



HUTCHINSON HOUSE

Existing Conditions and Recommendations

AUGUST 23, 2019
FINAL REPORT

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4SE Structural Engineers
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Part I - Conditions Assessment

Introduction

In January of 2019, the Edisto Island Open Land Trust was awarded a grant to help determine the future of the Hutchinson House on Edisto Island. Funded in part by the South Carolina State Historic Preservation Office, the EIOLT gathered a team composed of Simons Young, architect at Simons Young + associates; John Moore, engineer at 4SE; and Hillary King, preservation consultant. The goal of the grant, and this resulting report, has been to assess the conditions of the Hutchinson House, evaluate the evolution of the building, generate a plan for permanent stabilization and weatherization, and provide a cost estimate for the work.

This report includes written descriptions of the existing conditions and a detailed description of prioritized recommendations for stabilization repairs. A cost estimate for the recommended repairs and stabilization is also included. The timeline evolution of the building is detailed using photographic evidence provided by the Edisto Island Open Land Trust.

This report also includes drawings provided by students at the American College Building Arts, and interior elevation and preliminary existing detail drawings by Simons Young + associates. The report also includes structural stabilization drawings by 4SE.

Engineer John Moore conducted structural observations and evaluations over the course of three visits. His written recommendations for repair are provided in this report. His drawings are included in the report. Architect Simons Young conducted written documentation and photographic documentation over the course of three visits. Preservation consultant Hillary King visited the site one time during the course of this project and developed the building chronology using historic photographs and existing evidence. Contractor Beekman Webb visited the site three times, and coordinated with engineer, architect, and preservation consultant to generate the cost estimate for the work.



Simons Young, AIA

Project Information

Address:

Hutchinson House
7666 Point of Pines Rd, Edisto Island, SC 29438
Added to NRHP: May 5, 1987
NRHP Reference Number: 86003218

Project Owner: Edisto Island Open Land Trust

Project Committee: Dean Habegger, Barbara Habegger, John Girault, director

Project Team: Simons Young, architect, Simons Young + associates

John Moore, P.E., 4SE, Inc. structural engineer

Hillary King, preservation consultant

Beekman Webb, contractor

Historic Context

A brief overview of the history of the property is included as a part of this report. Additional information can be found in the existing documents listed at the end of this report.

The Hutchinson House, located on Point of Pines Road on Edisto Island, was constructed around 1885, making it one of the oldest extant structures on the island associated with the local African American community. The house was built by Henry Hutchinson around the time of his marriage to Rosa Swinton. Henry Hutchinson was born a slave in 1860 and was the son of James Hutchinson. James Hutchinson was a locally well-known Union veteran of the Civil War, instrumental in the capture of prominent white Confederates on Edisto Island. After the war, he served as Edisto Island's Republican precinct chairman and helped the local freedmen community purchase land through cooperatives. Because of his leadership, he was known as one of the "Black Kings of Edisto." He was murdered in 1885 by a white man who was acquitted of the crime.

Henry Hutchinson followed in his father's footsteps, acting as a leader of the local freedmen community. He farmed, grew cotton, and operated a cotton gin on his property. Henry and his wife Rosa lived in the house with their children until their deaths in 1941 and 1949, respectively. Their descendants continued to occupy the house until the 1980s. At that time, it was left vacant and fell into disrepair.

In the 1990s, Hutchinson descendants attempted to make plans to repair the house and use it to teach about the history of their community on Edisto. Ultimately, these plans were not implemented, and the property was eventually put on the market in 2016. With the Hutchinson House in poor condition and the surrounding vegetation overcoming the remaining structure, the Edisto Island Open Land Trust stepped in to purchase the property in order to preserve the house, which would otherwise likely have been demolished by another buyer. Under their ownership, the vegetation has been cleared and preliminary stabilization work has been completed to preserve what remains of the original building while additional repairs and plans can be developed.

Chronology

The chronology of the changes made to the Hutchinson House is based on a study of historic photographs and existing architectural evidence. The dates associated with the photographs were provided by the Edisto Island Open Land Trust. If additional historic photographs of the house can be located, they could aid in determining more specific timeframes for the changes made to the house.

The earliest known photograph of the Hutchinson House dates to around 1900, taken from the southwest corner and showing both the south (front) and west elevations in full. The house stands tall on the flat landscape; the central portion of the house is one and a half stories and is raised several feet above grade on piers. The house has a steeply pitched gable roof with five dormer windows, three on the front elevation and two on the back. A one-story porch with a shed roof extends across the front and side elevations. The roofline of the wraparound porch presumably continues around the entire perimeter of the house, and the space along the north side appears to be enclosed. Staircases lead to the porch from the center of both the south and west elevations.

In the c.1900 photograph, the windows all appear to be 6/6. The first floor windows also have shutters. Though it is difficult to definitively determine the style from this photograph, the shutters appear to be louvered. The front elevation is configured with two windows on each side of a central door. The gable end has a central door flanked by one window on each side and a centered second floor window. The columns along the porch are narrow Tuscan style columns, and turned wooden balusters are used in the porch railing. A scalloped wooden bargeboard can be seen on the gable end, the gables of the dormers, and continuing along the eaves of the main roof and lower roof. The house has metal roofing and clapboard siding. The clapboard is laid diagonally on the sides of the dormer windows.

By 1924, the Tuscan columns of the porch were replaced with chamfered square columns. On each side of the front entrance, the columns were paired. The balustrade retained its turned balusters at the time this change was made. A photograph of Rosa Hutchinson dated to between 1905 and 1930 shows the balusters in clear detail.

The original wraparound porch was removed from the house by 1939. It was replaced by two smaller porches; one on the front elevation and one on the west elevation. The new front porch has a gable roof and a simple classical pediment with a diamond shaped louvered vent. The columns have been replaced with narrow Tuscan style columns, like those used when the house was first built. It is possible that these were salvaged after the first porch modifications and reused at this time. The turned balusters were retained and reused on the smaller porch. The side porch was built with a hipped roof and lacks the architectural impact of the pedimented front porch.

The first currently available images of the north and east elevations are dated to the early 1950s, after both Henry and Rosa Hutchinson died and the house had passed into the possession of their heirs. By this time, the front porch has been screened, and it no longer retains the Tuscan columns or turned balusters. On the east elevation, the fenestration matches that of the opposite gable end. The central door opening is still present, though with the wraparound porch removed and no staircase added, this door is clearly not being utilized for building access. These photographs are the first visual evidence of second floor shutters, which are board and batten. Louvered shutters are still in use on the first floor windows. On the north side of the house, the original one story space remains intact, in spite of the loss of the wraparound porch. A one story addition also extends to the north from the center of this elevation, but its date of construction is unknown. A small and simple porch is located to the east of the addition and seems likely to have been built at the same time.

After the mid 1950s, most of the known changes to the house were minor. The louvered shutters were replaced with board and batten shutters, any remaining turned balusters were replaced with simpler square styles, and the dormer windows were replaced with 2/2 sashes and then again with 6/6 sashes. As the house was left vacant, deterioration caused the loss of the north addition and the entire one story wing. The central one and a half story section and the south and west twentieth century porches are all that remain extant today.

Foundation piers

In the oldest of the historic photographs, the only piers that are visible are the ones supporting the porches. Photographic evidence indicates that the wraparound porch and the replacement porches were supported on wooden posts until the mid-1950s when these were replaced with CMU piers. The only photographic evidence of the brick piers under the center of the house is seen in a 1939 image of Rosa and Henry. Here, a sliver of the southwest corner pier can be discerned on the edge of the photograph. While earlier images do not show the piers under the house, the corner piers and the center pier to the south do appear to be of original construction. The remaining piers seem to be later additions, as evidenced by location, mortar, and construction technique. These may have been added to help combat deflection or movement caused by long framing spans. A wooden post is visible in the location of one brick pier on the south wall in the above mentioned photograph, indicating that at least that pier post dates 1939.

Chimneys

Due to the angle of the photograph, the chimneys cannot be seen in the c.1900 image and are first shown in a photograph dated to between 1901 and 1924. The floor framing around the both chimneys contains abandoned mortises, with toenailed and undersized headers placed under the hearths. This indicates that the chimney location was moved, as the mortises would have originally been used for headers, and their location conflicts with the existing masonry chimneys. The original framing of the house was precise and made use of traditional joinery, also indicating that the toe-nailed headers were not part of the original framing. However, there is no other evidence to indicate that the chimneys may have been moved, and it would be an unlikely modification given the history of changes made to the house. Therefore, this may have been a design change that took place during construction of the house.

Paint colors

The earliest available photographs in color date to the late 1950s and show the Hutchinson House with a color scheme similar to today's: green siding, red roof, and white trim. The earliest photographs show a medium color on the siding with white columns and trim and dark shutters. The square columns installed prior to 1924 may have been left unpainted. In fact, visible wood grain in the photographs seem to indicate that between 1900-1940, the wood was left unpainted or was painted very infrequently. In the 1940s, the siding was painted white, with dark trim, shutters, and columns. The early 1950s images show a dark colored house with white trim, which may be when the house was first painted green.

Interior

There are not any available historic photographs of the interior of the house. However, based on visual evidence, very few changes were made to this space. The exterior door on the east elevation was covered with siding on the exterior but is still visible from the interior. Some original door hinges and hardware are still in place, though much has been replaced over the years.

Physical Description

The Hutchinson House is first viewed easily from the road. The house is raised on masonry, with a front porch that occupies the central third of the building, and a separate side porch. The roof is steeply pitched and highly visible. Three narrow dormers are located on the front portion of the roof, and two on the rear. The walls appear tall, with approximately four to five feet between the window head height and the roof eave. Two brick chimneys are visible and are located at the rear of the building. The gable ends have large windows on the second floor. The house is balloon framed using traditional pinned mortise and tenon joinery. There is a regular rhythm of window openings. On the front elevation, there are two windows on each side of a central door. The three dormers are evenly spaced. Both gable ends have a central door flanked by one window on each side and a single centered second floor window. On the east elevation, the central door has been closed off and covered with siding on the exterior. The north elevation is severely deteriorated and was originally an interior wall.

One doorway remains next to the western chimney. Reminders of a beaded door frame are visible next to the east chimney.

The interior space is divided into two rooms on each floor with a stair hall in the center. Both the front and side entry open into the slightly larger western room. The staircase is accessed from this room. The space under the stairs is open, as the staircase is framed to partially hang from the second floor. The wall located along the east side of the staircase divides the two first floor rooms. Both of the first floor rooms have a fireplace. In the eastern room, the exterior door is still in place, but has been closed off. The second floor has a central hall and matching rooms to the east and west. The chimneys are exposed in both rooms, but there are no fireplaces on this floor.

The interior finishes are wood. The floors are southern yellow pine boards. The walls are covered in wooden boards, which are a mix of plain vertical boards and horizontal beadboard. The ceilings are alternating boards running east/west.

