticipated for the second floor spaces. If all such uses can also be accommodated on an accessible first level, then universal access to the second floor may not be necessary, subject to the ruling of the Authority Having Jurisdiction.

Ultimate Treatment and Use

The Grange has remained occupied during most of its 100-plus years, and remarkably maintains most of its original details and historic character. On the exterior, the majority of the features date to the original 1902-3 construction period, including the general massing and most of the materials. Exceptions to this, which represent changes to the house, include the concrete service ramp access to the basement, the current roofing materials, roof dormers, and details to the chimney caps. Original shutters are no longer extant. On the interior, the plan layout and the arrangement of rooms, for the most part, reflect the period of construction. Exceptions here, which reflect additions and changes, include the enclosure of the first floor porch to make the sunroom, the access to the roof from the attic area and the surrounding roof access structure, some interior floor and ceiling materials, paints and wallpapers, and the hand-painted murals in the sunroom. Some alterations have been made to the kitchen and bathroom fixtures and cabinets.

The existing materials that make up the house are mostly in good or better-than-good condition. Problem elements include the perimeter drainage around the house and associated moisture issues that can lead to material degradation. The 35 year old asphalt-shingles on the sloped areas of the roof have exceeded their expected life and will need replacement soon.

Ultimately, rehabilitation of The Grange is considered the treatment option best suited to return the structure to a useful condition and retain its historic materials and character. Interpretation of exterior features would remain a high priority within the Dungeness Historic District. Interior space would fulfill the Park's programmatic needs with less emphasis placed on interpretation. An environmental education program initiated by the Park, and in partnership with non-profit organizations, has created need for a facility supporting these on-island activities. One type of program proposal brings school age children, chaperones, and staff to the island for a two to three day stay. An indoor facility capable of supporting the program's outdoor activities is needed, and the relatively large basement and first floor spaces at The Grange should be considered for this use. Additionally, family room (103) and all second floor guest rooms could provide sleeping accommodations for volunteers and program staff.

Accessibility

The Grange has three first floor entry points including; the formal west entrance, service entrances on the north elevation, and a sunroom (104) entrance off the southeast patio. Both north and west entrances are set within character-defining recessed porches, with concrete steps leading to each elevated entrance. Therefore, installation of a ramped handicap access should be considered at the southeast corner sunroom (104). The ramp's location would be removed from more significant historic building features, and direct visitor access could be achieved with a reconstituted east drive *(Fig. 2.2-22, page 33)*.

The sunroom's (104) lowered floor elevation would reduce the length of exterior ramping by several feet, but a second interior ramp would be required to reach the main first floor level. Doors within opening D2 are not original and would require modification. If maintained in an open position, original paired french doors at opening D7 should allow access without alteration *(Fig. 3-1)*.

With assistance, basement access may be achieved from the concrete service ramp on the east side of the house. The ramp's pitch and length are not compliant with accessibility standards, and a cur-

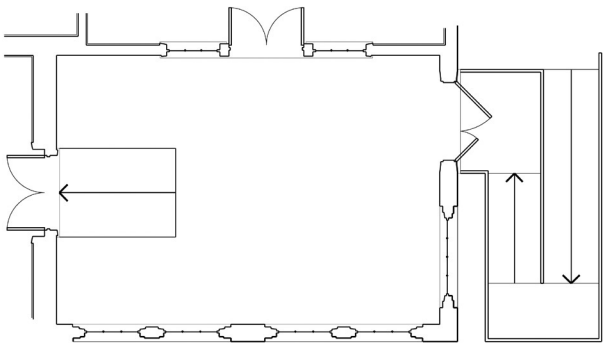


Fig. 3-1. Diagram showing an accessible ramped entrance through the sunroom (104).

rent 12" curb would have to be taken into consideration and adaptations designed. Utility room (002) and work room (003) would provide two potentially useful spaces, especially in instances where activities might entail a substantial cleanup. Ultimately, needs of the educational program will determine if basement access is beneficial.

Summary:
- Reconstitute the east access drive;
- Install a handicap ramp at the southeast sunroom (104) entrance, with modifications to door D2;
- Install a second ramp from the sunroom (104) floor to the main first floor level, without modifications to door D7;
- Basement access may be achieved from the east service ramp.

Exterior Walls

Configuration and character-defining features of exterior walls are highly intact. Preservation and routine maintenance are recommended.

Reconstruction of four narrow fascia panels on the west balcony should be considered since this present condition did not exist during either the William Page or Florence Carnegie Perkins eras. Panels on the north balcony would provide the basis for reconstruction.

Original window shutters were probably removed over many years of the Perkins family tenure, and uncertainty exists if any remained just prior to 1962. A recommendation for reintroducing shutters would be made only if original examples were located on the island.

Summary:
- Provide routine maintenance;
- Reconstruct west balcony fascia panels.

Doors and Windows

Character-defining doors and windows are intact and should be preserved through routine maintenance. Damaged and missing window muntins should be repaired at openings W1, W2, W9 and W10. Missing aluminum screens should be reinstalled and windows made operational once the building is put back into use.

Summary:
- Provide routine maintenance;
- Repair window muntins;
- Reinstall missing screens and return windows to an operable condition.

Roof and Chimneys

Character-defining hipped roofs have worn asphalt shingles in need of replacement. Installation of a metal replacement roof, following the house's original "Bermuda style" seaming pattern, should be considered.

An elastomeric coating has proven an effective barrier against leaks inherent with the flat central roof. This roofing surface, with its integral flashing, should be maintained. The caretaker's roof window creates a potential source for future leaks, and its removal should be planned with any future re-roofing project.

Existing roof flashings should be painted to forestall further corrosion. Their replacement should be planned with any adjoining re-roofing project.

Perimeter gutters should be installed, with downspouts tied into original cast-iron boots. Original underground drainage tile will need to be evaluated and repaired as necessary for proper drainage away from the structure.

Operable fireplaces are not recommended with the proposed use of The Grange. Chimney pots should be fitted with reversible plugs, and placards should be placed within each fireplace warning against use.

A rooftop access structure installed in 2000 detracts from character-defining exterior features and should be replaced with a low-profile access hatch, with a self-flashing base.

Summary:
- Replace worn asphalt shingles and consider installation of "Bermuda style" metal roof;
- Remove roof window;
- Repaint/replace corroded flashing;
- Install perimeter gutters and corner downspouts;
- Plug chimney pots;
- Replace roof access structure with low-profile access hatch.

Hazardous Materials

Remnants of a cloth wrap associated with an earlier ducted heating system were observed in two basement locations. Given the wrap's age and appearance this may be an asbestos containing material (ACM). Original plaster walls and ceilings are also potential ACMs, as well as materials installed

during the 1972 renovation of The Grange. The Environmental Protection Agency began banning certain ACMs in 1973. With any historic structure, the presence of lead based paint is almost a certainty.

An investigation of potentially hazardous materials should be performed. Once identified, the health risk posed by these materials would be mitigated through abatement or encapsulation.

Summary:
- Perform a hazardous materials investigation;
- Encapsulate lead-based paint and ACMs at undamaged wall and ceiling areas;
- Loose paint should be removed with control measures;
- Friable ACMs should be removed with control measures.

Interior Access

Once accessed, primary first floor rooms would be made barrier free with modified or replaced interior door thresholds discussed later in this section.

Existing chair lifts in the grand stair hall could provide assisted access to the staff's second floor sleeping accommodations. However, retaining family room (103) as comparable accommodations would eliminate the need for second floor accessibility. This approach requires an accessible first floor bathroom, rather than a toilet room.

Dimensional limitations of the first floor powder room (111)preclude any attempt at converting this to an accessible toilet room. The Park should consider the installation of a new handicap accessible toilet within breakfast room (108). This space is also dimensionally suited for a full bath *(Fig. 3.2)*.

Kitchen (106) cabinets and appliances were replaced in 1972. Their arrangement may somewhat reflect an earlier period, but otherwise the kitchen should be modified to suit the functional and accessible needs of the facility.

Summary:
- Existing chair lifts provide only assisted second floor access;
- Possibly retain family room (103) for disabled staff accommodations;
- Introduce a new accessible toilet or bathroom within the breakfast room (108).
- Modify the kitchen (106) as needed to meet new functional and accessible needs.

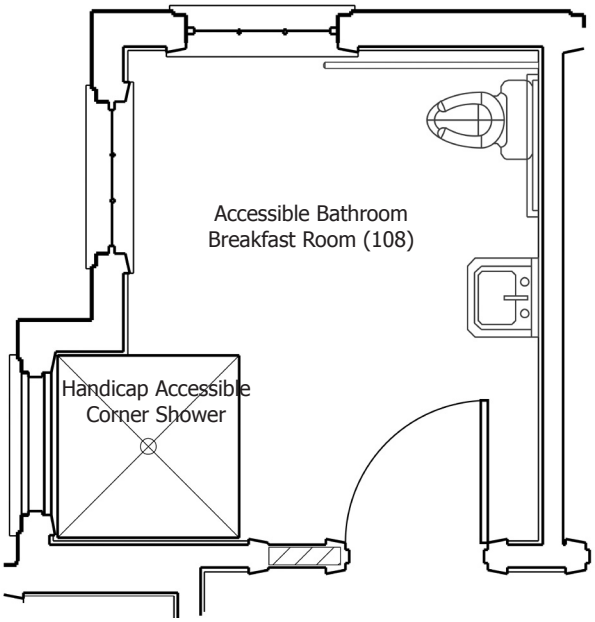


Fig. 3-2. Diagram showing an accessible bathroom layout in breakfast room (108).

Structural Integrity

Termite damage to first floor framing has been well documented. Substantial repairs were made beneath dining room (105) and kitchen (106) floors in 1972, and beneath these same rooms plus the living room (102) in 2012. Concealed structural framing beneath the grand stair hall (101) and family room (103) were inspected in 2012, and should be monitored. Implementation of a termite prevention program is recommended, in conjunction with inspection and repairs to framing.

A second floor plaster crack which runs down the wall separating dressing room (204) from guest room (206) may indicate a compromised floor structure in this location. Installation of a wall-mounted crack monitoring device is recommended, until a detailed structural investigation can be performed. Pending the results, floor loads should be kept to a minimum in these rooms.

Summary:
- Conduct an investigation of concealed first floor framing for termite damage;
- Institute a termite prevention program;
- Install a crack monitor on the wall separating dressing room (204) from guest room (206);
- Investigate structural framing beneath this same wall.
- Continue periodic monitoring and remediation for termite infestations.

Plaster Walls and Ceilings

Textured plaster ceilings installed in 1972 are recommended to be removed. Damaged areas of original flat plaster, located above the textured ceilings, should be removed in accordance with the findings of a hazardous materials report and the plaster surfaces restored.

To benefit from a comprehensive termite inspection and future monitoring, the Park should consider the removal of all remaining plaster ceilings in basement. The majority of this effort was completed in 2012.

