Figure 1a. - Murray-Dick-Fawcett House, before 1900 [Special Collections, Alexandria Library, MS354_GriggLamond].

GLAVÉ & HOLMES
ARCHITECTURE

Murray-Dick-Fawcett House Historic Structure Report

Report by Glavé & Holmes Architecture for the Office of Historic Alexandria, City of Alexandria, Virginia | April 19, 2024

City of Alexandria
Office of Historic Alexandria
Lloyd House 220 N. Washington Street
Alexandria, VA 22314

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INTRODUCTION

Figure 1b. - Russell Jones, Murray-Dick-Fawcett House, 1959 [Special Collections, Alexandria Library, Cox Collection].

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Executive Summary

The Project consists of the crafting of a comprehensive Historic Structure Report for the Murray-Dick-Fawcett House located at 517 Prince Street in Alexandria, VA at the request of the Office of Historic Alexandria, City of Alexandria, Virginia. The Murray-Dick-Fawcett House is one of Alexandria's oldest and least altered existing residential structures, originally constructed soon after 1772 and expanded and altered over the following 250 years.

According to the National Register of Historic Places listing for the Alexandria Historic District, the Murray-Dick-Fawcett House is one of the earliest surviving vernacular houses in Northern Virginia and was in existence during the period of Old Town Alexandria's greatest commercial success. In addition, the property retains an extraordinary degree of integrity and remains largely unaltered since the first quarter of the 19th century.[1]

The house was acquired in 2017 by the City of Alexandria. The City engaged Glavé & Holmes Architecture (G&H) in 2022 to perform a Historic Structure Report (HSR) to summarize the history and evolution of the building and document its form, materials, and condition. This would precede the creation of a Master Plan to develop the property into a destination for public visitation and heritage tourism.

The G&H team consisting of Susan Reed, Principal in Charge, Gibson Worsham, project manager and lead author, and Kayla McHugh, Intern architect, supporting the effort. The team has reviewed the existing documentary sources in primary and secondary form, relying in part on excellent research done in previous years by professionals and academic experts, augmented by primary source research. G&H closely examined the building on several occasions in company with local historic preservation professionals as well as the former owner (and current occupant), discussing aspects of the building's form and history, taking notes, and photographing the building. G&H has developed a historic sequence for the building's fabric and site and placed the building within the development of the regional architectural grammar.

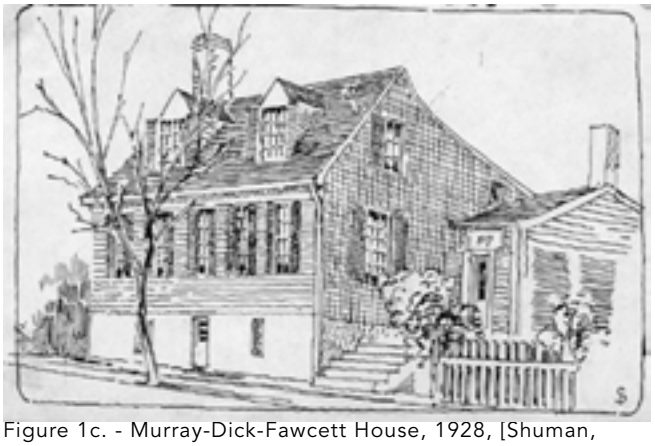

Figure 1c. - Murray-Dick-Fawcett House, 1928, [Shuman, Sue Kovach. "517 Prince Street House Exterior Over Time, Catalog of known images of the house," typescript, Office of Historic Alexandria, City of Alexandria, Virginia, no date].

G&H managed the execution of a point cloud scan of the building by a skilled consultant, resulting in detailed graphic documentation for the entire site. The project team followed up on-site examinations with a narrative history and description, matching the known changes made by the successive owners to the actual building

1National Register of Historic Places, National Park Service, Alexandria Historic District Additional Documentation, 2017, continuation sheet 1.

as it exists today and suggesting or confirming conjectures about its historic form and history. G&H documented a period of significance for the property and appropriate criteria of significance using the protocols of the National Register of Historic Places.

The description includes room-by-room and feature-by-feature analysis with photo-documentation and condition assessment for each feature and for each building system. For each condition deficiency identified, G&H made suggestions organized by priority of need. Finally, G&H provided documentation and analysis of the building from both structural engineering and mechanical, electrical, and mechanical engineering (MEP) perspectives and integrated that, with photographic illustrations, into the larger report.

The house has a remarkably well-preserved fabric representing a complex and layered history. The specific site history begins with a two-room, 1 ½-story, 5-bay, frame house likely built in 1774 using timber cut in 1772.