The house is severely deteriorated, with ample signs of water intrusion and rot. Of the original construction, only the central one and a half story portion of the house remains. The later addition south and west porches are still intact, but the one story original rooms at the rear of the house and north addition on the north side are no longer extant. A temporary tent-like roof structure has been installed over the building to offer some protection from further water damage. Temporary wooden bracing and shoring has also been added to the exterior, interior, and in the crawl space to protect the house from collapse.

Significance

The Hutchinson House is important for its cultural associations with the post-Civil War African American community on Edisto Island. It is one of the last remaining structures from this era associated with an African American family. Henry Hutchinson used this property to grow and gin cotton, which contributed to his standing in the community. The recommended period of significance is 1885, the date of construction, to 1920. The end date of the period of significance may predate any architectural changes to the house and is also associated with the beginning of the boll weevil infestation that helped bring an end to sea island cotton production on Edisto Island.

Architectural Inventory and Condition

See structural for additional information on piers and framing.

Exterior

The roof is a red painted 5-V metal roof. It has a steep pitch of approximately 10/12. The metal roof is pulling off in sections, exposing the 1x10 or 1x12 decking substrate. There is limited remaining trim below the eaves, as can be seen in photographs. The side porch is hipped on the south end, and the front porch is gabled on a medium slope. The red 5-V metal roofing of both porches is also in poor condition.

The existing 5-V metal roof on the Hutchinson House has been in place since at least the 1950s, and it is currently well past its usable lifespan. In examining the known historic photographs and information about the Hutchinson House, the original 1885 roofing material could not be determined. Given the age and construction style of the house, the most likely materials would have been hand-crimped terne metal or wooden shake shingles. The historic photograph dated to between 1901-1924 does seem to indicate a seamed metal roof in place by that time, with the dormers covered in either shingles or pressed metal. However, the photograph is not clear enough to definitively prove that this is the case, and it may also show a replacement roof, since several architectural changes have been made by the time the photograph was taken. The existing roof structure includes sheathing boards that are approximately 1x10 with around ten inches of space in between, and could have been used to support either a metal or wood shake roof. These boards are currently exposed at the gable ends and are visible in the photographs at the end of this report.

The east chimney is partially collapsed above the roof. The west chimney is intact with ornamental brick corbelling at the top. Some repointing has been completed recently on the chimneys. A hole at the base of the east chimney was recently patched with Type K mortar. A clay pipe penetrates the west chimney at the first floor.

The dormers have diagonal siding and metal roofing and are lightly framed. The window muntin patterns that are left indicate 6/6 sashes. The window sashes and jambs are in poor condition. The north side dormers are in fair condition, and generally appear slightly better than the south dormers. The siding is painted green. It is 8"-9" wood clapboard siding, and the condition varies. Some of the siding is salvageable, and only a limited amount appears to be original.

Decorative scalloped bargeboard appears at the rakes of the roof and under parts of the eaves. The windows have large wooden sills, approximately 3" deep. The front porch has a decorative wood vent in the gable end.

The north elevation of the building has no siding, allowing an easy viewing of the framing. Pinned and tenon joinery connects the second floor joists to the balloon framed studs. The first floor has some joists that are hand hewn, and other joists that are not. Many of the joists have end rot where they have been exposed to weather. The large sill on the north elevation has broken due to severe deterioration.

The porches have dimensional 4x4 columns, floor joists, and decking in areas. These later addition porches have likely been repaired over time. The floor joists of the west porch are 2x6. CMU piers support the porch. The right column as you ascend toward the house is the only one that looks like it may have been part of the previous porch during one iteration. The rails are of 2x4 lumber, and the balusters are 2x2s. The porch decking is 5/4 x 6 board. The rafters are 2" x 4". The roof has board sheathing, approximately 1x8 or 1x10. The south porch has the rear part of the south porch gable, nearest the house, has been recently cut to allow for temporary bracing. The gable end of the porch has green lap siding and there is a decorative vent at the gable end of the roof.

There is a mix of original brick piers, newer brick piers, and CMU piers supporting the porches. Wide mortar joints are in the brick.

Interior

The interior of the house has several different types of painted wood bead board finish. For the walls dividing the interior rooms of the house, there is no framing, instead the vertical $\frac{3}{4}$ " tongue and groove boards form the partition wall. In this case, one side of the wall has a beaded finish, and the other side has a flat finish profile. The various types of bead finish are referenced in the architectural drawings and can be seen in the accompanying photographs. The ceiling heights are 9'-1" on the first floor. The ceilings are made up of alternating 10" and 11" wide boards. There are doors from every room on the first floor to the outside porches, and multiple windows. The windows on the upper and lower floors would have provided for good cross ventilation and allowed for the predominantly southwest breezes to pass through the house.

The first floor west room has a large fireplace and a door to the west porch. There is a door opening to the north, beside the fireplace. The large fireplace has decorative wood elements above the firebox. A third door is centered on the house and opens to the south porch. The stair occupies part of the room. A low stair landing reduces the head height to 6'-10" in the northeast corner of the room. A 1x2 crown moulding is on all the walls notched where needed for the pattern formed by the alternating boards of the ceiling. The ceiling beneath the sloped stair is flat 1x8 board. There is base trim only at the base of the vertical board separating the east room from the west room, beneath the stair. A 1 x 2 with an eased edge helps hold the vertical $\frac{3}{4}$ " tongue and groove boards in place.

The floor is in good condition overall. There is a slight slope to the floor right of the chimney, toward the north east. Floorboards run east/west perpendicular to the joists. The firebox has deteriorating stucco on the face of the brick at the interior. There is decorative wood trim beneath the mantle.

The stair is steep and ascends directly in front of the central entry door from the south porch. There is some hardware on the stair post that indicates there may have been a door at the stair at some point. The configuration of the stair maximizes the useable space on the first floor by eliminating posts or supporting walls underneath the landing and the upper run of the stair.

In the first floor east room there is a fireplace and a door to a former east porch, now blocked on the outside by siding. There is an opening to the rear of the building by the fireplace, and remnants of a doorway are evidenced by a beaded door casing.

The stair to the second floor lands in a small center room that has a dormer window. The walls are wood decorative beaded wall finish. The ceiling is sloped on both sides, with a small flat ceiling in the center of the house below the ridge of the roof.

The second floor east room has three windows. There is a dormer window at front and rear, and side gable window. The west room has the same configuration of windows. The knee walls are 30" tall in the upper spaces, before the sloped ceiling begins.

As Found Condition

When the team visited the building for the first time, it had recently been stabilized by Artis Construction. Approximately 14" Laminated Veneer Lumber Elements were installed on each elevation parallel to the face of the house, approximately two thirds of the way up the side of the house. Diagonal 2x10 struts braced the LVLs. The struts were set on pressure treated lumber, held in place with vertical rebar driven to the ground. Some repointing to the original chimneys near the ground level had been done with Type K Mortar. There also currently exists a temporary canvas and steel roof structure to protect the house from the weather.

Part II - Outline Preservation Plan

Historic Preservation Objectives

Due to the current condition of the Hutchinson House and the future plans for the property, it is our recommendation that the project should be treated as a restoration. According to the Secretary of the Interior's Standards for the Treatment of Historic Properties, *restoration* is defined as:

“The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a restoration project.”

In its current state, the Hutchinson House is in need of extensive repairs to make it both weathertight and safe. The future survival and use of the building rely on these repairs, meaning that it is not logical to attempt to preserve the building as is. However, there is a large amount of original historic material remaining, and good photographic documentation of the building. Therefore, choosing a restoration approach will allow the Edisto Island Open Land Trust to protect the building, make it safe for visitors, expand the current size back to its original footprint to increase usable space, and also illustrate the impressive stylings of the original architecture, which is critical to understanding the property owner's importance in the local freedmen community in the late nineteenth century.

Since purchasing the property, the Edisto Island Open Land Trust has completed some temporary stabilization and protection work which has prevented further deterioration of the house. However, permanent stabilization is critical and will be extensive. Due to financial constraints and construction feasibility, the best approach to restoring the Hutchinson House is to complete the work in phases. These phases will be broken down roughly as follows:

1. Emergency stabilization (completed)
2. Permanent stabilization and weatherization
3. Reconstruction of the original single-story perimeter porches and rooms

At the conclusion of each phase or partial phase of construction work, all work should be planned so that the building can safely be left in that condition for a number of years before the next phase of work begins. Though maintenance will still be required, no elements should be left in a vulnerable position at the conclusion of a construction project. The new and previous work should be protected from weather, water intrusion, and left in a condition that is safe for visitors.

Whenever possible, original materials should be retained in place on the building. Only materials that represent later additions or that are too deteriorated to salvage should be removed or replaced. Some amount of weathering and superficial damage to original materials is expected and should not be used as criteria for replacement. Further guidance in making decisions regarding existing materials can be found in the *Secretary of the Interior's Guidelines for Restoring Historic Buildings*.

Future preservation planning should also take into consideration site planning. The property is approximately ten acres. The Edisto Island Open Land Trust has discussed having an area for interpretive space, and also creating a structure that may allow for community gatherings on the site.

Recommendations for Restoration Work

The details of the permanent stabilization work are discussed in further detail in the structural section. Generally, this work is focused on repairing, supporting or replacing damaged structural members and weatherproofing the building to prevent any further deterioration. This work will include the following:

1. Repointing and repair work to the brick masonry piers: Although a number of these piers are later additions to the house, it was originally built without enough support, either due to too few piers or using wooden posts instead of piers. In order to avoid under-supporting the floor framing again, we recommend retaining all of the existing brick piers.
2. Repair of first floor framing: The sills are severely deteriorated in several locations, especially along the north elevation, where portions of the sill are completely missing, crushed, and broken. This has led to the deformation of the entire wall structure. In making the first floor framing repairs, the building will be lifted slightly to remove some of the deflection and make the repairs possible.
3. Repair of the wall framing: Many of the existing studs have deteriorated or severely deflected due to sill damage. The siding will be removed and retained for reinstallation wherever possible. The studs will be sistered when possible to preserve the original construction techniques or replaced only when necessary. Framing around window and door openings will also be sistered, repaired, or replaced only when necessary.
4. Repair of the roof framing and roof: Roofing and sheathing will be removed to repair roof framing. This should be completed in sections to avoid destabilizing the roof structure. The framing of the dormers should also be repaired at this time. Salvaged board sheathing should be reinstalled and replaced with new where necessary.
5. Weatherization of Openings: window and door openings should be covered to prevent intrusion. Acceptable methods would be a) repairing existing non-original shutters to operable condition. Installing new shutters to match the existing non-original. This is not recommended for the dormer windows. b) Covering the windows in plexiglass set on spacers approximately 2 inches from the building, to allow light in the building and allow for air circulation, or c) covering the windows with treated plywood with 4" diameter holes cut in the plywood to allow for air circulation.
6. Removal of the porches: In order to facilitate the stabilization work, the two non-original porches should be carefully removed.
7. Access: Currently, there are no stairs leading to the elevated interior of the house, and a ladder is required for access. In order to facilitate inspections, additional work, and donor tours, safe but temporary access should be provided.