Plaster cracking found around fireplaces in the dining room (105), master bedroom (202), and guest room (206) may be the result of settlement. Crack monitoring is recommended prior to making repairs in these areas. Where movement is noted, fireplace stabilization options should be investigated.

Hairline plaster cracks appear dormant on most walls and ceilings. Repairs in these areas should be coordinated with the installation of new finishes.

Summary:
- Remove post-period textured ceilings and restore original plaster ceilings;
- Remove any remnants of plaster basement ceilings.
- Monitor plaster cracks at fireplaces;
- Repair hairline plaster cracks in conjunction with installation of new finishes.

Wall Finishes

The color history found in paint layers on plaster walls and ceilings should be documented. Walls should be repainted - encapsulating lead paint and possible ACMs - with period appropriate colors. Intact wall coverings, although out of period, could remain in place until damage or wear necessitated their removal. Upon eventual removal, wall should be repainted with period appropriate colors.

Summary:
- Document successive paint layers;
- Repaint plaster walls and ceilings;
- Remove wall coverings as age and wear dictate, and repaint surfaces.

Floors

Pine floors are in good condition and should be preserved on the second floor. Floor coverings installed in 1972 should be removed on the first floor, following appropriate procedures where ACMs have been identified. Significant areas of termite and moisture damaged pine flooring should be expected beneath 1972 floor finishes. Restoration of these damaged first floor areas is recommended after a termite prevention program is successfully implemented.

Raised wood thresholds at all interior door openings impede handicap room access. Wood thresholds should be replaced with lower profile thresholds, complying with ADA requirements. Within this requirement, replacement thresholds should match the appearance of original thresholds to the greatest extent possible. Installation of concealed door sweeps may be desirable to mitigate the effect created by enlarged gaps at the base of existing doors.

Summary:
- Remove 1972 floor coverings;
- Restore/repair damaged original pine flooring;
- Replace original interior door thresholds with ADA compliant thresholds of similar appearance.

Woodwork

Woodwork throughout The Grange is a character-defining feature and highly intact. Examples of original stained trim can be found within second floor closets, and these finishes should be preserved for interpretation. Elsewhere in the house, woodwork has been painted.

Following the removal of loose and flaking paint, woodwork should be repainted in period appropriate colors (determined from paint layer analysis recommended earlier in this section). Repainting will also serve to encapsulate existing lead-based finishes.

Typically the original 1” baseboard shoe has been replaced with quarter round trim in rooms with new floor covering. This trim piece could be replicated and then installed in first floor rooms with restored pine floors.

Summary:
- Preserve original stained finishes;
- Repaint and encapsulate existing lead-based finishes;
- Replicate and install 1” baseboard shoe.

Mechanical/Electrical/Plumbing

All equipment and most ductwork associated with an earlier heating system have been removed. Floor, wall and ceiling register locations associated with this system have been identified in section 2.3 of this HSR. Currently, window air conditioning units provide the building's only source of mechanical cooling, and electric wall and baseboard units the building's sole source of mechanical heating. Window air conditioning units are in conflict with character-defining exterior features and typically inappropriate for historic structures.

A standard for *Humidity and Temperature Control* for the Park's cultural resources is outlined in the 1984 GMP:

"When necessary for the conservation of a structure or its contents...an atmospheric control system may be installed to help their preservation by providing constant humidity and temperature. Such systems shall be installed and regulated for the purpose of protecting the cultural resources, and not primarily for the comfort of visitors or park personnel."

Perhaps at odds with this 1984 standard, the increased occupancy associated with The Grange's proposed educational use may warrant consideration of a new ducted HVAC system.

Installation of a basement mechanical system could provide direct duct runs to first floor registers with little disturbance to historic fabric. Where possible, this system should make use of existing first floor register locations. Natural ventilation and cooling should be given preference to mechanical, with fully functioning first floor windows and window hardware.

A similar approach should be considered for second floor climate control, using attic space for mechanical equipment and ducting.

The 1972 electrical service should be upgraded to meet current National Electric Code (NEC) standards. Antiquated branch circuit wiring and receptacles should be replaced to meet NEC requirements. Restored interior fixtures should be UL listed.

A reasonable percentage of piping pre-dates the 1972 renovation and shows signs of deterioration. The entire piping system should be replaced. Original plumbing fixtures and functioning replacement fixtures should be retained and re-piped.

Summary:
- Remove window air conditioning units;
- Restore window function for natural ventilation;
- Install a basement mechanical system servicing the first floor;
- Install an attic mechanical system servicing the second floor;
- Upgrade all electrical wiring, devices, and fixtures to meet NEC standards;
- Replace existing piping system;

Fire Suppression System

The 1984 GMP outlined fire suppression strategy for all of its cultural resources:

"Where local fire equipment and personnel are not readily available, the detection system shall trigger a suppression system...

...All equipment, devices, or systems shall meet the criteria or recommendations of the national Fire Protections Association (NFPA) and Underwriters Laboratories (UL approved).

In planning and installing detection or suppression systems, the integrity of the structure and the requirements of its interpretation shall be respected."

Installation of an addressable fire detection and alarm system, with occupant notification, is recommended. A wet pipe sprinkler system should be installed, with concealed pipes where possible in first and second floor living spaces. This system would require a pressure tank (possibly buried) or atmospheric tank capable of maintaining a calculated minimum flow over thirty minutes, linked to a diesel fire pump.

Implementation should be visually unobtrusive in first and second floor living spaces, and historic fabric should be carefully protected during installation.

Summary:
- Install a fire detection and alarm system;
- Install wet sprinkler system with concealed piping in primary living spaces;
- Install fire suppression tank;
- Install diesel fire pump.

Intrusion Alarm System

The 1984 GMP outlined a standard security strategy for all of its cultural resources:

> "Any intruder detection system selected shall have direct response capability with local enforcement authorities and/or park protection personnel ... The implementation of security precautions shall neither unduly harass nor intimidate the legitimate visitor nor cause any unnecessary reduction to visitor service."

Security for The Grange would be provided by a remote monitoring intrusion alarm system, including motion sensors, exterior door position switches, and an entry keypad to arm and disarm the system. Historic fabric should be carefully protected during installation.

Summary:
- Install intrusion alarm system with remote monitoring.

Beach Creek Dock House

The boat house retains its basic original configuration and some of its original fabric, but many of the material components are in fair or poor condition. Original docks and boardwalks have been replaced and reconfigured, but remain in a useful condition.

Preservation of the Dock House is considered its optimal treatment option. The boat house, even in its altered condition, contributes to an overall interpretation of the Dungeness Historic District, and a reconfigured standing dock continues to serve its essential function.

The boat house has suffered structural degradation from challenging site conditions and insect infestation. A detailed analysis of the building's structural components with recommendations for repairs and stabilization is recommended.

The existing boat house roof should be replaced. Its pre-1962 installation date falls within the Florence Carnegie Perkins era of significance and the Park should consider installation of a standing seam roof similar to the one being removed. Early photographs suggest the original Dock House roof may have been similar to other structures around the Dungeness estate. Given the structure's connection to Lucy Carnegie, and its place within the Dungeness Historic District, installation of a flat seam "Bermuda style" roof would also warrant consideration.

Summary:
- Repair and stabilize the structure;
- Install a new metal roof.

Pump House

The pump house, of uncertain original construction date but probably dating to the mid-1950s, has many elements in fair or poor condition, but continues to serve its original purpose. Preservation of the Pump House is considered its optimal treatment option.

Extensive termite damage is evident in the structure's framing and sheathing. Termite damaged areas should be repaired or replaced.

The structure's asphalt shingles have exceeded their expected life and should be replaced.

Summary:
- Replace termite damaged areas;
- Replace the roof.

Appendices

Appendices

4.1 Documents
1972 Renovation Contract
Exhibits to the Contract

4.2 Measured Drawings
Basement Plan
First Floor Plan
Second Floor Plan
Attic Plan
Roof Plan
Beach Creek Dock and Pump House Plans

4.3 Maps
1763 Thomas Wright Map
1802 John McKinnon Map
1975 University of Georgia
CUIS Brochure Map

4.4 Descendants of Thomas & Lucy Carnegie

4.5 Bibliography

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THIS AGREEMENT, made and entered into this _____ day of _____, 1972, by and between T. W. TILMAN, of Fernandina Beach, Florida, hereinafter called the CONTRACTOR, and _____

_____

_____,

d/b/a XYZ Partnership, hereinafter called Owner;

WITNESSETH THAT:

WHEREAS, the Owner intends to equip, repair, renovate and remodel the property known as "The Grange" located on Cumberland Island, Georgia, on the tract of land more particularly described in Exhibit "A" attached hereto; and

WHEREAS, the Owner desires The Grange for use as a vacation house and not restored to original or near original condition but to a relatively maintenance free and usable state of repair, and

WHEREAS, Owner desires to invest not less than $20,000.00 but no more than $25,000.00 in such equiping, repairing, renovating and remodeling;

NOW, THEREFORE, the Contractor and the Owner, for and in consideration of the premises and the considerations hereinafter named, agree as follows.

1. THE WORK TO BE DONE AND THE DOCUMENTS FORMING THE CONTRACT. The Contractor agrees to provide all the labor and materials and to do all things necessary for the proper construction and completion of the said equiping, repairing, renovating and remodeling as shown and described on the drawings, specifications and general conditions attached hereto as exhibits and identified as follows:

1st floor plan	Exhibit B
2nd floor plan	Exhibit C
Itemization	Exhibit D

The said drawings, specifications and general conditions of contract, together with this agreement, constitute the contract, the drawings, specifications and general conditions being as fully a part thereof and hereof as if herein repeated.

2. TIME OF COMPLETION. The work to be performed under this contract shall be commenced immediately, and shall be substantially completed by August 1, 1972, and the balance within a reasonable time.

3. CHANGES IN THE WORK. The Owner may, from time to time, by written instructions or drawings issued to the Contractor, make changes in the above-named drawings and specifications, issue additional instructions, require additional work or direct the omission of work previously ordered, and the provisions of this contract shall apply to all such changes, modifications and additions with the same effect as if they were embodied in the original drawings and specifications.

4. CONTRACTOR'S DUTIES AND STATUS. The Contractor recognizes the relations of trust and confidence established between him and the Owner by this Agreement. He covenants with the Owner to furnish his best skill and judgment and to cooperate with the Owner in furthering the interests of the Owner. He agrees to furnish efficient business administration and superintendence and to use every effort to keep upon the work at all times an adequate supply of workmen and materials, and to secure its execution in the best and soundest way and in the most expeditious and economical manner consistent with the interests of the Owner.