- The original section incorporated a pair of chambers in the upper half story and a full cellar under the house. The owner and occupant was Patrick Murray, a merchant who operated a livery stable on the property.
- Murray enlarged the house in 1784 with a shed roof to the rear containing a second pair of rooms which incorporated one or two corner fireplaces. There was no cellar below the addition.
- A cellar was excavated under the west end of the 1784 section at some point in the next decade. At the same time, the western corner chimney was removed and rebuilt on the north wall.
- A long, brick north wing was added in 1797. It accommodated a kitchen, housing for enslaved people, a smoke house, work room, and three privy rooms, in addition to a well-finished room that served as a lobby which linked the kitchen and cellar to the main house.
- The house was reoriented c1816, when the main entry was moved to the east end of the 1784 section, the original front door was replaced by a window, and the 1784 section extended to the east, with a new interior end chimney. A new passage was inserted to independently connect the east entry with the rooms in the main section of the house.
- No substantial changes with the exception of the addition of gas, heating, electricity, and water, were made during the next 180 years.

The HSR's conclusions are based on a series of specific planning and research questions posed by the Owner. The house is well-suited to be transitioned from a private dwelling to a City-operated exhibition building or museum. The condition of the building, while much improved by recent interventions on the part of the city, including renewal/restoration of the roof, windows, and exterior envelope, still requires extensive work on the interior, including finishes, structural and MEP changes, and other improvements. Interpretation of the property would be based on a hybrid period of interpretation ranging from 1774 to the mid-19th century, with an emphasis on its appearance at the time of the Brown-Hoof occupancy at the end of that period.

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REVIEW OF HISTORICAL ARCHITECTURE RESEARCH

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Review of Historical Architecture Research

Methodology

This HSR was conducted from fall 2023 to the winter of 2023-24 to provide a guide for the conservation and adaptation of the Murray-Dick-Fawcett House over the coming years.

The project began with a review of existing research to date including site maps, archival materials, photographs, family histories, and previous studies. This was greatly facilitated by the work of Sue Kovach Shuman, who compiled a comprehensive review of materials concerning the house. This was followed by a survey of the existing form, likely chronology, and condition of the property in the light of previous historic research and examination of the historic fabric. Exterior and interior building materials, features, and finishes were documented. Structural systems and building stability, mechanical, electrical, and plumbing systems, and fire detection, safety, and security systems were all examined using mostly non-invasive investigation. The investigation took note of code compliance issues, identifying any current violations or elements subject to alterations to meet code requirements.

At the same time, the building was photographed using Federal guidelines for building documentation. A specialist was engaged to provide a building scan and model to document and from which to generate scaled drawings of the building's plan and elevations and to visually represent the building sequence over time. This information was combined with the research and physical examination to provide an evaluation of the site's overall significance and a period of significance according to the standards of the Virginia Department of Historic Resources and the National Register of Historic Places and a comparison to other buildings of the same type in the vicinity and larger region at the same period of time.[1]

Previous Physical Documentation

Other studies were of great use in determining the sequence of change over time at the Murray-Dick-Fawcett House. In particular, these include several paint finishes studies and a significant dendrochronological analysis. These studies are analyzed in depth in the next section. More research is needed and recommendations are made in that section.

Catalog of documentation sources and studies for the Murray-Dick-Fawcett House:

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Callahan, William J., Edward R. Cook, Camille Wells. Tree-ring Dating of the Fawcett House, Alexandria Virginia, 1 Feb, 2003, revised 1 Mat 2018. Report includes a detailed architectural analysis with floor plans by Camille Wells.

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Chappell, Edward A., "Murray-Dick-Fawcett

1 https://www.dhr.virginia.gov/wp-content/uploads/2018/06/SurveyManual_2017.pdf and https://www.dhr.virginia.gov/historic-registers-2/historic-registers-guidance-and-training-materials/.

House, 517 Prince Street, Alexandria, Virginia, Dec. 2017," typescript, Office of Historic Alexandria, City of Alexandria, Virginia.

Colonial Williamsburg, Sequential measured floor plan diagram, Office of Historic Alexandria, City of Alexandria, Virginia.

Cox, Al. "Construction Chronology, Murray-Dick-Fawcett House, revised 4/29/22," One page floor plan diagram based on 2002 drawing by McCreary Architects.

Daingerfield, Virginia. Works Progress Administration Historical Inventory, "Lawrence Hooff's Home." 9 Feb. 1937.