The project team considered several materials for the roof replacement. Because the original roofing material could not be determined with certainty, we would recommend replacing the roof with a modern 5V metal roof, similar to what has been in place since the mid-twentieth century. Though this roofing was not in place during the period of significance, it is the best available option today. Replacement with wooden shakes would require significant maintenance and frequent repairs and replacement, which would be an unnecessary financial burden over time. Terne metal roofing typical to the era of construction is no longer commercially available, and in looking at alternatives, the team determined that the 5V roof would be the most cost-effective, long lasting, and practical solution for now. A new 5V metal roof should have a lifespan of around 25 years or more. In this time, additional information about the original roofing material may be found. If so, matching the original construction should be considered at the end of the lifespan of the new 5V roof.

Once the permanent stabilization has been completed, the Hutchinson House will be structurally sound and weathertight. In addition, the majority of the remaining non-original features will have been removed, leaving the core of the original house intact.

The final phase of the restoration work will focus on restoring the original features of the house that have been lost over time. The most prominent of these is the one story wraparound porch and back rooms. With the period of significance dating from 1885-1920, the focus will be on restoring the house to its original look as much as that can be determined. The historic photographs of the house hold a lot of information that will allow the details to be designed correctly. The porches should be restored back to Tuscan columns and turned balusters, windows to 6/6 with first floor louvered shutters, and the door on the east elevation should be returned to use. The scalloped bargeboard should be reinstalled and replicated where missing. Though there is little evidence for the original look of the interior, there are also no signs of extensive changes having been made, so without further evidence, the interior should be preserved. Electricity, plumbing, and ADA access, if desired are best placed in the new construction along the north elevation, or in a separate nearby building. The architect should work with the local code officials and existing building code to generate designs that are safe and stronger than the original design of the porch. Particular attention should be paid to the stair and handrails, with the style of the original used for design. Supports for the new porch structure should also be designed to be structurally sound, rather than replicating the haphazardly placed wooden posts of the original construction.

In planning additional buildings on the site, careful consideration should be given to the location and design of these structures. The results of archeological research (currently in progress at the time of writing) should be used to help determine locations on the property where new structures can be placed without compromising potential archeological information and artifacts. In particular, care should be taken to avoid disturbing the site of the cotton gin. The view of the house from the road should not be obscured with new buildings, and the house itself should remain the most prominent and important structure on the property.

Ongoing Maintenance and Emergency Preparation

After the completion of each phase of work, ongoing maintenance should be factored into the costs of ongoing stewardship of the Hutchinson House. Even prior to the final restoration phase, the roof, siding, plywood, window coverings, and foundation should be regularly inspected and maintained. Vegetation should be regularly cleared and removed from the area around the building to prevent damage.

An emergency plan should be developed for the building at each phase. At present, for example, the emergency preparation plan for hurricanes should include removal of the temporary cloth tent over the roof, which is not rated for hurricane strength winds and could become a destructive projectile. The plan should also consider replacement of the cloth after the storm passes to prevent additional water intrusion. Shutters and loose materials should be removed in advance of a storm and stored off-site in a safe location. Every item that is removed should be labeled and documented. A set of photographs documenting the building before and after the storm can be very useful in any repair work.

The Edisto Island Open Land Trust has developed a hurricane plan for the Hutchinson House and protective tent structure.

Assessment of Future Needs and Goals

The Edisto Island Open Land Trust will continue to study and develop its future plans for the Hutchinson property, and at present a number of different options are being explored. In general, the organization has expressed a desire to have the Hutchinson House act as a centerpiece of a community oriented site that will educate the public about the history of Edisto and bring the local community together for events.

In developing plans beyond the restoration work that is the focus of this report, the organization should carefully consider the archeological resources of the site and the location of the Hutchinson House. Any new construction or landscaping should avoid areas rich in potential archeological study and should be sited and sized to avoid upstaging the house itself. The Edisto Island Open Land Trust has identified a number of stakeholders, including Hutchinson descendants, Edisto Island community members, and EIOLT supporters, who could be invited to participate in guiding future plans for the site. A series of charrettes may be a useful way to involve these stakeholders. These could be organized in a set of three meetings: the first open to the public, the second to selected invitees, and the final to present the plan to the public and allow for some feedback.

One of the most important things to consider will be the economic sustainability of the property to plan for ongoing work, maintenance, and development of community spaces and educational programming. This could be focused more on fundraising and endowment building at the outset, or it may need to be centered on admittance and event fees brought in as the site is used. In the latter case, visitorship and enticing programming will be important elements of any development plans.

The EIOLT is the holder of conservation easements protecting land. This is a useful tactic for preserving the site, but these often fall short of preventing demolition or deferred maintenance of historic structures. A preservation easement could be placed on the property in conjunction with a conservation easement to provide ongoing protection of the Hutchinson House.

Action Plan

The immediate action plan for the Hutchinson House should be focused on:

1. Fully funding the permanent stabilization and weatherproofing of the house.
2. Development of Construction Documents (drawings and specifications provided by an architect and engineer)
3. Selection of a qualified contractor to complete the work. It is critically important that any contractor meet all of the qualification requirements laid out in the Construction Documents.
4. Construction.
5. Ongoing maintenance.
6. Continuing fundraising and grant writing to fund the next phase of work.

Funding Sources, Community Resources

National/Regional:

State Historic Preservation Office

National Park Service

National Trust for Historic Preservation

National Center for Preservation Technology and Training

Association for Preservation Technology

Smithsonian Institute

Local:

Edisto Island Museum

Historic Charleston Foundation

Preservation Society of Charleston

Penn Center

International African American Museum

Information:

The Secretary of the Interior's Standards for the Treatment of Historic Properties
National Park Service Preservation Briefs

Grants:

Historic preservation grants are often divided into planning grants and construction grants. Planning grants are generally much more common. Look to use planning to help defray the costs of hiring architects and engineers to design repair and restoration work, conduct additional historical and archeological studies, and conduct institutional planning and training.

Technical Assistance:

The National Trust for Historic Preservation has offered technical assistance to the Edisto Island Open Land Trust. It was suggested that this assistance may take the form of advising on the interpretation of the house and site.

List of Other Known Documents

Hutchinson House Historic Structures Assessment Report & Remediation Plan - ACBA (American College of the Building Arts)
2016 EIOLT Hutchinson House Documentary Photos with Bob Newton - EIOLT (Edisto Island Open Land Trust)
Hutchinson House historic photos chronologically ordered - EIOLT (Edisto Island Open Land Trust)
Hutchinson House Property Plats EIOLT (Edisto Island Open Land Trust)
Hutchinson Family Activism – history of James Hutchinson and others - EIOLT (Edisto Island Open Land Trust)
Hutchinson Figures – ACBA (American College of the Building Arts)
Hutchinson House Alternatives - EIOLT (Edisto Island Open Land Trust)
Hutchinson House Volunteers Contact info - EIOLT (Edisto Island Open Land Trust)
Hutchinson House Grant Possibilities - EIOLT (Edisto Island Open Land Trust)
Edisto Island 1663 to 1861 by Charles Spencer
Edisto Island 1861 to 2006 by Charles Spencer

Hutchinson House

Edisto Island, South Carolina

Structural Notes, Observations, and Recommendations for Repair

August 2, 2019

Found elsewhere in the report are six sheets of plans and elevations which contain itemized notes and observations concerning the construction of the Hutchinson House and assessments of its structural condition. Site visits were made on February 21, April 3, and June 20, 2019 and were made in association with Simons Young, Architect. The June 20th site visit also included Hillary King, Preservation Consultant, and Beek Webb, Contractor.

Historical information is given elsewhere in the report. Structural assessments and recommendations are limited to the original two-story footprint of the house. The current front and side porches were not a part of the original construction and retaining them or not in the preservation plan is yet to be determined.

General Description of Structure

The house is founded on brick masonry piers. The first floor framing consists of 10"x10" sills bearing on the masonry piers around the perimeter of the house, and a center girder bearing on masonry piers down the middle of the house. First floor joists span north to south from sill to girder to sill and bear on top of those sills and girders. The load bearing south and north walls are balloon framed, with studs going from the sill to the top of wall plate, which is approximately 2'-8" above the second floor. The gable end walls are platform framed. Second floor joists span north to south across the width of the house and are tenoned into the studs and fastened with a wooden dowel. Rafters span from top of wall plate to the ridge where they butt into a companion rafter going back down to the other wall plate. It is likely there are ceiling joists which also act as collar ties for the rafters.

General Assessment of Structural Conditions

Around the perimeter of the house, there is a great deal of wood rot and termite damage, which in the itemized assessments sheets has been termed as severely deteriorated. This zone of deterioration extends one to two feet in from the outside face of the structure. It includes the sills, the ends of first and second floor joists, studs, top of wall plates, and ends of rafters. Interior to this zone, the floor and roof framing appears to be in general good condition. Unfortunately, nearly every structural component of the house has some portion of it in the deteriorated exterior perimeter. I believe the interior board wall sheathing has likely been holding up and holding together the structure of the house for many years. In the last year the house has been shored vertically and braced laterally with temporary wood framing.

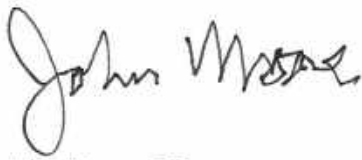
Recommendations for Structural Repairs

Below is a step by step series of structural repairs. The steps are ordered as Beek Webb and I see them taking place; another experienced historic structure contractor may see it differently. But the repairs and methods below are a viable structural rehabilitation plan, and is the basis, in part, of the cost estimate. These recommendations are based on the three site visits made this year (2019), the itemized assessments made on those visits, and discussions with the team members. It is assumed the front and side porches will be removed to facilitate the repair process; they can always be put back on. Starting at the bottom and working up through the structure:

- 1) Remove damaged piers. Build new replacement piers that are properly laid out along the building line, built plumb, built of the same 9 inch thick two course brick pattern as the originals with historic brick. Match height of original piers.
- 2) Point remaining piers where needed. Repair the tops of any piers with loose bricks.
- 3) Sister the sills on the east, south, and west side where needed. Remove what is left of the severely deteriorated sill on the north wall. Repair portions of center girder.
- 4) Repair/sister ends of first floor joists at their north ends and south wall sill. Provide full bearing on the south sill, shims may have to be used. The sisters on the north ends of the joists should extend a few feet outside the house to be used as levers.
- 5) Jack up the north side of the house so that it is level with the rest of the house: place beams under the north wall first floor joist sisters which have been extended and bear the beams on jacks and cribbing. Sister the north wall studs. Place a beam on top of the north wall joist sisters and lag the beam to each sistered stud. Then jack the beams up slowly, leveling the first floor (and likely the second floor also).
- 6) Install a new sill bearing on piers along the north wall and lower the north wall down onto the sill. Provide shims where needed.
- 7) Ensure all sills and girders now have full bearing on the piers. Shim where required. Ensure first floor joists have bearing on the center girder.
- 8) Provide a better bearing system for joists that are interrupted by the chimneys and are currently bearing on deteriorated wood. This will help in re-building the fireplace hearths.
- 9) Starting on the gable walls and working on only one wall at a time remove the siding from the wall. Sister all studs and diagonal bracing members. Sister, or install corner posts. Re-install salvaged siding and provide new siding to match original.
- 10) Do the same repairs on the other gable end of the house.
- 11) Repair north wall. Remove infill board exterior sheathing. Sister ends of second floor joists at the north walls and connect to newly sistered studs. Remove severely deteriorated top of wall plate on north wall and provide new plate, connected to all of studs. Point and patch cracks in the now accessible chimneys. Install salvaged and new siding.
- 12) Repair south wall. Remove exterior siding. Sister all studs and connect to existing sill at the base. Sister ends of all second floor joists and connect to newly sistered studs. We do not have sufficient information on the top of wall plate, but it is anticipated to be severely deteriorated and in need of replacement. Connect to tops of all studs. install salvaged siding and new siding.