5. FEE FOR SERVICES. In consideration of the performance of the contract, the Owner agrees to pay the Contractor, as compensation for his services hereunder, Two Thousand, Five Hundred Dollars ($2,500.00) which shall be paid to the Contractor as follows: $1,000.00 at the time completion of approximately 50% of the prescribed work, $1,500.00 on acceptance by the Owner following completion, or substantial

completion, of the prescribed work and a detailed inspection by both parties.

6. COSTS TO BE REIMBURSED. The Owner agrees to reimburse the Contractor as hereinafter described all costs necessarily incurred for the proper execution of the work, such costs to include the following items and to be at rates not higher than the standard paid in the locality of the work except with prior consent of the Owner:

a. All labor wages paid by the Contractor, plus twenty percent (20%) for overhead expenses.

b. Materials, supplies, and equipment required for the proper execution of the work, including sales and other taxes related thereto.

c. The amounts of all subcontracts.

7. COSTS NOT TO BE REIMBURSED. Reimbursement of expenses to the Contractor shall not include any of the following:

a. Salary of the Contractor (except he may personally be reimbursed on an hourly rate basis for actual work performed).

b. Salary of any person employed during the execution of the work in the main office or in any regularly established branch office of the Contractor.

c. Overhead or general expenses of any kind, except as these may be expressly included in Item 6.

d. Interest on capital employed either in plant or in expenditures on the work, except as may be expressly included in Item 6.

e. Expense of drawing plans.

8. DISCOUNTS, REBATES, REFUNDS. All cash discounts, trade discounts, rebates, refunds and all returns from sale of surplus materials and equipment shall accrue to the Owner, and the Contractor shall make provisions so that they can be secured.

9. CONTRACTOR'S SAFETY CLAUSE. The Contractor shall take all necessary precautions for the safety of employees on the work and shall comply with all applicable provisions of the Federal and State Municipal Safety Laws and Building Codes to prevent accidents or injury to persons on or about or adjacent to the premises where the work is being performed. He shall erect and properly maintain at all times as required by the conditions and progress of the work all necessary safeguards for the protection of workmen and the public and shall post danger signs warning against any hazards created.

10. CONTRACTOR'S LIABILITY. Contractor shall be responsible for his work and every part thereof, and for all materials, tools, appliances and property of every description used in connection therewith. He shall specifically and distinctly assume, and does so assume, all risks of damage or injury to property or persons used or employed on or in connection with the work, and of all damage or injury to any persons or property wherever located resulting from any action or operation under the contract or in connection with the work, and undertakes and promises to protect and defend the Owner against all claims on account of any such damage or injury.

11. INSURANCE. The Contractor shall maintain the following insurance in amounts not less than those specified:

a. Workmen's Compensation and Employers Liability in accordance with applicable law.

b. Comprehensive General Liability in the amount of at least $300,000.00 for damage to persons or property without regard to the number of accidents or number of persons involved, and including, but not limited to, comprehensive automobile liability.

c. General overall coverage for theft of such things as equipment, supplies and furnishings on the job at the building site prior to occupancy by Owner.

12. SUBCONTRACTS. All portions of the work that the Contractor's organization has not been accustomed to perform or that the Owner may direct, shall be executed under subcontracts unless otherwise directed by the Owner. Such subcontracts shall be subject to the approval of the Owner. The Contractor being fully responsible for the general management of the building operation shall have full directing authority over the execution of subcontracts. If the Owner lets any portion of the work under separate contracts, the separate contractors shall not only cooperate with each other and with the Contractor, but they shall perform to all directions of the Contractor in regard to the progress of the work.

13. ACCOUNTING, INSPECTION AND AUDIT. The Contractor shall check all material and labor entering into the work and shall keep such full and detailed accounts as may be necessary to proper financial management under this agreement and the system shall be such as is satisfactory to the Owner or auditor appointed by the Owner. The Owner or his appointee shall be afforded access to the work and to all the Contractor's books, records, correspondence, instructions, drawings, receipts, vouchers, memoranda, etc. relating to this contract, and the Contractor shall preserve all such records for a period of two (2) years after the final payment hereunder.

14. APPLICATIONS FOR PAYMENT. The Contractor shall by the last of each week deliver to Ray Deval, escrow agent and auditor for Owner a statement sworn to if required, showing in detail and as completely as possible all monies paid out by him and bills to be paid on account of the costs of the work during the previous period, for which he is to be reimbursed under Items 5 and 6 hereof, with original payrolls for labor and all receipted bills.

15. DISBURSEMENTS: Owner shall keep on deposit in escrow with said escrow agent and auditor, Ray Deval, sufficient sums of

money to make all payments required under this agreement. Pursuant to an escrow agreement with Ray Davel he shall audit and approve all applications for payment and by check pay directly to all suppliers of materials, all subcontractors and further shall pay directly all claims for labor where reasonable and for costs and fees upon application by contractor as set out herein.

16. TIME. Time is of the essence in the execution of this contract.

17. LIEN CLEARANCE. Upon completion of said building, the Contractor will furnish satisfactory evidence that all materials and labor have been paid in full before final payment under this contract shall be due.

18. GUARANTEED MAXIMUM COST. The work covered by this agreement is to be performed by the Contractor on the basis of reimbursement for costs of labor, material and equipment, plus a fee of $2,500.00. The Contractor guarantees that the costs to be reimbursed, plus fee, will not exceed the amount of this agreement, $25,000.00, by more than $100.00, unless and except to the extent the Owner, as hereinbefore provided, adds to the original plans and specifications.

19. TERMINATION OF THIS CONTRACT. Should the Owner terminate this contract because of a breach or failure on the part of the Contractor, then Contractor's $2,500.00 fee shall be forfeited in full. Should the contract be terminated for any other reason, said Contractor's fee shall be prorated on the basis of the amount of work completed.

20. GOVERNING LAW. This covenant shall be construed under the laws of the Commonwealth of Kentucky, or at the option of Owner.

Contractor and the Owner, for themselves, their successors, executors, administrators and assigns, hereby agree to the full performance of the covenants herein contained.

IN WITNESS WHEREOF, they have executed this Agreement the day and year first above written.

CONTRACTOR: _____
T. W. TILMON

OWNER: YYZ PARTNERSHIP

By _____

_____

_____

_____

_____

_____

STATE OF FLORIDA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 1972, by T. W. TILMON.

My commission expires: _____

_____
Notary Public, _____, Florida

STATE OF KENTUCKY)
) ss.
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me this ___ day of _____, 1972, by _____, partner, of Middle of Fifth, a partnership.

My commission expires: _____

_____
Notary Public, _____, Kentucky

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EXHIBIT A

All that tract or parcel of land lying and being in Unit 3-S, Cumberland Island, (sometimes called the Island of Great Cumberland) Camden County, Georgia, containing 4.54 acres, more or less, as shown and delineated on plat of survey by L. V. Ellis, Surveyor, dated November 30, 1970, revised December 3, 1970, recorded in Plat Book 4, Page 222, in the Office of the Clerk of the Superior Court of Camden County, Georgia, as follows:

BEGINNING at an iron pipe located at the intersection of "X" Coordinate 719,274.17 and "Y" Coordinate 272,100.21, (said Coordinates referring to "The Georgia Coordinate System--East Zone"); thence South 37° 25' 28" West a distance of 303.00 feet to an iron pipe located at the intersection of "X" Coordinate 719,090.05 and "Y" Coordinate 271,859.60; said iron pipe being located on the north bank of Beach Creek; thence westerly, southwesterly, and westerly, along the north bank of Beach Creek to an iron pipe located at the intersection of "X" Coordinate 718,475.77 and "Y" Coordinate 271,984.22; thence North 39° 57' 18" East 292.60 feet to a concrete monument; thence North 39° 57' 18" East 302.80 feet to a concrete monument located at the intersection of "X" Coordinate 718,853.14 and "Y" Coordinate 272,445.01; thence South 50° 41' 03" East 544.20 feet to an iron pipe and the point of beginning.

RECORDED DEC 2 2 1970 Phyllis Loring
DEPUTY CLERK SUPERIOR COURT, CAMDEN COUNTY, GEORGIA

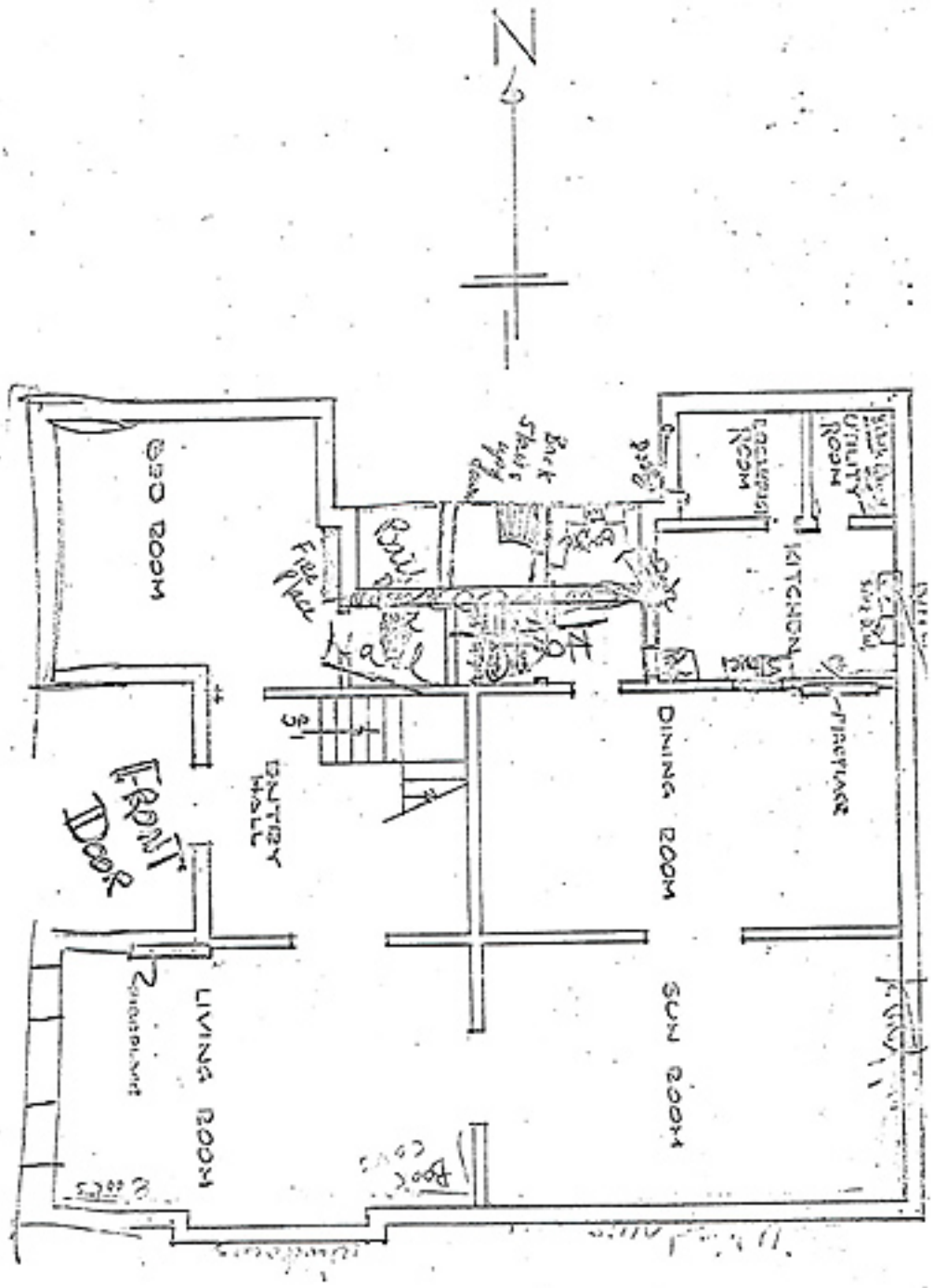

N
BED ROOM
FIRE PLACE
BACK STAIRS
BATH
LAUNDRY ROOM
UTILITY ROOM
KITCHEN
SINK
DRAINBOARD
DINING ROOM
SUN ROOM
ENTRY HALL
FRONT DOOR
LIVING ROOM
BOOK CASE