Historic American Building Survey, Fawcett House, Alexandria, Virginia, 1936. Six sheets of drawings and eleven photographs (2000). Also field notes.

Jablonski Building Conservation. Limited Finish Investigation, Murray Dick Fawcett House, 517 Prince Street, Alexandria Virginia for the Office of Historic Alexandria, April 2022.

_____. Expanded Limited Finish Investigation, Murray Dick Fawcett House, 517 Prince Street, Alexandria Virginia for the Office of Historic Alexandria, Nov. 2022.

_____. Exterior Wood Identification Report, typescript, Office of Historic Alexandria, Alexandria, Virginia, 1 Sept. 2023.

Mesick, Cohen, Wilson, Baker Architects. Digital documentation of the house exterior, 18 Nov. 2020.

National Register of Historic Places, Alexandria Historic District, Update Regarding the Murray-Dick-Fawcett House, 2017.

Shephard, Steven J. Archaeological Investigations at 517 Prince Street, Alexandria Virginia by Alexandria Archeology, 2000-2004. City of Alexandria, 2008.

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_____. "The Murray-Dick-Fawcett House, 517 Prince Street, Alexandria, Virginia." Office of Historic Alexandria, City of Alexandria, Virginia, Updated 22 June 2023.

Slave Manumissions, Alexandria Land Records, 1790-1863 in http://www.freedmenscemetery.

Welsh, Frank S., to C. Richard Bierce, Preliminary Lab Data from 60 interior paint samples Rooms 101, 103, 104, 105, 106, and 107.

_____ to C. Richard Bierce. Siding paint from south elevation, 11 July 2003.

Wells, Camille. Murray Dick Fawcett House, 517 Prince Street. Report for Vernacular Architecture Forum Conference tour of Alexandria, 2018.

Wenger, Mark. Mesick Cohen Wilson Baker, Architects, The Murray-Dick-Fawcett (Reeder) House Roof 2018.

_____, Mesick Cohen Wilson Baker, Architects, Investigation of the Colonnade Ceiling, Fawcett House, 21 May 2018. Detailed report on physical evidence of changes in the inner room of the Back Building, here called "the Colonnade," Office of Historic Alexandria, City of Alexandria.

HISTORY OF SITE AND PERIODS OF OWNERSHIP

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History of Site and Periods of Ownership

The Murray-Dick-Fawcett House is Alexandria's least altered vernacular, wood-frame eighteenth-century dwelling. This unassuming structure with its colorful history will be carefully conserved and exhibited as the newest of the City's historic museums.

Alexandria was laid out in 1749 at the request of a group of prosperous landowners and merchants, including George Washington's half-brothers, at a deep-draft anchorage on the bank of the Potomac River.[1] The land had been patented by the ship captain Robert Howson, who received a 6,000-acre grant in the mid-17th century. Margaret Brent patented 700 acres in 1654 with an overlapping title. The 65-acre town was in the vicinity of the public warehouse established by the House of Burgesses at Hunting Creek for the storage and inspection of tobacco. The surveyor, Fairfax County Assistant Surveyor John West, Jr., followed common Virginia practice when he created a grid of blocks or squares of four half-acre lots divided by uniform 66-foot wide streets.

Towns in 18th-century Virginia were oriented around commerce. Towns were required in order to concentrate the availability of products and services needed for the organization of commerce and agriculture. The distribution of land in Alexandria began after 1749, by which time the surveying of land and the regional manner of laying out of towns was well developed. The lots in Alexandria were established, in keeping with Virginia governmental policy, for the building of merchant enterprises. In many cases merchants, even wealthy ones, lived "over the shop". Many were also responsible for housing and feeding enslaved servants and free apprentices within the larger household.

In Virginia, a land dominated by agricultural pursuits, towns were intended primarily as places for markets, commerce, local government, and professionals such as lawyers and doctors who served the larger community. Most urban Virginia merchants were content to live in the same structures occupied by their shops and stores, although by the mid-18th century the most financially independent citizens began to build suburban dwellings around the periphery of towns, where the smoke, smells, and bustling activity could be avoided. For the first 30 years the town was mostly made up of one- and two-story frame structures like those built throughout