- 13) Remove all roofing and board roof sheathing. Sister all rafter ends at top of wall plate and connect to plate. Repair/reconnect all dormer framing. Install all salvaged board sheathing and new board sheathing.
- 14) Remove temporary shoring and bracing.

I would anticipate that many of the sisters and new framing will be attached to adjacent framing with screws. The installation of screw fasteners connecting structural components would be an important consideration of the repair in restoring the connectivity that has been lost in the deteriorated structure. All new wood framing and sisters should be SYP No. 1 or better, and pressure treated. The wood being treated will require that all screw fasteners should be stainless steel.

A handwritten signature in black ink, appearing to read "John Moore". The signature is fluid and cursive, with the first name "John" being more prominent than the last name "Moore".

John Moore, PE

BEEKMAN WEBB CONSTRUCTION COMPANY

Hutchinson House Stabilization Cost Estimate for planning purposes

No building permit or other government fees are included in this estimate.

General conditions	
Temp electric service, portable toilet	\$1,500
Container and dump fees	2,000
Masonry labor and materials for miscellaneous repairs and repointing of piers and fireplaces and to remove and rebuild one pier	
	4,000
Cribbing and jack equipment costs	2,000
Rental of manlift	5,000
Materials	
Lumber (see Grayco quote)	6,992
Hardware incl. bolts, lags, screws, nails and strapping	1,500
Miscellaneous lumber and materials	1,000
Carpentry labor	
Demo front and side porches saving essential elements	
12 hours @ \$80	960
Work connected with jacking and straightening rear wall:	
Cut chimneys loose from roofing. 2 hours	160
Sister 1 st floor joists 10 hours	800
Place jack beams, jacks and cribbing 6 hours	480
Raise joists and put new sills in place; attach joists to Sills; cut off extra sisters and remove jacks.	
20 hours	1,600
Repair rear wall:	
Sister studs; replace top plate; sheath with plywood	
40 hours	3,200
Repair East, South and West walls in turn:	
Remove existing siding, saving as much as possible; sister studs both sides; repair/replace top plate and sill as necessary; repair/replace window and door jambs, sills and casings; replace siding utilizing as much original siding as possible. 120 hours	9,600
Repair roof:	
Remove roofing metal in sections, replacing/sistering rafters and replacing sheathing as necessary	
40 hours	3,200
Repair/rebuild dormers as necessary. 60 hours	4,800

90 GANNET POINT ROAD BEAUFORT, SOUTH CAROLINA 29907
(843) 521-4420 EMAIL: beekman@centurylink.com

Repair/replace soffit and fascia (decorative elements are not part of this estimate)	20 hours	1,600
Install ventilated plywood panels over windows	6 hours	480
Subcontract to provide and install new 5-V metal roofing		26,000
Prime and paint 2 coats exterior of house.		6,000
Subtotal		82,872
Contractor's markup 15%		12,431
Total amount of this estimate		\$95,303.

Thank you for the opportunity to make this estimate.



Beekman Webb

7-30-2019

PHASE II GRANT PROPOSAL BUDGET

National Trust Grant Request Budget Sheet

ORGANIZATION NAME: Edisto Island Open Land Trust

PROJECT NAME: Phase II Restoration Project for the Historic Freeman's Hutchinson House

DATE: 1-May-19

Instructions: Enter descriptions and amounts in the appropriate columns. For "Help," click on a cell with a red triangle in the corner.

INCOME

EXPENSES

Source of Income	Please Specify if the funds are Secured or Anticipated	Amount	Grant Amount Requested from NTHP	Detailed Expenses	Amount
Grant amount requested from NTHP			\$ 85,000.00	Construction Documents	\$ 20,000.00
Income from other sources				Foundation Repairs (Masonry)	\$ 25,000.00
Funds for Phase II available in restricted account	Secured	\$ 25,000.00		Structural Repairs (Wood)	\$ 60,000.00
Fundraising for completion of Phase II Restoration	Anticipated	\$ 20,000.00		Building Envelope Repairs	\$ 15,000.00
		\$ -		Construction Administration	\$ 10,000.00
		\$ -			\$ -
		\$ -			\$ -
		\$ -			\$ -
		\$ -			\$ -
		\$ -			\$ -
Amount requested from National Trust for Historic Preservation			\$ 85,000.00		
Total Income from Other Sources			\$ 45,000.00		
Total Project Income (must equal your project expenses)			\$ 130,000.00	Total Project Expenses (must equal project income)	\$ 130,000.00