EXHIBIT B

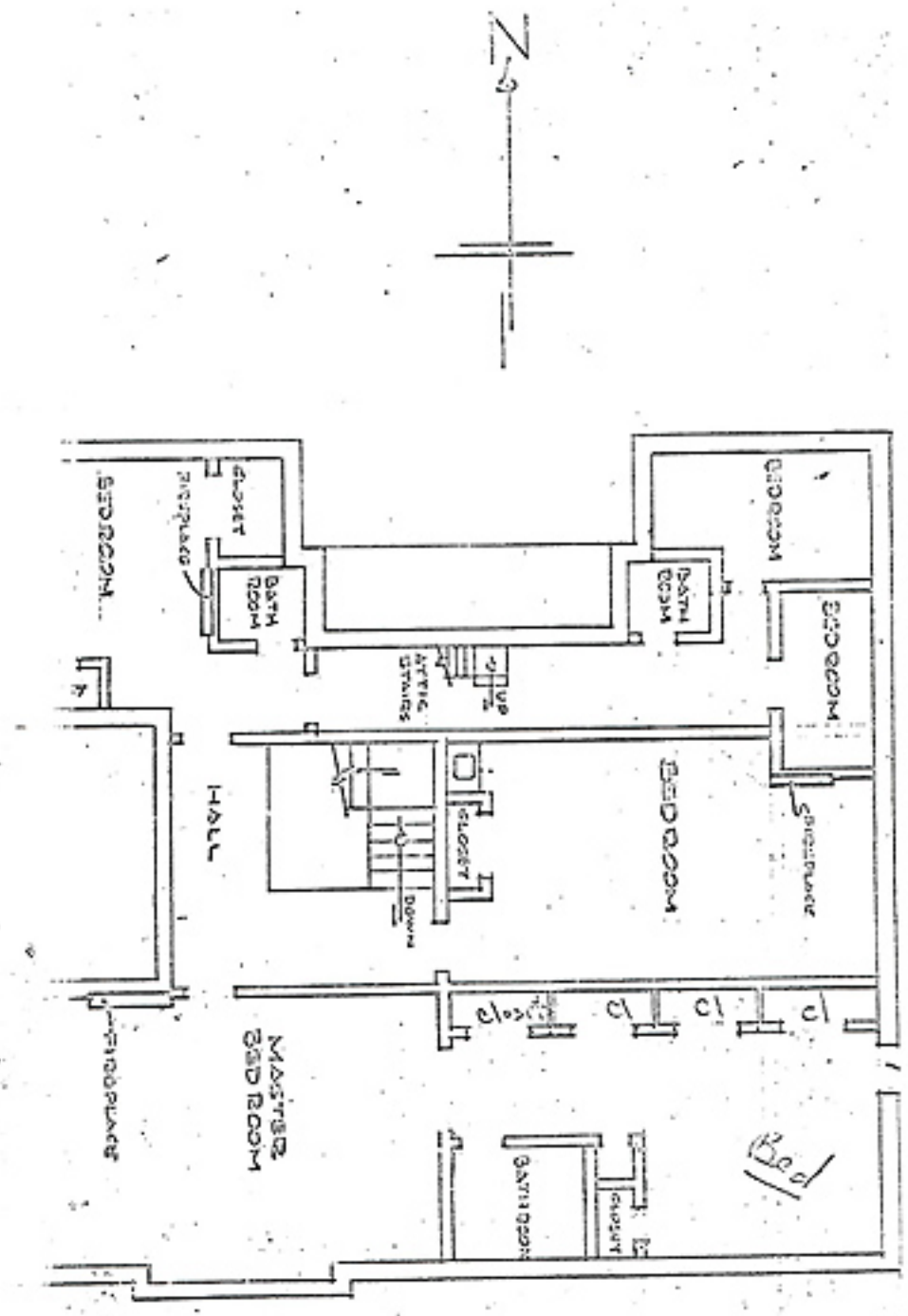

N
BEDROOM
BATH ROOM
BATH ROOM
BEDROOM
BEDROOM
HALL
CLOSET
BEDROOM
CLOSET
CLOSET
CLOSET
CLOSET
MASTER BED ROOM
BATH ROOM
CLOSET
Bed
EXHIBIT C
1-3rd Floor Bedrooms Too!

EXHIBIT "B"

IDENTIFICATION OF REPAIRS TO "THE GRANGE"

GENERAL

PLUMBING: Restore as necessary the entire water and plumbing system to good working order retaining all plumbing and bathroom fixtures where reasonable except in the kitchen which shall be newly equipped.

ELECTRICAL: Install new 200 amp electrical service with circuit breakers utilizing existing wiring where economy dictates and same can be used with safety. Where new wiring is desirable, external or exposed wiring on the interior or exterior will be satisfactory. Safety and economy are to be the principal guidelines - aesthetic value is secondary. All new wiring should be provided for in the kitchen, laundry room and pump house. Two electrical outlets per room are desired. Reactivation and use of existing lighting and switches is not to be considered necessary unless economy and safety dictate. Wall heaters shall be provided in the sun room, living room, down stairs bedroom and master bedroom. The master bedroom on the second floor and the south bedroom should be wired to accept PTAC air conditioning.

PAINTING: Clean, prepare walls and woodwork and paint, repair and refinish floors down stairs. Clean floors upstairs.
[The extent of interior painting to be determined near the end of renovation after cost, time consideration other costs].

EXTERIOR:

Tower roof and gutters - Repair deteriorated parts and paint. Paint. Front entrance and carport - cut off portion of carport broken down and overhanging front steps, finish and paint. Repair light fixtures. Roof (flat portion only) - Coat with high grade waterproofing material (consider vinyl plastic or similar new flexible material).

Windows and trim - Repair as necessary and paint. New fiber glass screens.

Stucco - Patch and repair as necessary (no paint).

DOOR: Jack up one post and repair or replace bad boards.

BASEMENT ENTRANCE: Repair or replace door and casing as necessary.

SPECIFIC ITEMIZATION BY ROOM OR AREA

Kitchen: (1) Repair flooring - plywood and vinyl floor covering including utility room, pantry, back hall and bath. (2) Remove all old equipment. (3) Install sink, prepare for and provide dishwasher, refrigerator, stove and adequate lighting.

Pantry: (1) Floor only.

Dining Room: (1) Repair termite damage in floor. (2) Electrical outlets on east and west walls. (3) Prepare walls and woodwork for paint.

Sun Room: (1) Heater. (2) Prepare and paint woodwork only (walls Okay).

Living Room: (1) Heater. (2) Electrical outlets in south and east walls. (3) Scrape paint and clean fireplace. (4) Walls and woodwork.

Front Hall. (1) Electrical outlet on wall facing front door. (2) Walls and woodwork.

Down Stairs Bedroom: (1) Heater. (2) Walls and woodwork.

Down Stairs Bathroom: (1) Floor same as kitchen area. (2) Walls and woodwork.

Back Hall: (1) Flooring same as kitchen area. (2) Walls and woodwork.

Basement. (1) Clean. (2) Large hot water heater (75-100 gal). (3) Electrical service. (4) Wire and prepare laundry room for freezer and washer and dryer. (5) Check stairs for termite damage and repair if necessary.

Upstairs Hall: (1) Clean floors. (2) Walls and woodwork.

Master Bedroom: (1) Clean floors. (2) Heater and wire for air conditioning. (3) Walls and woodwork.

East Large Bedroom Off Front Hall Stairs: (1) Clean floors. (2) Walls and woodwork.

West Front Bedroom: (1) Clean floors. (2) Walls and woodwork.

Bathroom: (1) Repair ceiling.

Back Hall: (1) Clean floors. (2) Keep wall paper. (3) Woodwork.

Back Hall Bathroom: (1) New Flooring - vinyl. (2) Paint.

Northeast Bedroom: (1) Patch paper. (2) Clean floors.

Small Back Bedroom (east): (1) Clean floors. (2) Paint.

Attic and Stairs: (1) Clean attic. (2) Prepare walls, ceiling, woodwork in bedroom for paint. (3) Provide outlet for air conditioning or heater (electrical).

Miscellaneous: (1) Check all fireplaces for use.

-3-

Grant

THIS LEASE, made and entered into this 19 **day of** June, **1972, by and between** LUCY C. J. [illegible], of Lexington, Kentucky, party of the first part, hereinafter referred to as "Lessor", and Joe Combs, Jr., of Lexington, Kentucky, party of the second part, hereinafter referred to as "Lessee",

W I T N E S S E T H:

THAT for and in consideration of One ($1.00) Dollar per year paid to Lessor, other considerations and the covenants, terms and conditions hereinafter set out, Lessor does hereby lease to Lessee and Lessee does hereby rent from Lessor that certain property known as The Grange, Cumberland Island, Georgia, more particularly described in Exhibit A attached hereto and made a part hereof including all appurtenances thereunto appertaining, all rights, licenses and easements obtained by Lessor in and to various [illegible] roads and the said property referred to as The Grange which approximately 1.04 acres of land as more fully set forth in said Exhibit A, all as received by Lessor in that certain Indenture dated December 18, 1970, by and between Lessor and the National Park Foundation and recorded in Deed Book 88, Page 31, in the Camden County Court Record, Camden County, Georgia.

The term of this lease shall be from the date hereof through December 17, 2010, with an unqualified option under the same terms and conditions hereof to extend said term in accordance with any and all extensions of the retained term set out in the said Indenture referred to above, which may be negotiated with the National Park Foundation, its successors and assigns.

Lessee agrees to abide by all the terms, conditions and duties imposed upon Lessor by the above referred to Indenture to the National Park Foundation, its successors and assigns.

Lessee agrees to maintain the property hereby leased in at least as good condition as now exists; pay all taxes, assessments and expenses related thereto; and will obtain, or cause to be obtained, landlord's and tenant's liability insurance in the amount of at least Three Hundred Thousand ($300,000) Dollars and name Lessor as well as Lessee as insureds thereunder.

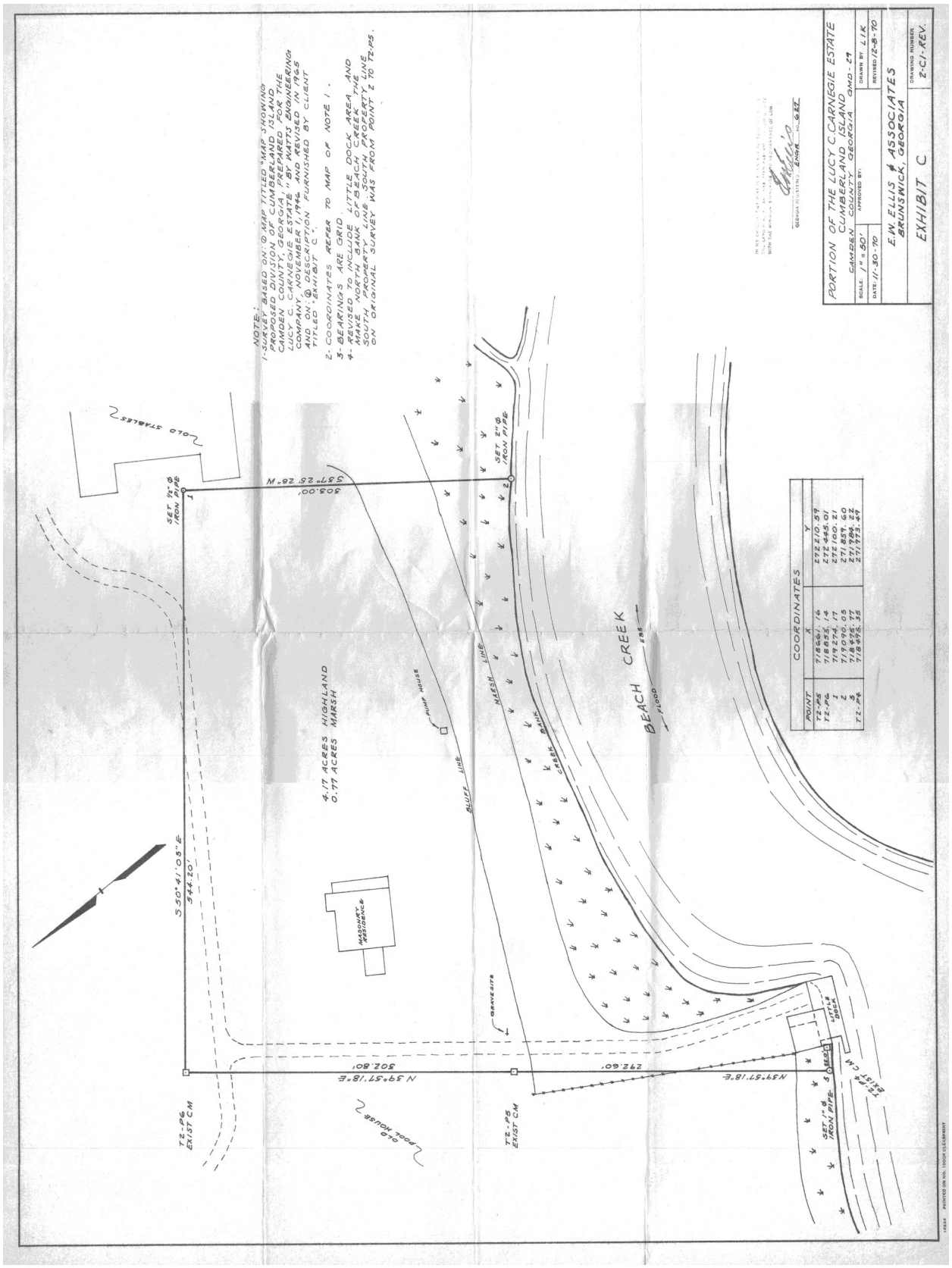
Lessee may sublease the leased premises subject only to the restrictions imposed upon Lessor by the aforesaid Indenture to the National Park Foundation, its successors and assigns.

Kentucky law shall govern all conflicts arising hereunder and Kentucky Courts shall have jurisdiction thereof.

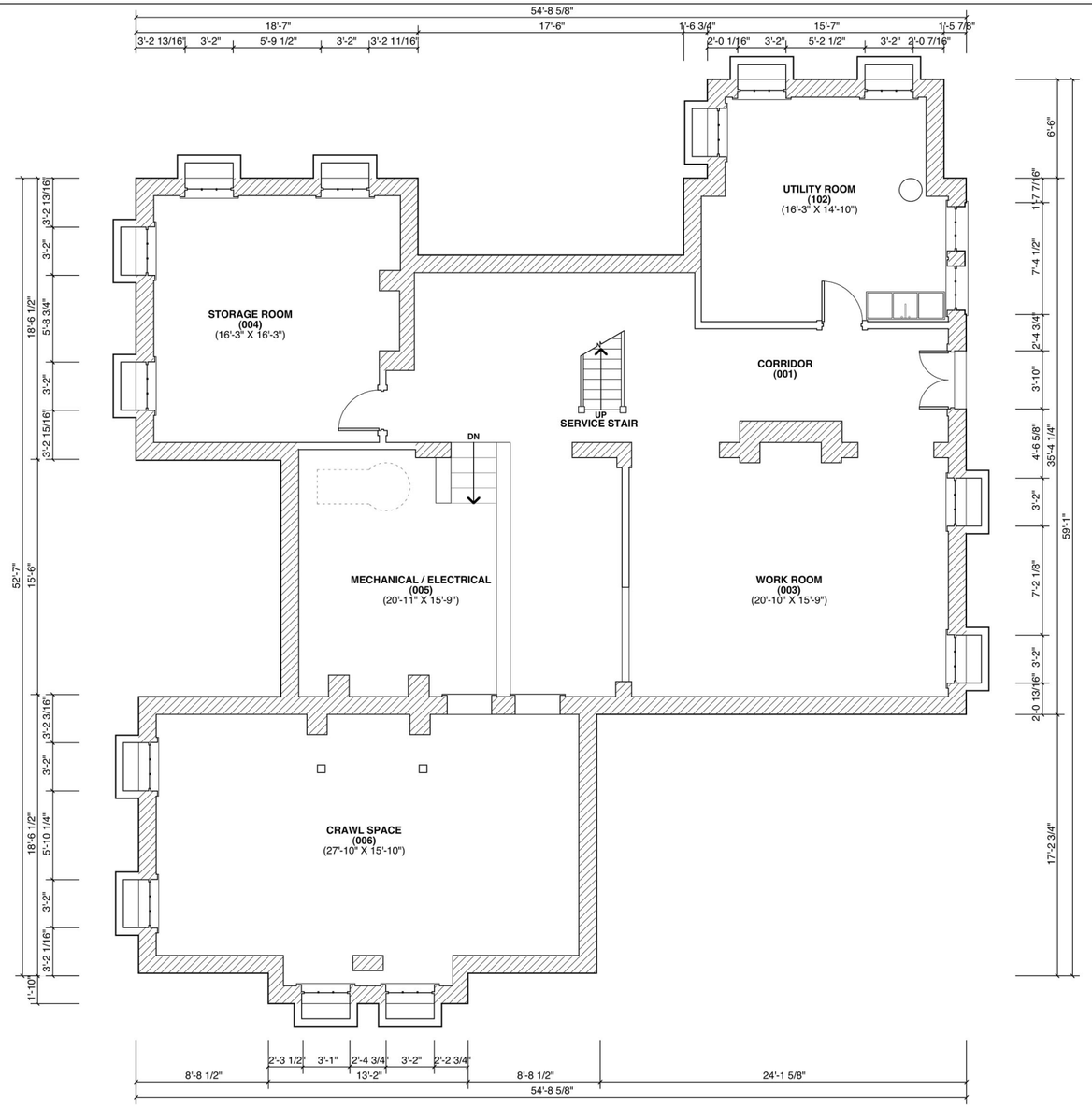
Lessor covenants that she has a good and valid right to make this lease as done, and will keep Lessee in quiet possession.

LESSOR: Lucy C J Graves
LUCY C. J. GRAVES

LESSEE: Joe Graves Jr.
JOE GRAVES, JR.


NOTE:
1-SURVEY BASED ON: @ MAP TITLED "MAP SHOWING PROPOSED DIVISION OF CUMBERLAND ISLAND CAMDEN COUNTY, GEORGIA, PREPARED FOR THE LUCY C. CARNEGIE ESTATE" BY MATT. EUNICE & COMPANY, ENGINEERS AND SURVEYORS DATED 1965 AND ON: @ DESCRIPTION FURNISHED BY CLIENT TITLED "EXHIBIT C".
2- COORDINATES REFER TO MAP OF NOTE 1.
3- BEARINGS ARE GRID
4- REVISED TO INCLUDE LITTLE DOCK AREA AND MAKE NORTH BANK OF BEACH CREEK THE SOUTH PROPERTY LINE SOUTH PROPERTY LINE ON ORIGINAL SURVEY WAS FROM POINT 2 TO TZ-P5.
PORTION OF THE LUCY C. CARNEGIE ESTATE
CUMBERLAND ISLAND GMD - 19
CAMDEN COUNTY GEORGIA
SCALE: 1" = 80'
DATE: 11-30-70
DRAWN BY: LIK
REVISED 12-8-70
E.W. ELLIS & ASSOCIATES
BRUNSWICK, GEORGIA
EXHIBIT C
DRAWING NUMBER
2-C1-REV.
COORDINATES
POINT
X
Y
TZ-P5
718660.16
272210.59
TZ-P6
718855.14
272445.01
1
719274.17
272100.21
2
719090.05
271851.60
3
718493.32
271793.42
TZ-P4
718493.32
271793.42
S30°41'05"E
344.20'
4.17 ACRES HIGHLAND
0.77 ACRES MARSH
MASONRY RESIDENCE
PUMP HOUSE
MARSH LINE
BLUFF LINE
CREEK BANK
BEACH CREEK
FLOOD
GRAVESITE
POOL HOUSE
POOL
TZ-P5 EXIST CM
TZ-P5 EXIST CM
SET ½" Ø IRON PIPE
SET 2" Ø IRON PIPE
S37°25'28"W
306.00'
N39°57'18"E
302.80'
N39°57'18"E
292.60'
N89°57'18"E
EXIST CMT.
SET ½" Ø IRON PIPE
5
4
3
2
1