HISTORIC PHOTOS



1900 FRONT LEFT - HENRY, ROSA, AND FAMILY IN WINTER



1901-1924 LEFT FRONT - DOOR YARD COTTON POSSIBLY AUTUMN



1905-1930 FRONT PARTIAL - ROSA SWINTON HUTCHINSON



1939-1-1 FRONT LEFT PARTIAL - HENRY & ROSA HUTCHINSON



1940-1950 FRONT LEFT - SEA ISLAND COTTON IN LATE SPRING



1950-1955 P6 RIGHT - POSSIBLY LATE SPRING



1950-1955 REAR - POSSIBLY LATE SPRING



1951-1958 FRONT - JUST BEFORE 1958 - MID SUMMER



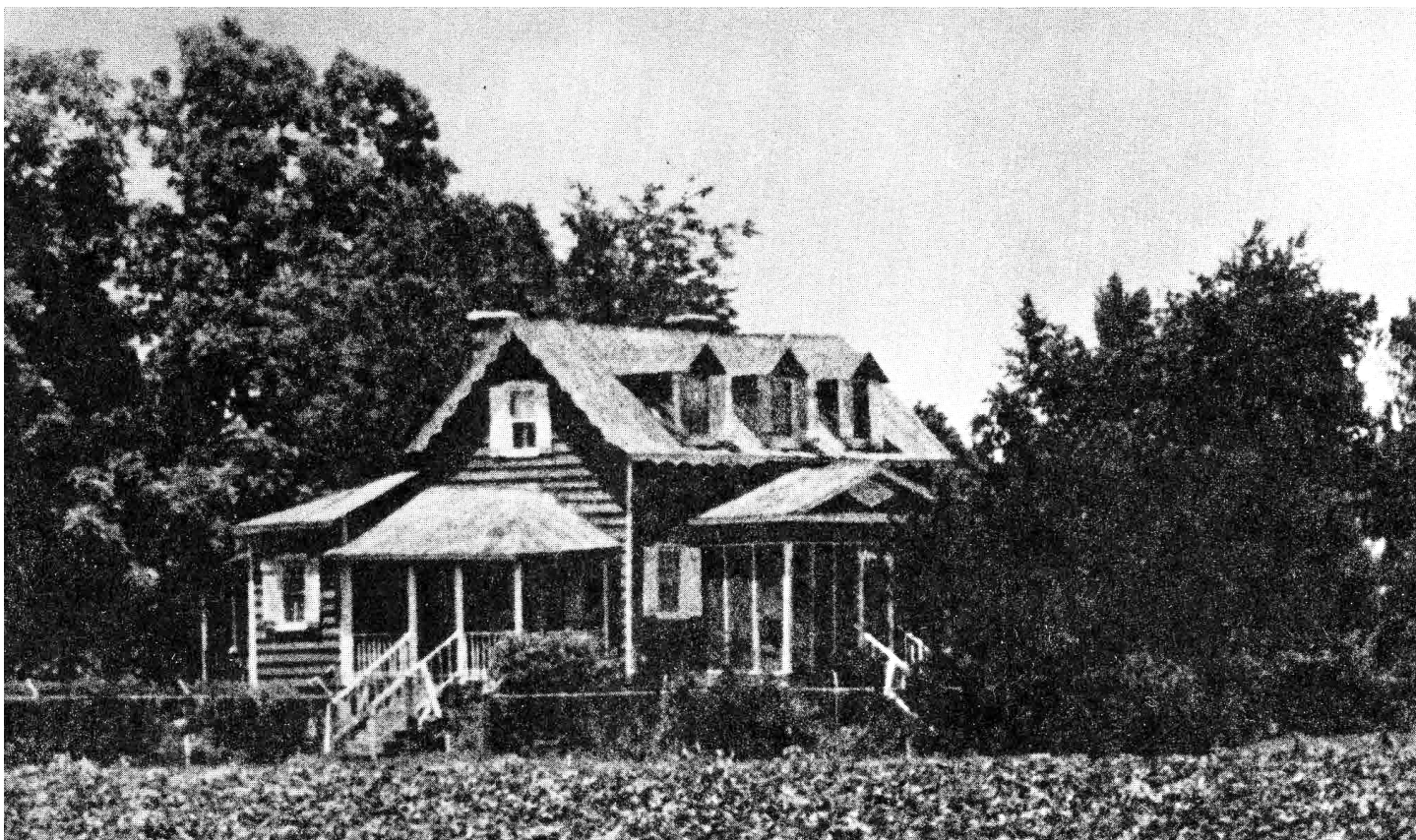
1951-1958 FRONT - LULA EDITH WHALEY HUTCHINSON JUST BEFORE 1958 - MID SUMMER



1956-1960 FRONT - AMARYLLIS BELLADONNA IN AUTUMN BLOOM



1956-1965 REAR - AUTUMN



1970-1975 FRONT LEFT - EARLY SUMMER



1975-1985 LEFT REAR PARTIAL



1980-1988 FRONT - LATE WINTER



1991 LEFT FRONT - POSSIBLY LATE SPRING



1992-2000 LEFT FRONT - AUTUMN



2000-2006 LEFT FRONT - SUMMER



2007 FRONT LEFT OBSCURED - WINTER



2007 REAR LEFT OBSCURED - WINTER



2008-2012 LEFT FRONT OBSCURED - SPRING



2013-1-12 FRONT LEFT



2016-12-19 FRONT LEFT

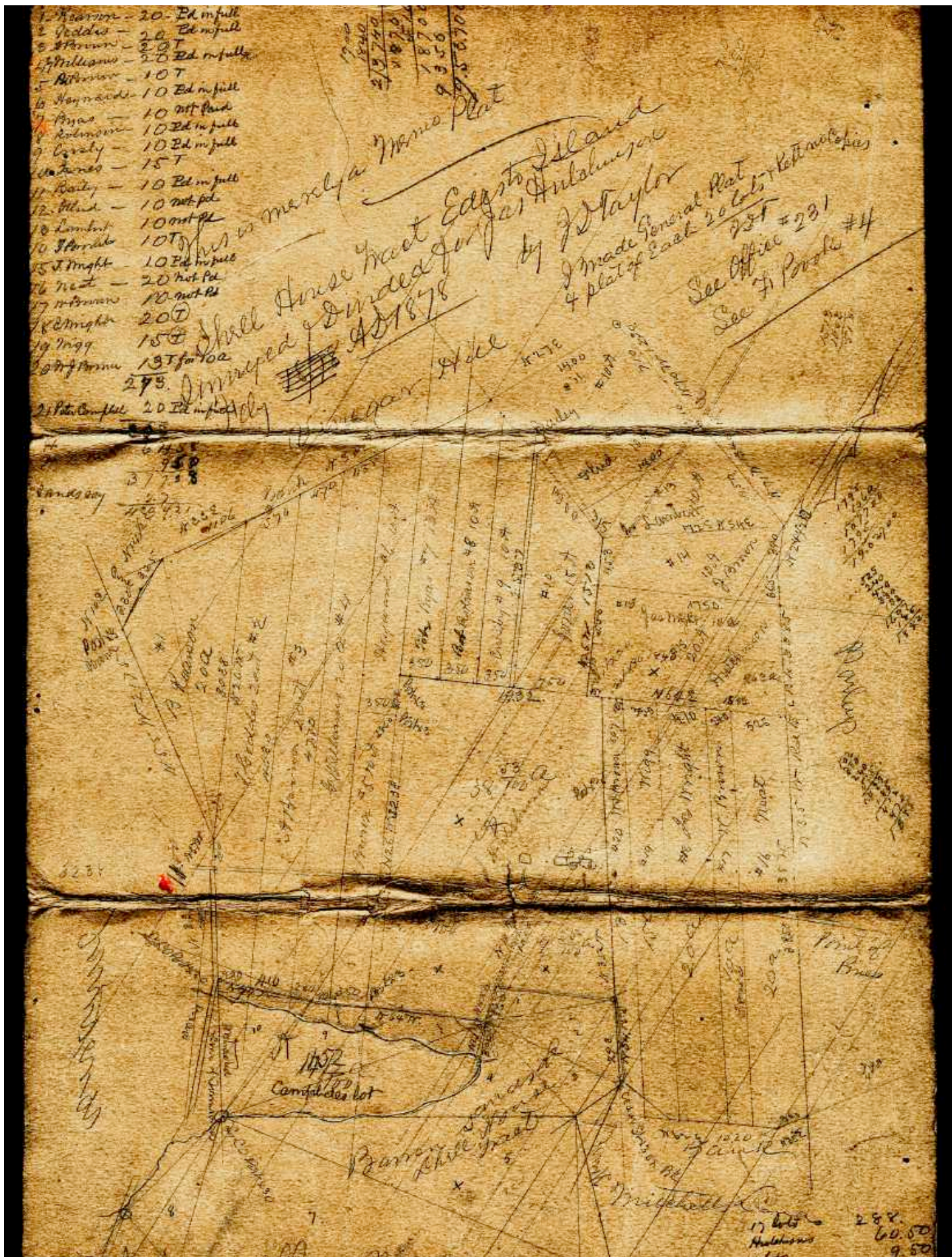


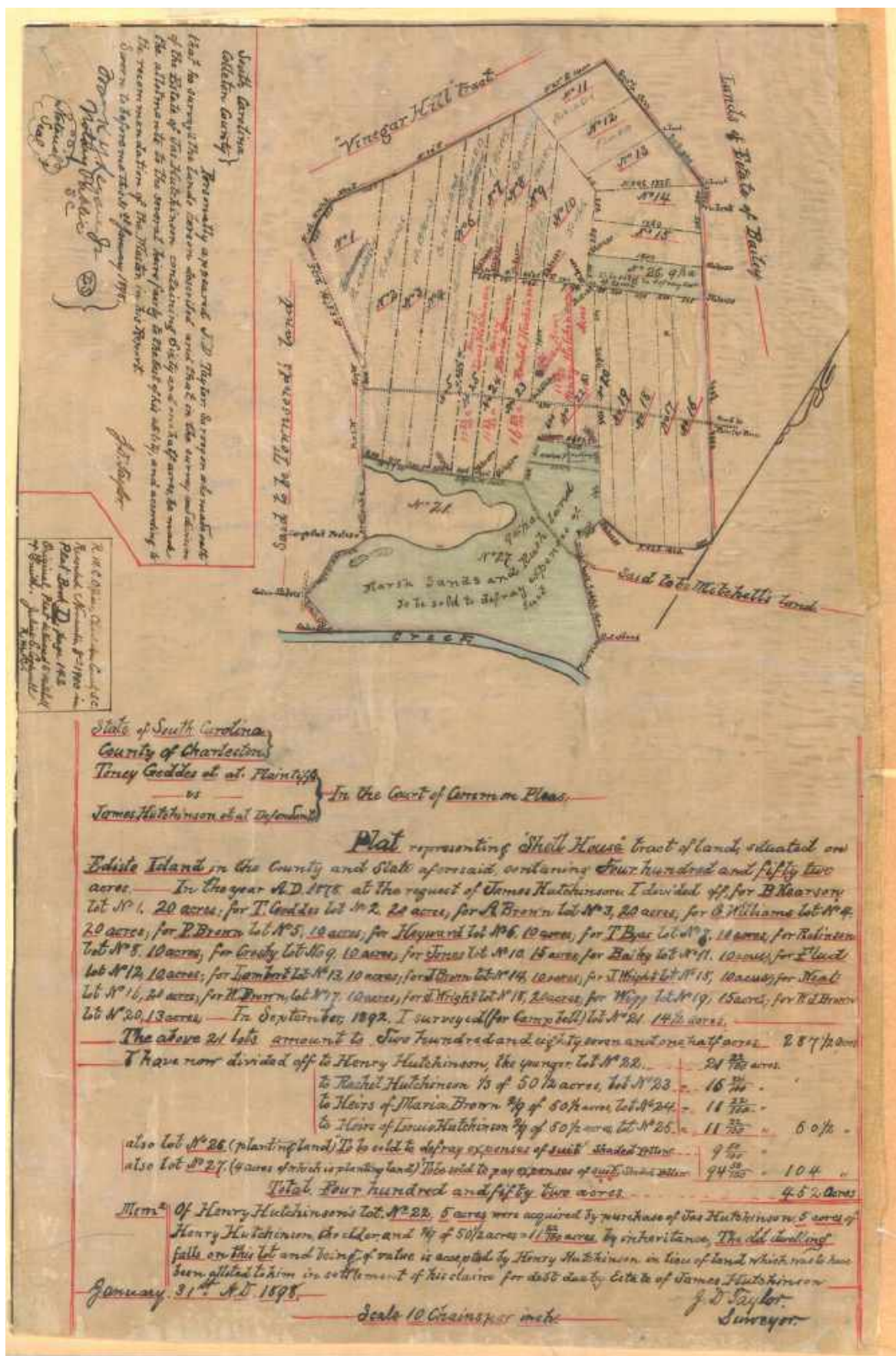
2016-12-19 RIGHT

PLATS



RIGHT: 1878 PLAT WITH STRUCTURES
LEFT: BACK OF PLAT





1898 SETTLEMENT AGREEMENT MAP

HUTCHINSON HOUSE LANDMARK MAP

ARCHITECTURAL DRAWINGS

*****SEE ATTACHED DRAWINGS TO VIEW AT A LARGER SCALE*****

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843 277 0996
www.simonsonyoung.com

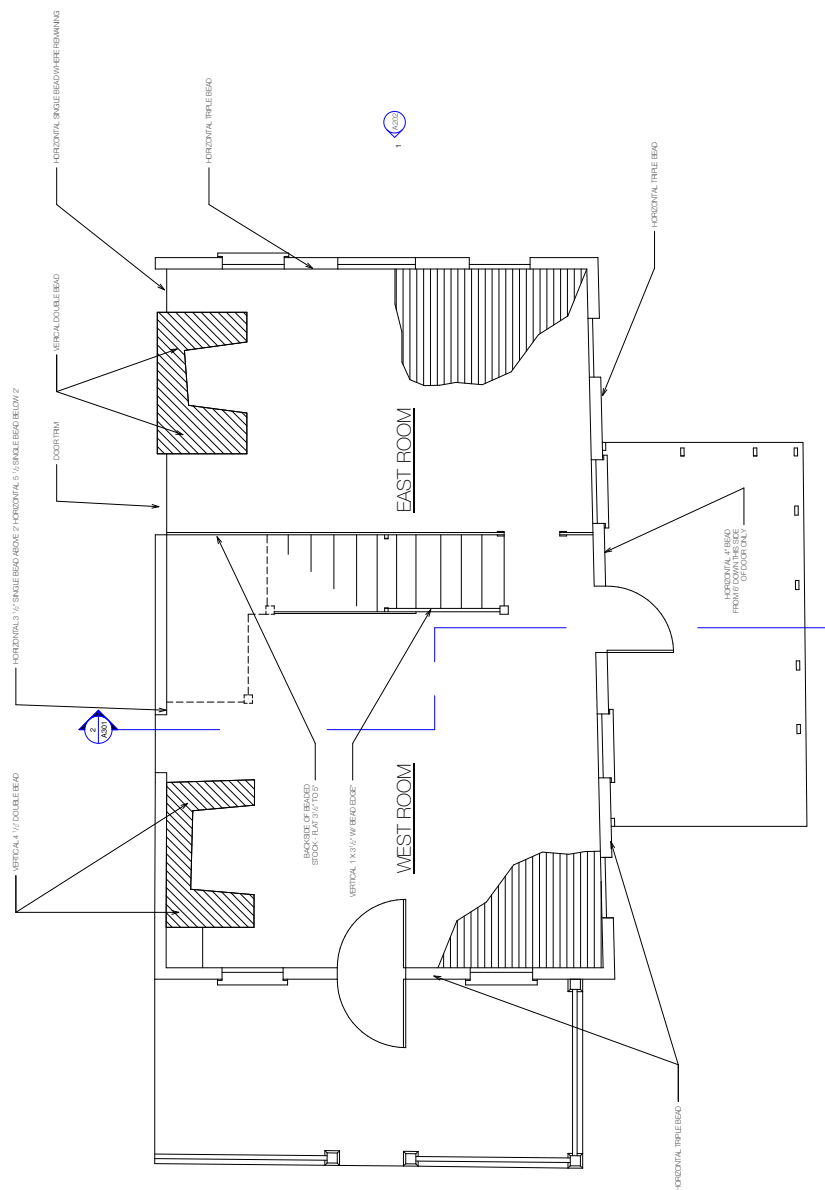
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PRESERVATION
CONSULTANT**