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THE GRANGE: BASEMENT PLAN

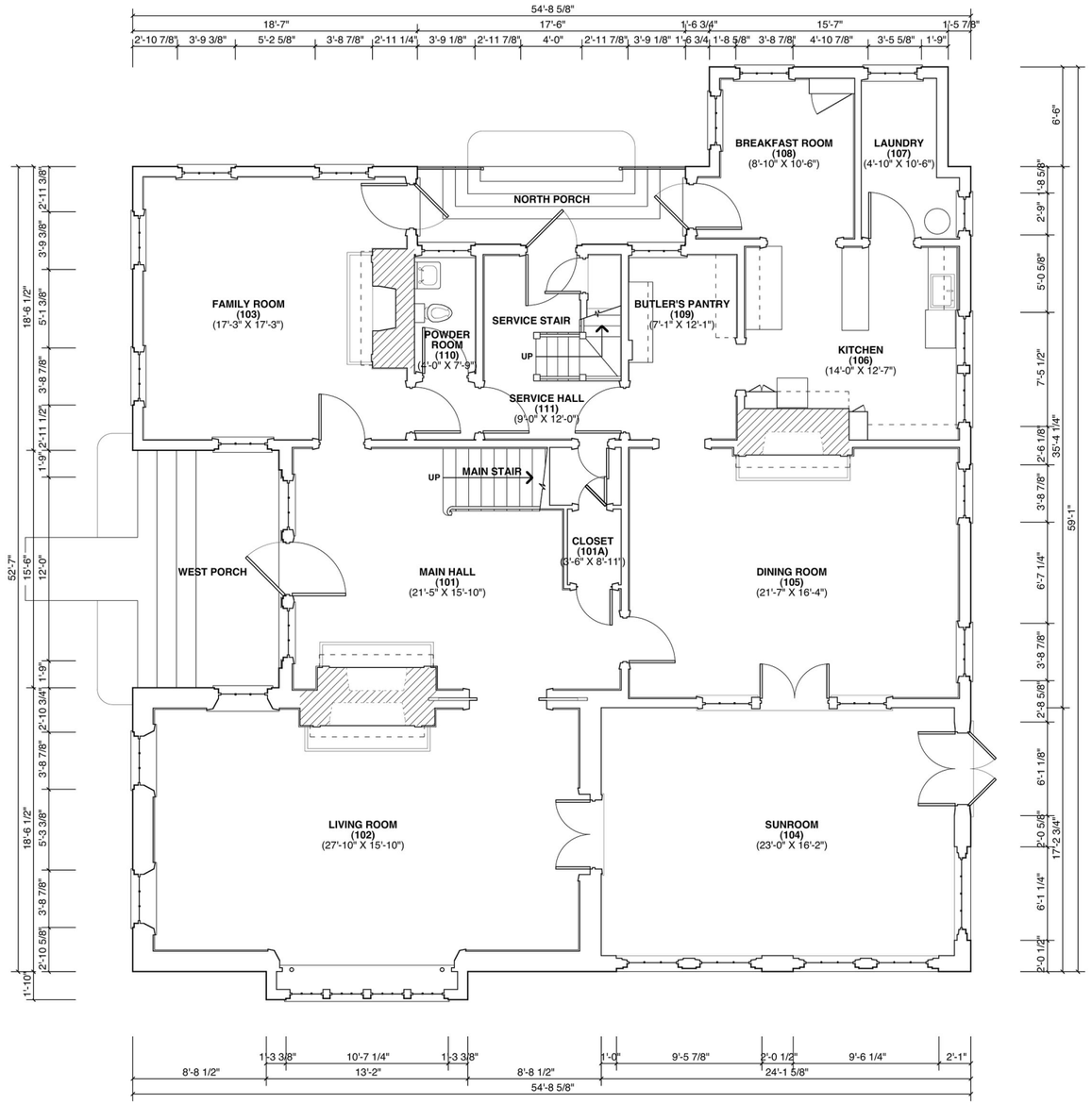
SCALE: 1/4"=1'-0"

0 1 5 10

TRUE NORTH

REPORT NORTH

	A/E FIRM ARCH: GWWO INC./ARCHITECTS 800 WYMAN PARK DR SUITE 300 BALTIMORE, MD 21211 ENG:	DESIGNED: CADD TECH. REVIEW: DATE: SEPT 2013	SHEET NO. A1	TITLE OF SHEET THE GRANGE BASEMENT PLAN HISTORIC STRUCTURE REPORT THE GRANGE CUMBERLAND ISLAND NATIONAL SEASHORE



THE GRANGE: FIRST FLOOR PLAN

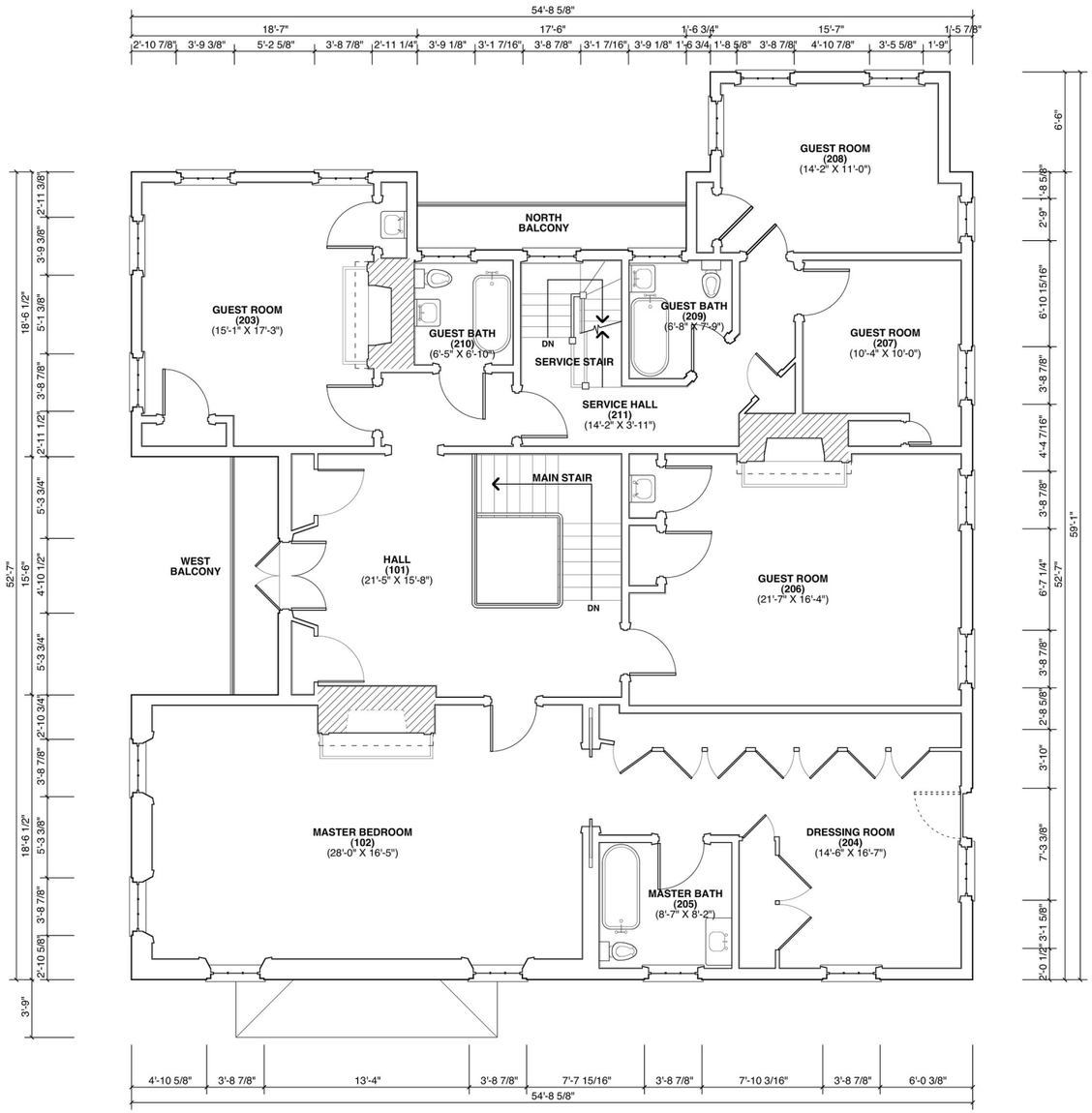
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TRUE NORTH

REPORT NORTH

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THE GRANGE: SECOND FLOOR PLAN

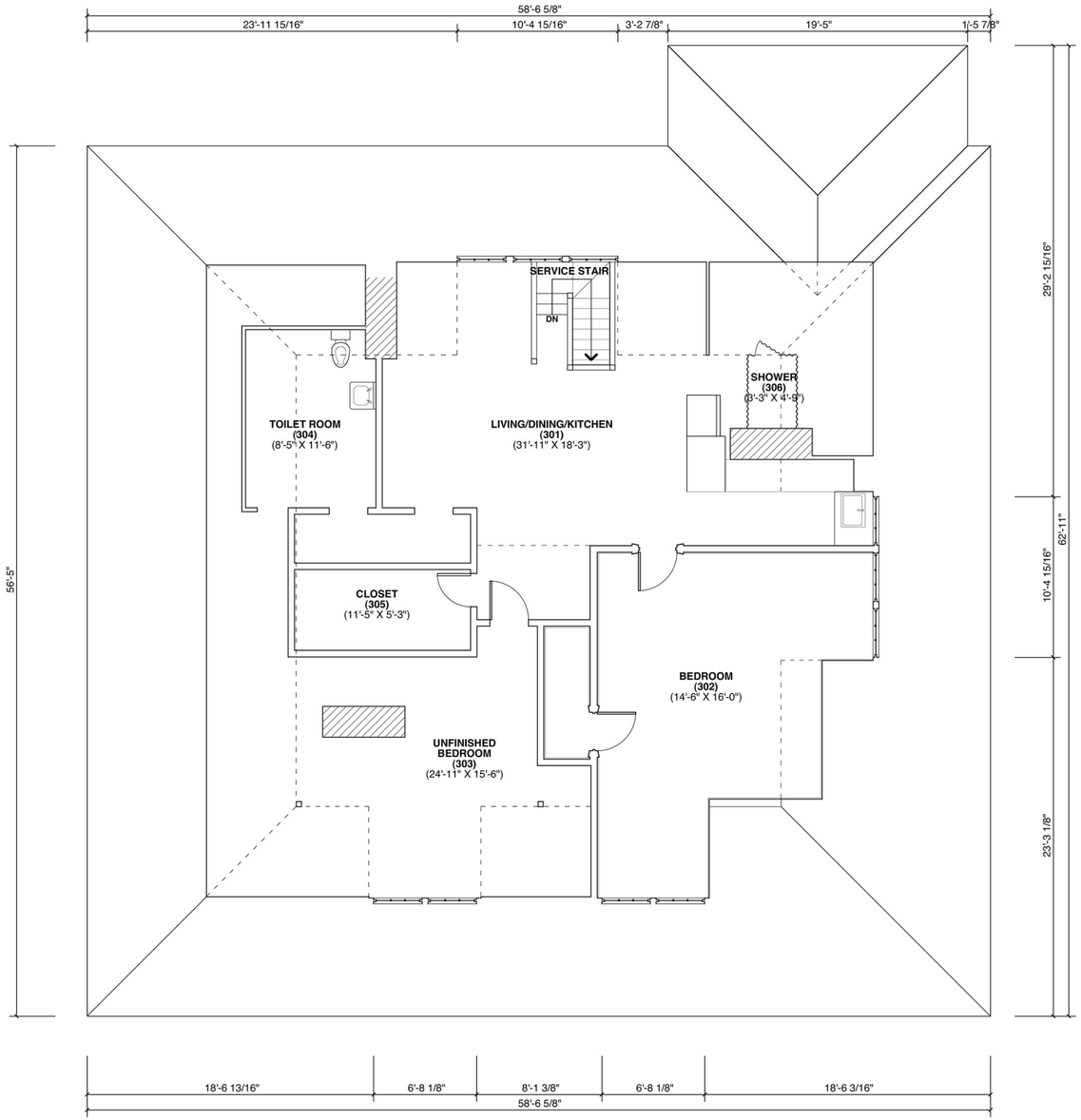
SCALE: 1/4"=1'-0"

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TRUE NORTH

REPORT NORTH

A/E FIRM	DESIGNED:	SHEET NO.	TITLE OF SHEET
ARCH: GWWO INC./ARCHITECTS 800 WYMAN PARK DR SUITE 300 BALTIMORE, MD 21211 ENG:	CADD TECH. REVIEW: DATE: SEPT 2013	A3	THE GRANGE SECOND FLOOR PLAN HISTORIC STRUCTURE REPORT THE GRANGE CUMBERLAND ISLAND NATIONAL SEASHORE



THE GRANGE: ATTIC PLAN

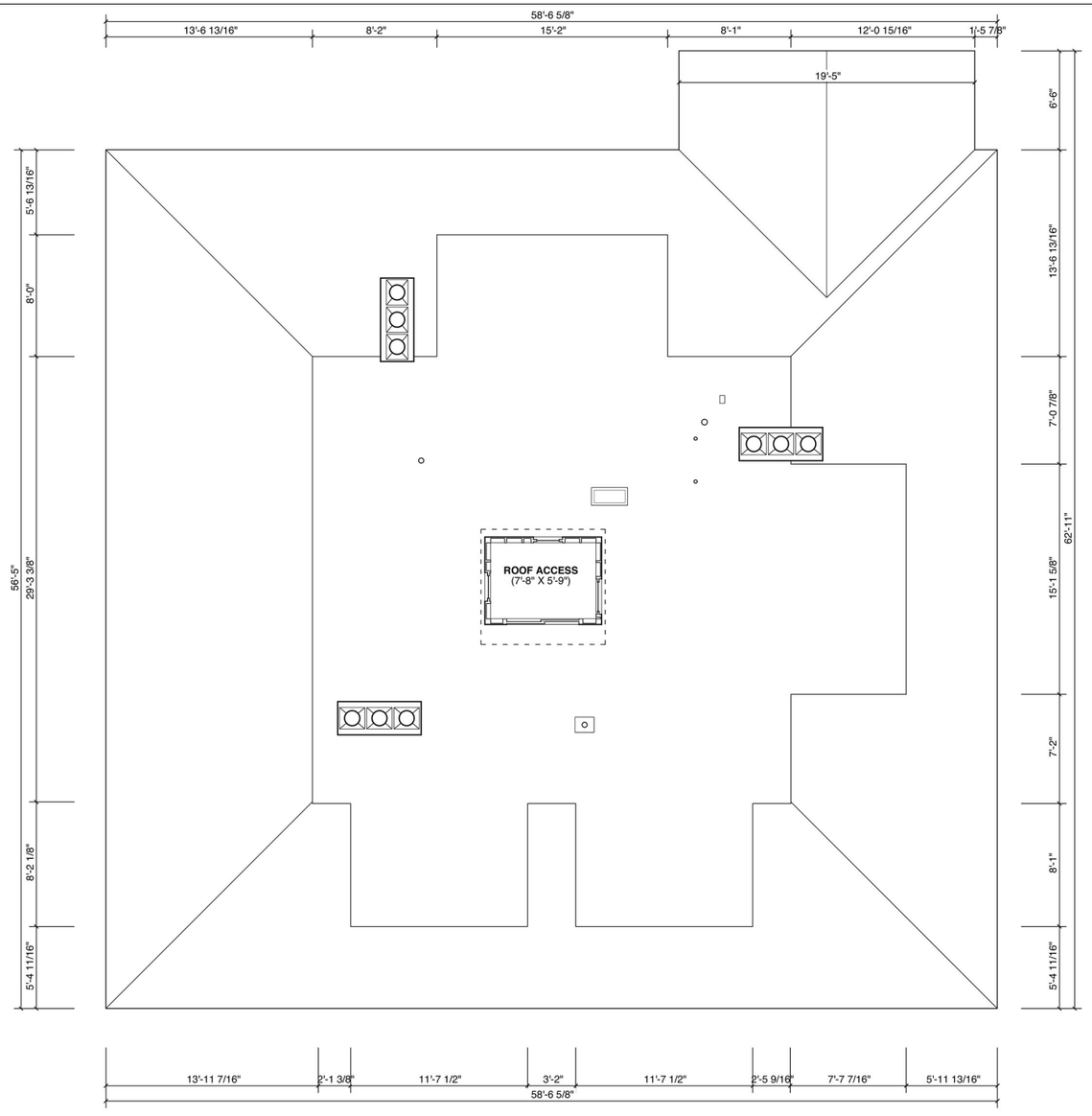
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TRUE NORTH

REPORT NORTH

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		TECH. REVIEW:		HISTORIC STRUCTURE REPORT THE GRANGE CUMBERLAND ISLAND NATIONAL SEASHORE
		DATE: SEPT 2013		



THE GRANGE: ROOF PLAN

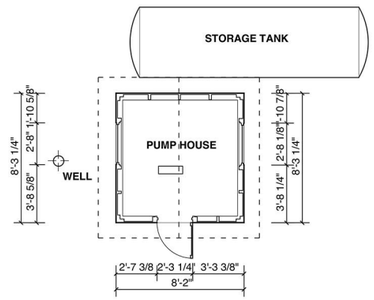
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TRUE NORTH

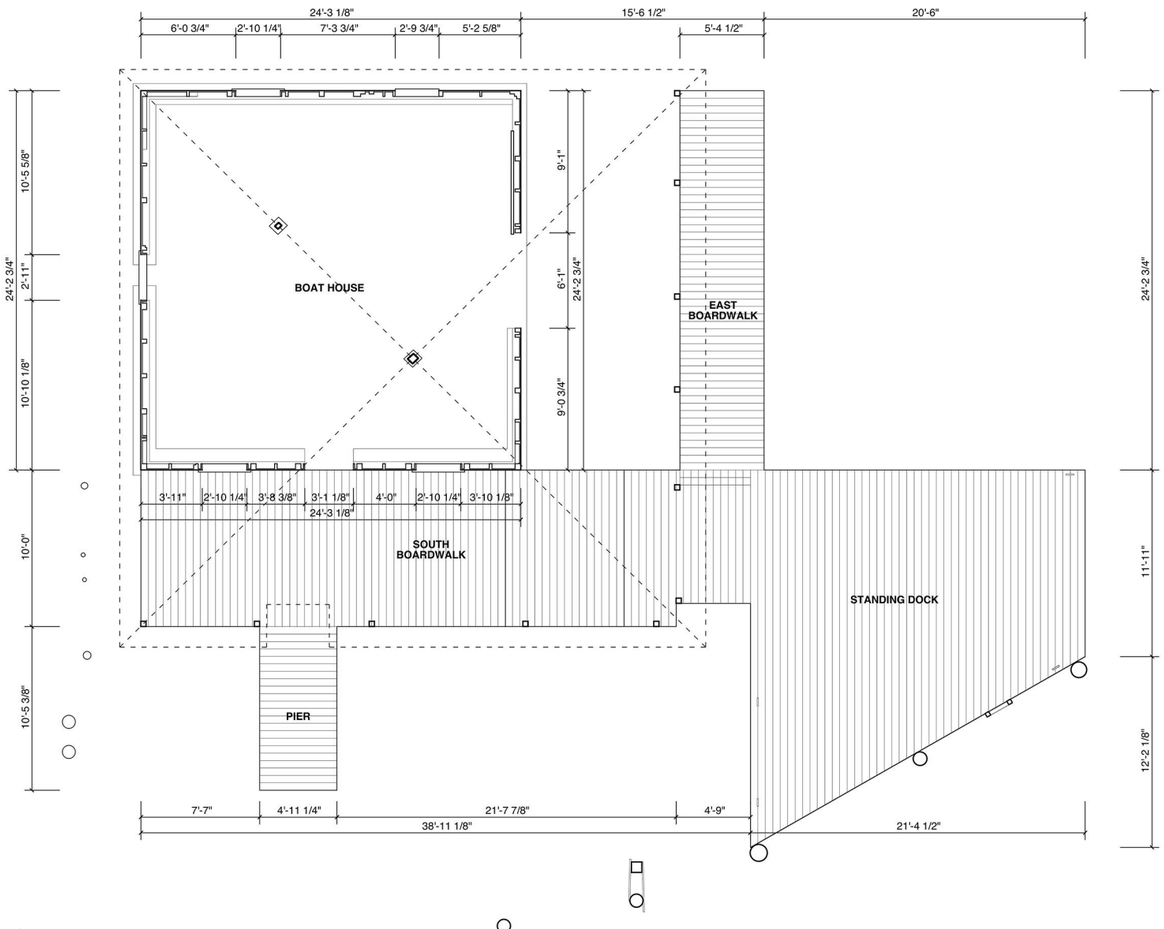
REPORT NORTH

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PUMP HOUSE PLAN

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



BEACH CREEK DOCK HOUSE PLAN

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

0 1 5 10

TRUE NORTH

REPORT NORTH

	A/E FIRM ARCH: GWWO INC./ARCHITECTS 800 WYMAN PARK DR SUITE 300 BALTIMORE, MD 21211 ENG:	DESIGNED: CADD TECH. REVIEW: DATE: SEPT 2013	SHEET NO. A6	TITLE OF SHEET BEACH CREEK DOCK HOUSE AND PUMP HOUSE PLANS HISTORIC STRUCTURE REPORT THE GRANGE CUMBERLAND ISLAND NATIONAL SEASHORE



Fig. 4.3-1. 1763 Thomas Wright Map. "A Map of Georgia and Florida." University of Georgia Libraries Special Collection.