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Hutchison House

1st Floor Plan

Project number	18401
Date	04.15.2019
Drawn by	Author
Checked by	Checker
A101	
Scale	1/2" = 1'-0"



1 1st Floor Plan
1/2" = 1'-0"

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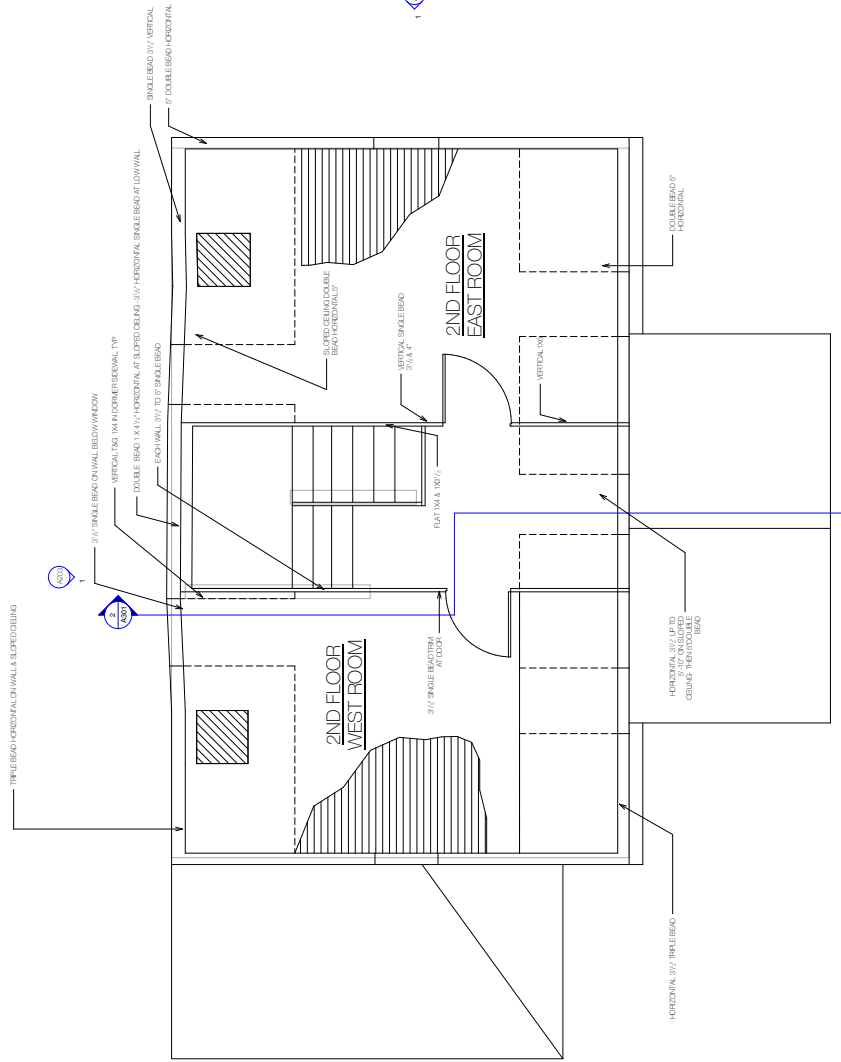
Hutchinson House

2nd Floor Plan

Project number	18401
Client	Old Charleston
Drawn by	Author
Checked by	Checker

A102

Scale	1/2" = 1'-0"
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2nd Floor Plan
1/2" = 1'-0"

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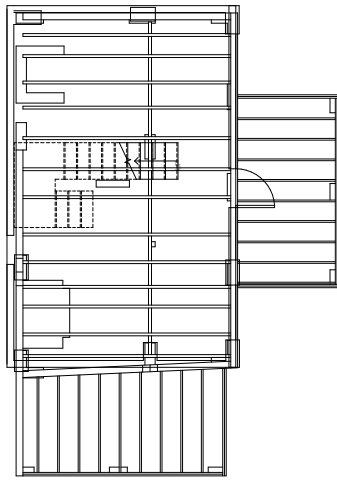
Hutchinson House

Foundation & 1st Floor Framing Plans

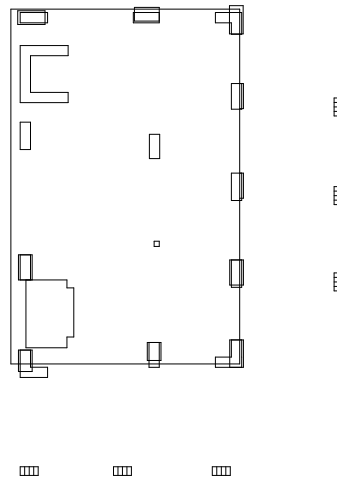
Project number	18401
Client	Old South
Drawn by	Autlog
Checked by	Checker

A103

Scale	1/4" = 1'-0"
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② 1st Floor Framing Plan
1/4" = 1'-0"



① Foundation Plan
1/4" = 1'-0"

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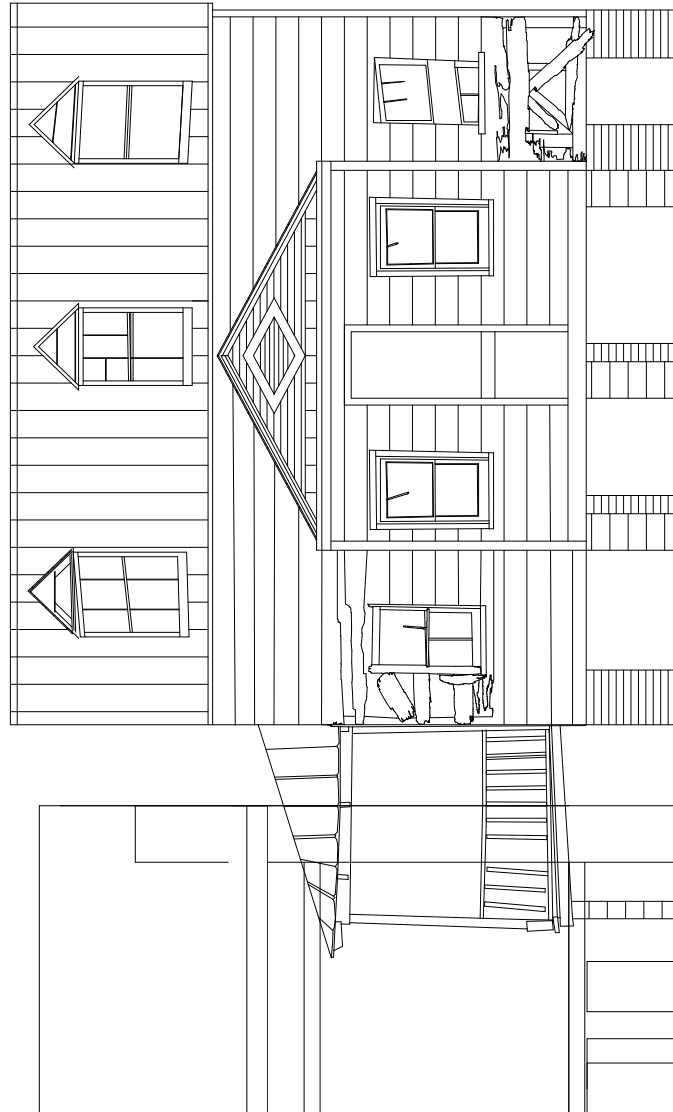
Hutchinson House

South Elevation

Project number	18401
Client	Old Charleston
Drawn by	Aurifer
Checked by	Checker

A201

Scale	1/2" = 1'-0"
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① South
1/2" = 1'-0"

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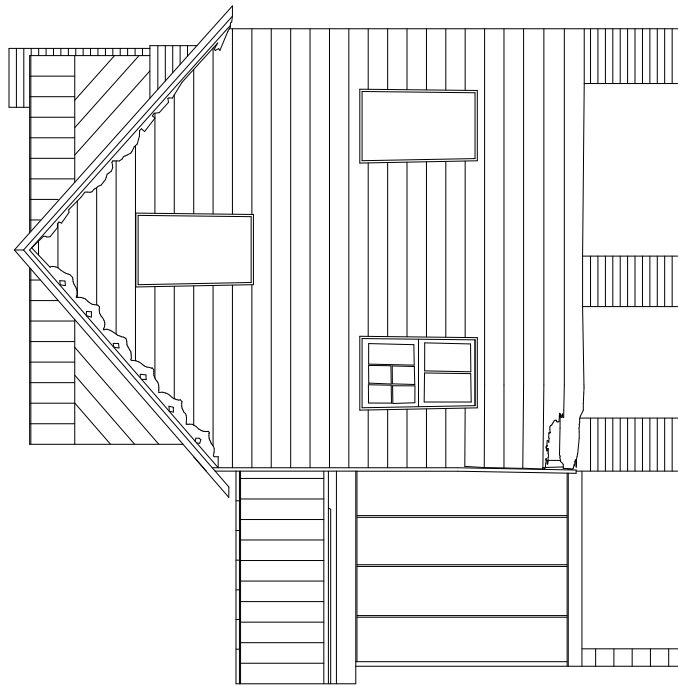
Hutchinson House

East Elevation

Project number	18401
Client	Old Charleston
Drawn by	A. King
Checked by	Checker

A202

Scale	1/2" = 1'-0"
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① East
1/2" = 1'-0"

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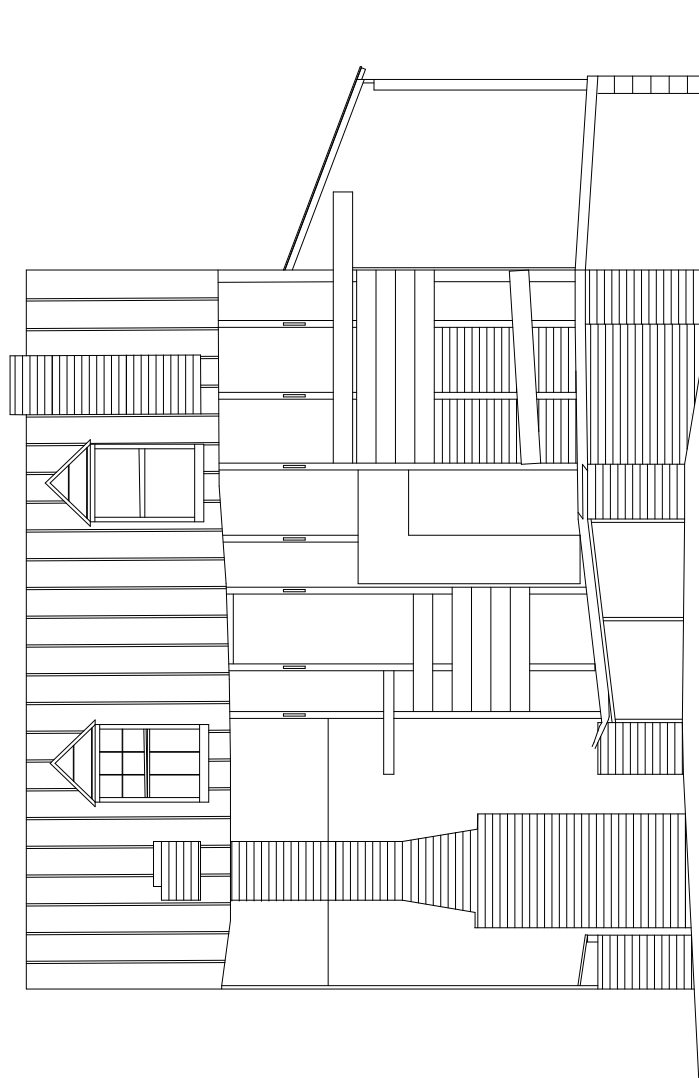
Hutchinson House

North Elevation

Project number	18401
Client	Old Charleston
Drawn by	A. King
Checked by	Checker

A203

Scale	1/2" = 1'-0"
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North
1/2" = 1'-0"

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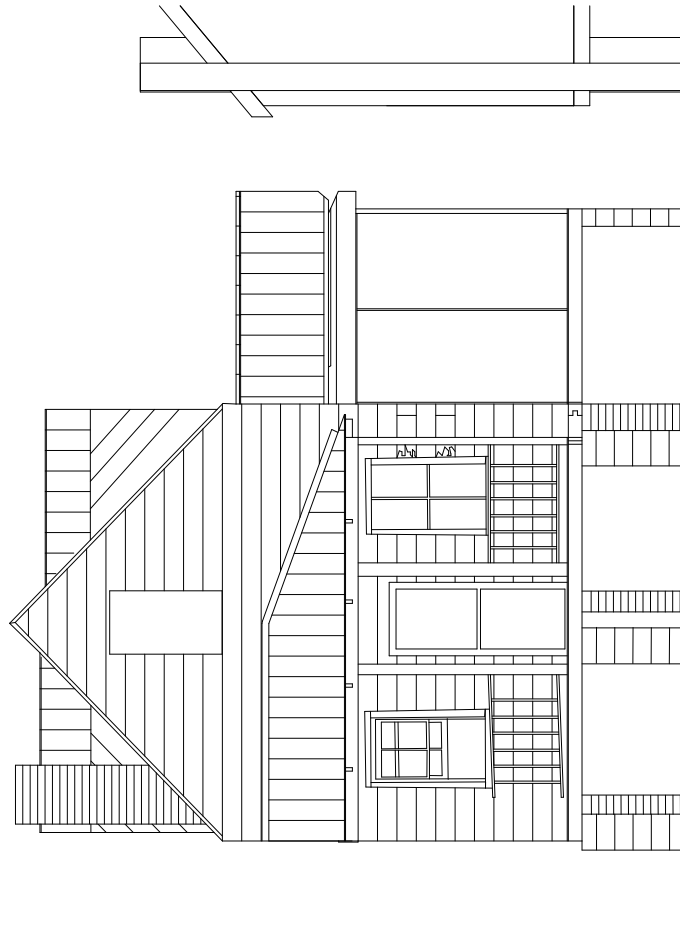
Hutchinson House

West Elevation

Project number	18401
Client	04.15.2018
Drawn by	HK
Checked by	Checker

A204

Scale	1/2" = 1'-0"
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West
1/2" = 1'-0"

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Hutchison House

Exterior Photographs

Project number	18401
Owner	Old Charleston
Drawn by	Author
Checked by	Checker

A205

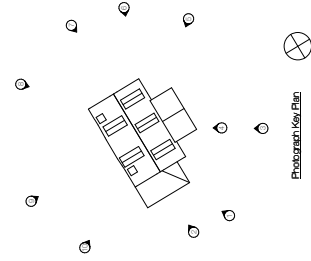
Scale 1/16" = 1'-0"



4 South Elevation Porch



8 Northwest Elevation
note abandoned brick piers in foreground



Photograph Key Plan



3 South Elevation



7 East Elevation



6 Southeast Elevation



10 North Elevation



2 West Elevation



5 South Elevation



9 North Elevation

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Hutchinson House

Exterior Photographs

Project number: 18401
Date: 08/15/2018
Drawn by: Author
Checked by: Checker

A206

Scale: 1/8" = 1'-0"



14 Southwest corner



13 East wall of south end corner



12 South porch roof looking from corner window



11 Southwest corner



19 Window east of south porch



18 East side of south porch



17 Window at south porch



16 West porch with south porch to right



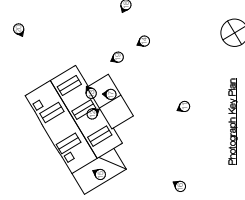
15 Window at west porch



21 Detail of new trim photo taken with trim on roof



20 East gable end with decorative trim



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Exterior Photographs

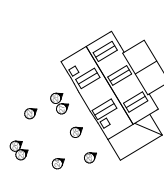
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Date	04/15/2018
Drawn by	Author
Checked by	Checker

A207

Scale	1/8" = 1'-0"
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24 North wall of chimney



Photograph Key Plan



23 North elevation showing chimneys, chimneys are on raised joists at side wall



25 North elevation showing all piers and end joists for piers at rear portion of side wall. Photographs on this wall document wall structure, with the actual exterior wall to the north. See northeast elevation photo 8 for brick piers that indicate rear porch or endosed rooms along north



26 North wall of piers continues along west porch



28 North wall of piers at splice with door openings above



22 Northeast corner with remnants of chimney to left



26 North wall of piers with red chimney to left and door opening above



27 North wall of piers with door openings above brick piers

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Interior Photographs

Project number: 18401
Date: 04/15/2018
Drawn by: HKA
Checked by: Checker

A208

Scale: 1/16" = 1'-0"



34 First floor - west room star



33 First floor - west room at underside of star



32 First floor - west room fireplace



31 First floor - west room looking southwest



30 First floor window detail



36 Second floor - star looking north



38 Second floor - star looking southwest



37 Second floor - star looking southeast



36 First floor - west room looking north. Door has been covered over on the exterior. See northeast elevation photo 8.



35 First floor - west room fireplace



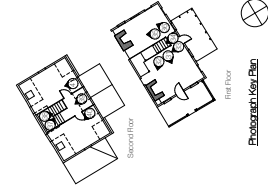
42 Typical ceiling detail



41 Second floor - west room looking north



40 Second floor - west room looking north



Photograph Key Plan
First floor
Second floor

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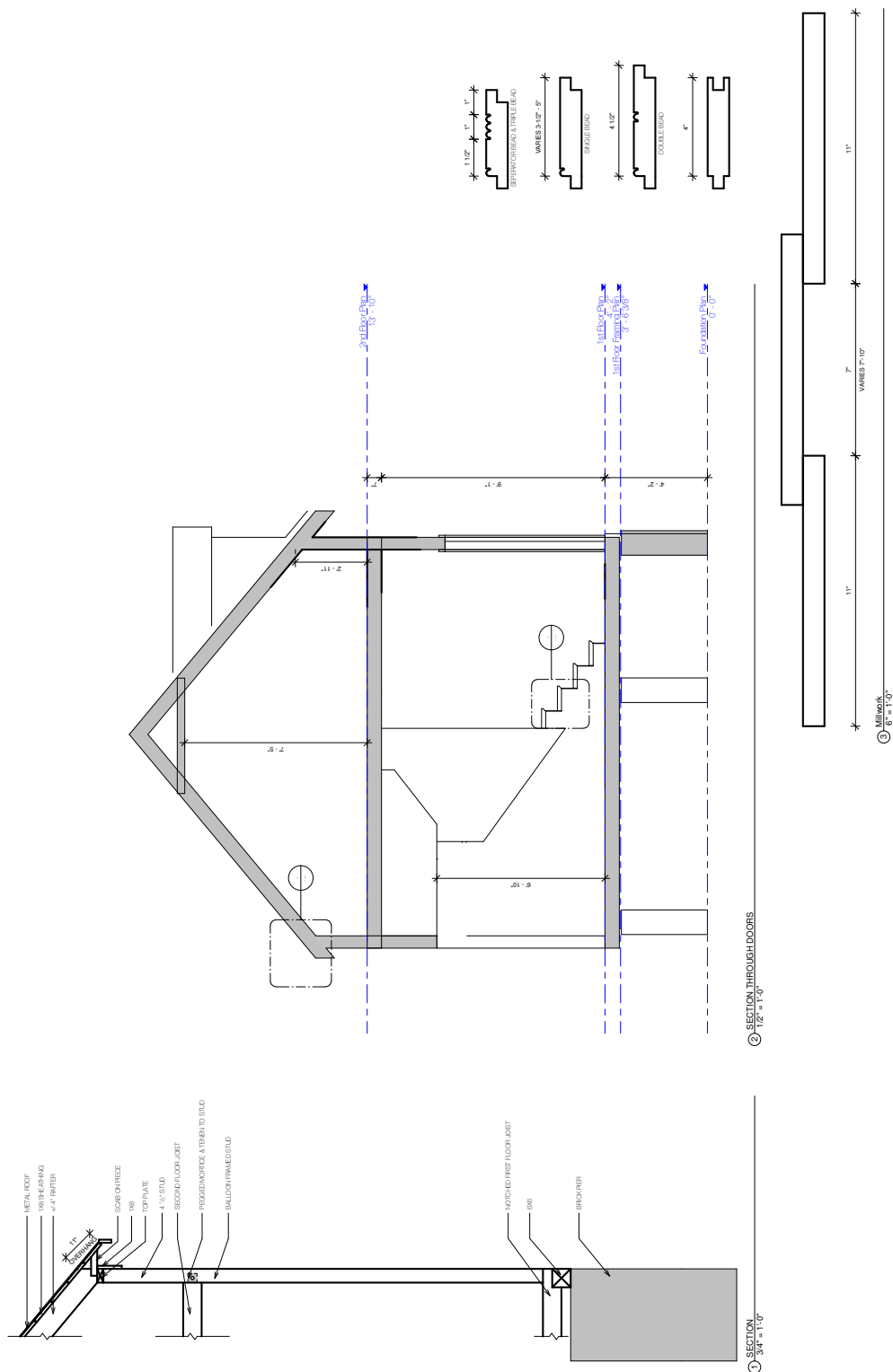
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Hutchison House

SECTIONS & DETAILS

Project number	18-401
Date	04.15.2019
Drawn by	Author
Checked by	Checker
A301	
Scale	As indicated



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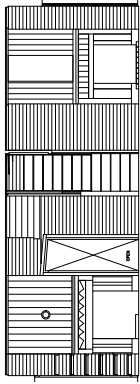
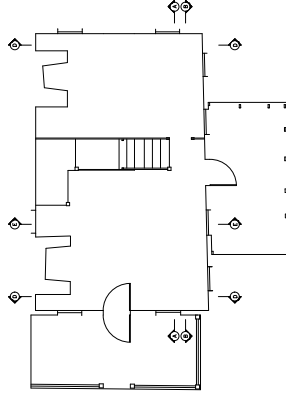
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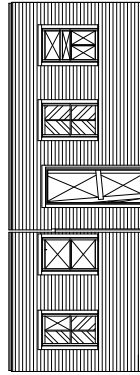
Hutchinson House