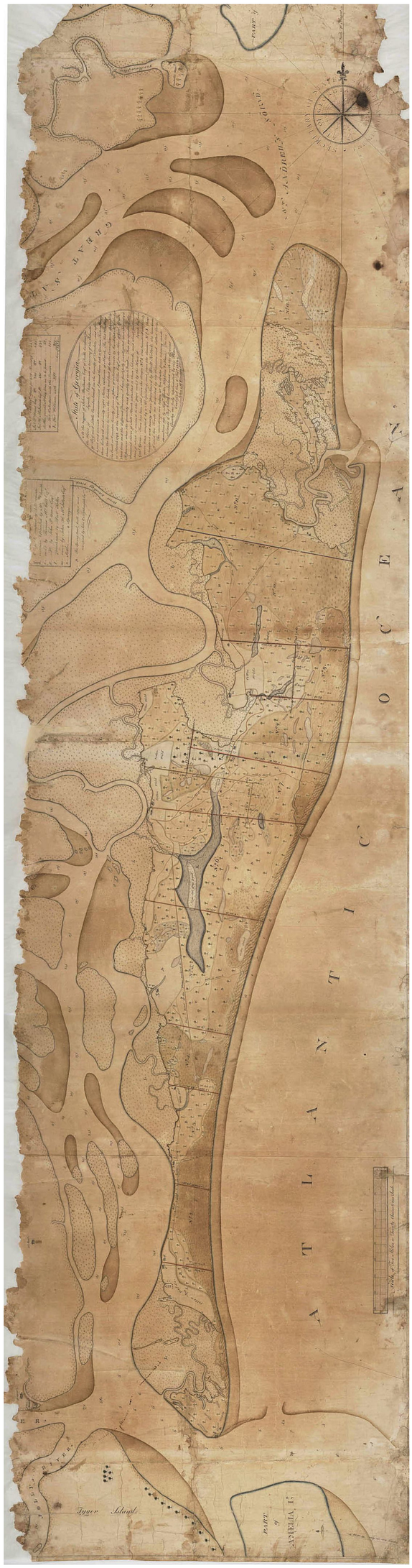


Fig. 4.3-2. 1802 John McKinnon Map. "A resurvey of the islands of Big and Little Cumberland." Carnegie Estate Records of Cumberland Island, ac. 1969-0501M, Georgia Archives.

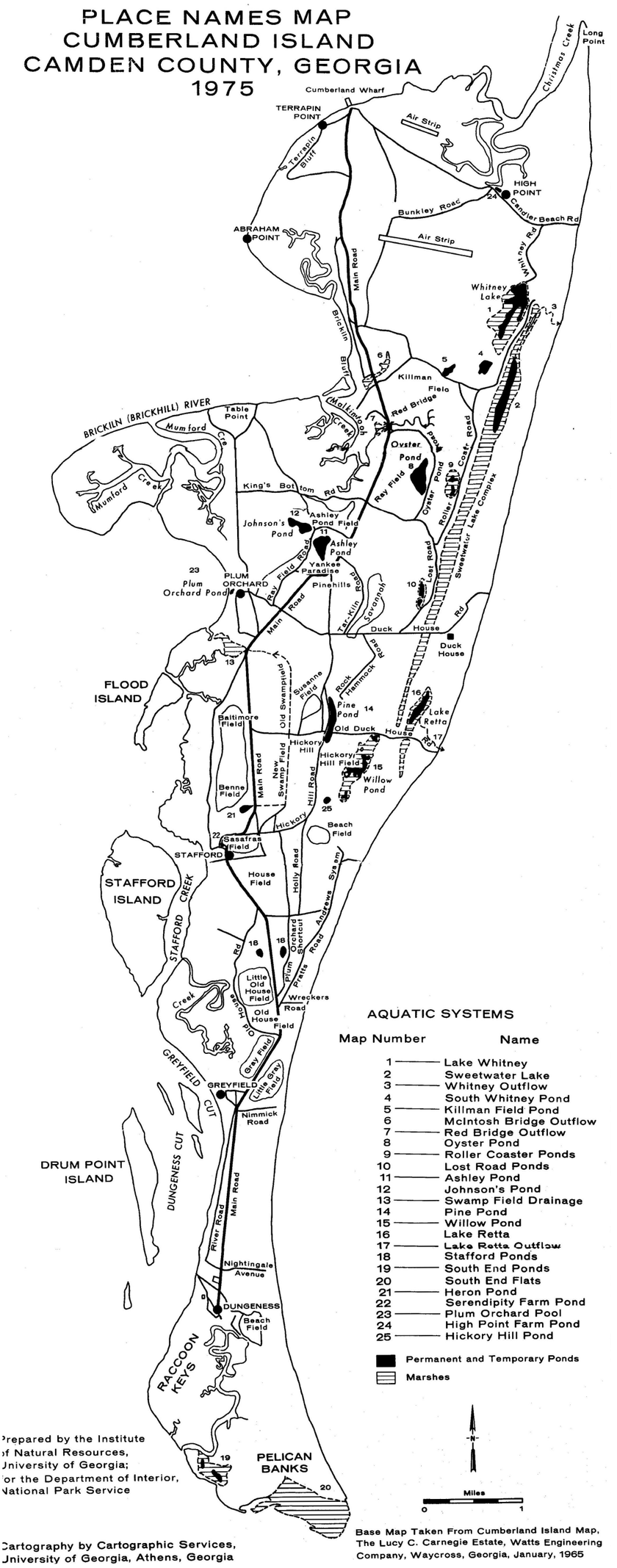
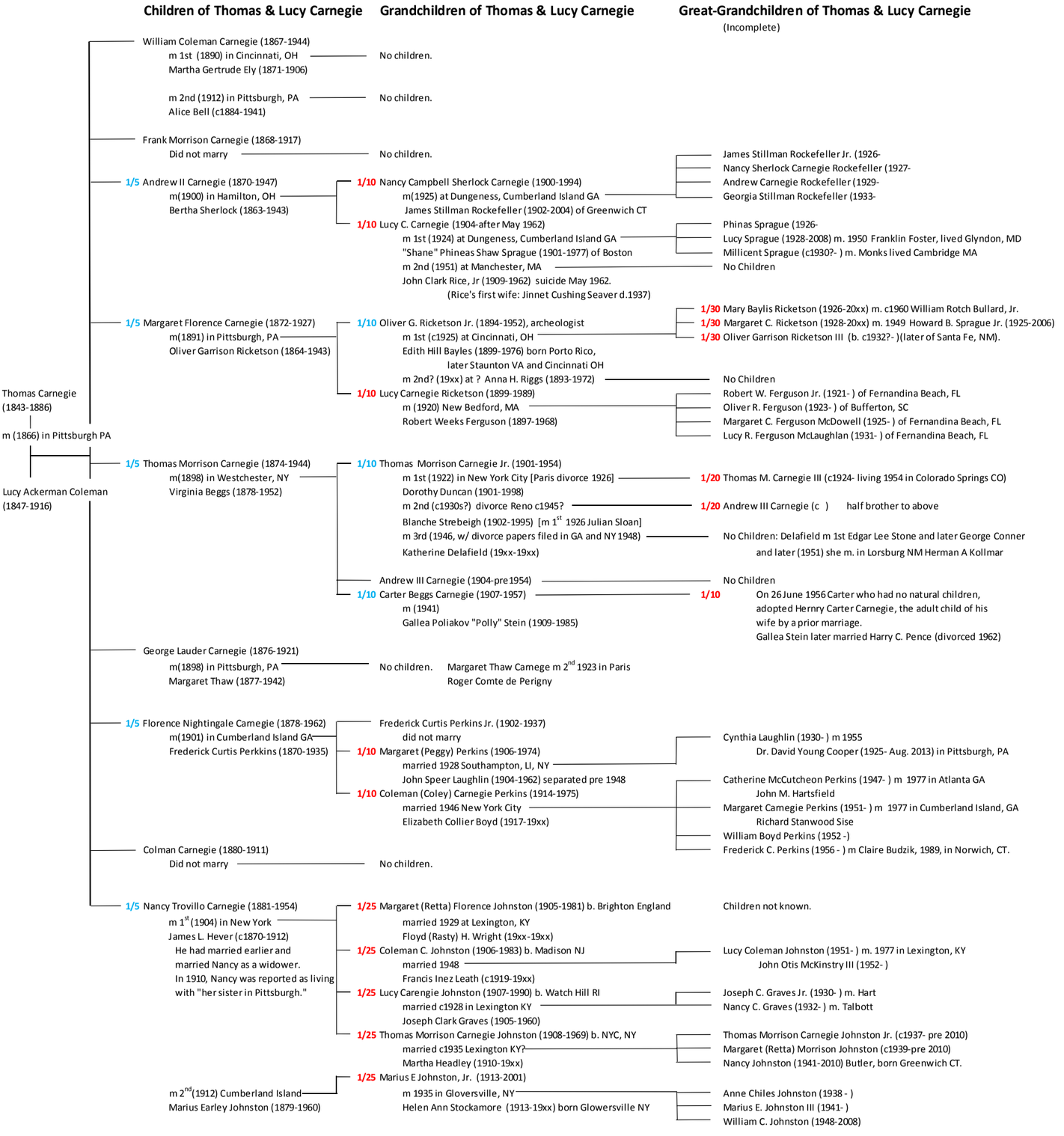


Fig. 4.3-3. 1975 University of Georgia. "Place Names Map, Cumberland Island." University of Georgia.



Fig. 4.3-4. Cumberland Island National Seashore. "Brochure Map."

Appendix 4.4
Descendants of Thomas and Lucy Coleman Carnegie



NOTES: Based upon the will of Lucy Coleman Carnegie (probated 1916), as well as on the findings set down by the Common Pleas Court of Allegheny County, PA, dated 21 October 1963, the ownership percentages of Mrs. Carnegie's direct heirs (living at the time of Florence Carnegie Perkins death in 1962) are listed in **RED** beside the individuals who were then entitled to receive inheritance. The fractions listed in **BLUE** represent the portion of the estate that would have gone to those individuals, had they still been living. Hence, for the first generation of children, 1/5th or 20% of the estate was to go to five of the six children living at the time of Lucy Carnegie's death in 1917. The will excluded William Coleman Carnegie, the eldest son, from receiving property because of Lucy Carnegie's distaste for his second marriage to his nurse, Alice Bell.

In order to prevent an outright sale of the island and distribution of proceeds according to the strict inheritance percentages, the Cumberland Island Company (CIC) was organized by family members and developed a division of the Island into 10 segments—five northern ones and five southern ones—with heirs from the five children's families each taking one northern segment and one southern segment. (See fig. 2.1-40, page 23).

Fig. 4.4-1. Descendants of Thomas and Lucy Coleman Carnegie for three generations.

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