Existing Conditions
Interior Elevations

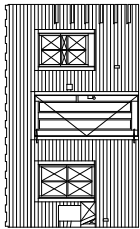
Project number	18401
Date	04.15.2019
Drawn by	LB
Checked by	SY
A401	
Scale	1/4" = 1'-0"



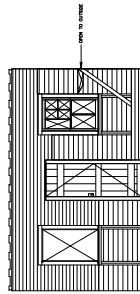
INTERIOR ELEVATION A
Scale: 1/4" = 1'-0"



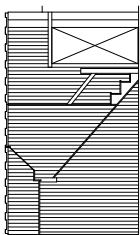
INTERIOR ELEVATION B
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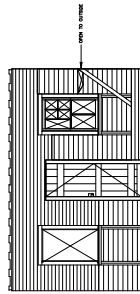
INTERIOR ELEVATION C
Scale: 1/4" = 1'-0"



INTERIOR ELEVATION D
Scale: 1/4" = 1'-0"



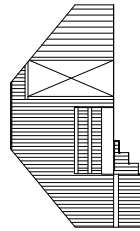
INTERIOR ELEVATION E
Scale: 1/4" = 1'-0"



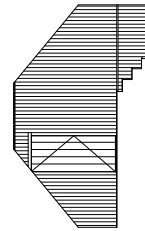
INTERIOR ELEVATION F
Scale: 1/4" = 1'-0"



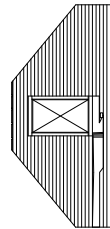
INTERIOR ELEVATION G
Scale: 1/4" = 1'-0"



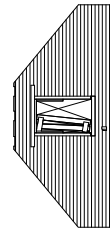
INTERIOR ELEVATION H
Scale: 1/4" = 1'-0"



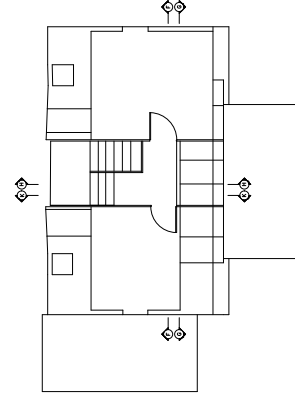
INTERIOR ELEVATION I
Scale: 1/4" = 1'-0"



INTERIOR ELEVATION J
Scale: 1/4" = 1'-0"



INTERIOR ELEVATION K
Scale: 1/4" = 1'-0"



NOTE: SEE ENLARGED DRAWING FOR WALL FINISH
BEAD PROFILES

STRUCTURAL DRAWINGS

*****SEE ATTACHED DRAWINGS TO VIEW AT A LARGER SCALE*****

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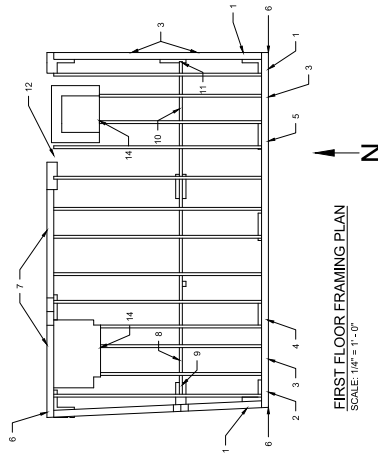


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Hutchinson House

Foundation and First Floor Framing Plan

Project number	18451
Client	DR. JAMES H. HARRIS
Date	08.02.2015
Drawn by	JMK
Checked by	JMK
Scale	S1



Notes on First Floor Framing

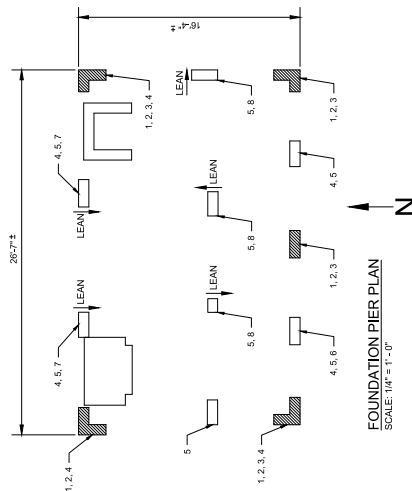
- 1) Sills are 7 x 6 on south and east side, 6 x 6 on west side, all full length of house.
- 2) Sills bearing on original foundation.
- 3) Sill is missing on one corner of the pier, causing the crack in the misaligned pier.
- 4) Sill is missing on outside line.
- 5) Sill is missing on one corner of the pier, causing the crack in the misaligned pier.
- 6) Sill is missing on one corner of the pier, causing the crack in the misaligned pier.
- 7) Back of house all severely deteriorated.
- 8) Center girder in west half is 3 x 7 3/4. Center girder is more recent than original sills.
- 9) Center girder is missing in west half and has a shear crack at notch.
- 10) Center girder is missing in west half and has a shear crack at notch.
- 11) Center girder is missing in west half and has a shear crack at notch.
- 12) Sill is missing.
- 13) Joists that are interrupted by or immediately adjacent to the chimneys are supported by a deteriorated wooden 'hearth bearing plate' which in turn bears on a shelf of the masonry chimney.
- 14) Joists that are interrupted by or immediately adjacent to the chimneys are supported by a deteriorated wooden 'hearth bearing plate' which in turn bears on a shelf of the masonry chimney.

It is interesting to note that the first-floor sills and center girder are sawn timbers, and the piers appear to be all hand hewn, some with bark still on.

Many piers do not have bearing on the center girder.

Most piers are deteriorated at their north and south ends where they bear on the sills. This deterioration is only evident on the north end of the pier. Under the hearth they appear to be in generally good condition.

The sills on the east, south (except where noted), and west sides are in generally good condition.



Notes on Pier/Foundation Plan

- 1) Original pier.
- 2) Original pier with some poor pointing.
- 3) Brick base at top of pier, needs repair.
- 4) Brick base at top of pier, needs repair.
- 5) Later pier, poorly built.
- 6) Later pier, base inside building line.
- 7) Later pier, base inside building line.
- 8) Later pier, base inside building line.

All piers are brick masonry, two course and 9 inches thick, with header course every other course.

Chimneys are brick masonry and have been patched and pointed at various times in many cases poorly. The bases were pointed as recently as 2015. The full extent of the chimney is not accessible currently. As siding and surrounding framing is removed or repaired and the chimney shaft becomes accessible, further pointing and patching of cracks will be required.

Because of the lightly framed sill and first floor framing and the deformations in the piers, the chimney is not accessible currently. As siding and surrounding framing is removed or repaired and the chimney shaft becomes accessible, further pointing and patching of cracks will be required.

The north wall was the only support for the house at the beginning. As dead and live loads deformed the house, the later piers and center girder were installed. It is also possible the chimneys are not original to the house, based on the fact that there are no piers on the east side of the house. The chimney is in the north wall where the pier would have been tenoned to the stud. Additionally, the first floor joist on each side of the chimney is not original to the house and would have been in front of a hearth and outdoor chimney.

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Hutchinson House

Roof Framing and North Elevation

Project Number	18401
Date	08.02.2019
Drawn by	HYK
Checked by	JHM
S3	
Scale	

NORTH ELEVATION
SCALE: 3/16" = 1' - 0"

Notes on North (rear) Wall

- 1) The stud wall, including the top of wall plate and base sill are missing in the east third of the wall, leaving the rafter, second floor joists, and first floor joist exposed.
- 2) Sill studs were installed along the entire length of the wall.
- 3) There are two dormers facing north in this elevation.
- 4) The balloon framing for the wall can be easily seen in this elevation. The studs bear on the base sill (and are coveled into it) and run up to the second floor where they become completely disconnected to the studs.
- 5) The dormer studs bear on the base sill, which has a brace bar nailed (routed over) to the west. Chimneys and stails all have a noticable bow or lean to their shapes.
- 6) The base sill was sliced over this pier.

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ROOF FRAMING PLAN
SCALE: 1/4" = 1' - 0"

Notes on Roof Framing

- 1) The roof is gable shaped with the ridge running east to west. There are 3 gable shaped dormers in the front (south elevation) of the house.
- 2) The rafters are spaced 2'-0" apart (north elevation) of the house.
- 3) The dormers are constructed of interior board finish, exterior board siding and 1 x 2 rafters.
- 4) The top of wall plate appears to be a 4 x 5 and the top of the plate is approximately 2'-8" above the top of the second floor.
- 5) Two rafter ends in the southwest corner of the house are severely deteriorated and are not connected to the ridge.
- 6) The rafters in the house are 2 x 4's. They span from the top plate up to the ridge where they butt a 2 x 4 rafter coming from the other side of the ridge. Board sheathing is on top of the rafters.
- 7) Two rafter ends in the southwest corner of the house are severely deteriorated and are not connected to the ridge.
- 8) There is a large hole in the roof/roofing in the northwest corner of the house.
- 9) The two rafter ends in the northwest corner of the plan are severely deteriorated and do not connect to the ridge.
- 10) The top plate in the northwest corner of the plan is severely deteriorated.
- 11) Two rafter ends as seen from the mid-height landing of the steps on the north wall are severely deteriorated and do not reach the top plate.
- 12) The top plate on the north wall as seen from the mid-height landing of the stairs is severely deteriorated.
- 13) The east side of the dormer in the south east corner of the plan has dropped down.
- 14) The rafters in the southeast corner of the house are severely deteriorated.
- 15) There is no top of wall plate at all in the northeast corner of the wall and the rafter ends that are left hanging without support are severely deteriorated.
- 16) Chimneys at roof are 2 foot square in plan.

Rafters at the ridge, and in the middle half of the roof could only be observed from the hole in the ceiling boards at the second floor stair landing. The condition of those rafters and board sheathing was good.

All of the visible rafter ends, the visible board sheathing at the north and south walls, and all of the visible top of wall plates are severely deteriorated (or missing altogether). This gives reason to believe that the entire roof structure is in poor condition. The rafters are severely deteriorated, collected on the top plate, and had rotted the top plate, rafter ends, and board sheathing.

DETAIL PHOTOS



VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



EXPOSED FRAMING FROM NORTHWEST



WEST ELEVATION



DECORATIVE TRIM AT GABLE END



DECORATIVE TRIM BELOW EAVES



SHUTTERS AT WINDOW FRAME



VENT AT FRONT PORCH



WEST PORCH RAIL, PIER, FRAMING



NORTH DORMERS AND CHIMNEY



WESTERN VIEW OF CHIMNEY



PIERS



FROM SOUTHEAST



SOUTH PORCH



WEST ROOM - FIRST FLOOR



WEST ROOM - FIRST FLOOR



KNEE WALL - SECOND FLOOR



STAIR AND FRONT ENTRY DOOR TO PORCH



WEST ROOM - SECOND FLOOR