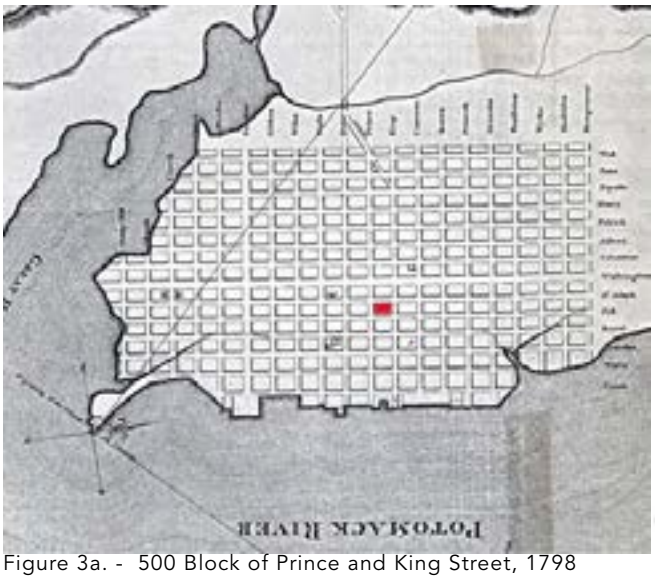

Figure 3a. - 500 Block of Prince and King Street, 1798 (Archaeology of 500 Block of King Street)

1 Diane Riker, Alexandria and Belhaven: A Case of Dual Identity, Studies of the Old Waterfront. Alexandria Archeology, Office of Historic Alexandria, 2009].

the Tidewater region during this period. The half-acre lots supplied by the town founders appear to have been considered large enough for a main building and the domestic offices and garden needed to support an urban family without rural property.

Most buildings were placed near the front edge of the property with the implicit understanding that eventual subdivision of the lots and creation of an irregular system of alleys would create a virtual wall of buildings.

Alexandria replaced another nearby nexus of commerce at Cameron on Great Hunting Creek. The town of Alexandria was populated by a number of Scottish merchants, who attempted to change the name to Belhaven after a Scottish hero, but the change was rejected by the House Burgesses. The town, which originally extended away from the river as far as a half-block beyond Royal Street, was extended west of Pitt Street in 1763.

The lot on which the Murray-Dick-Fawcet House Stands first appeared in the historic record when it was leased to Patrick Murray in 1774.[2] The lot was still outside the town limits, even though the lots and streets had already been laid out. The lot was somewhat remote from the commercial center of the town near the wharves, and a block away from the main route into town. The lots, however, were immediately valued for their potential for development and were readily purchased or leased. King Street was the principal route and lots to each side

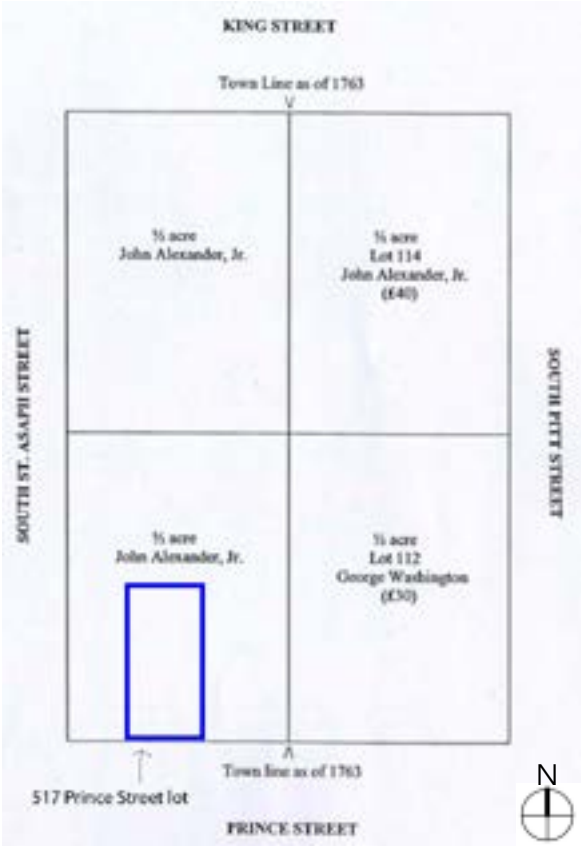

Figure 3b. - 500 Block of King Street in 1763 (Archaeology of the 500 Block of King Street). The house is on the 1/2 acre in the lower left.

were fully developed as dry goods or groceries by 1800, while the secondary streets, like Prince Street, were the sites of secondary activities like craftsmen, artisans, and livery stables.[3] Lots in the City were sold by the City directly to owners. Those outside the City were leased by John Alexander, the owner of the land beyond the town limits. The southwest quadrant of the block at the northeast corner of St. Asaph and Prince streets was made available for lease in the ground-rent system in which the buyer acquired a renewable lease and owned improvements on the land as long as he paid the rent.

2 Fairfax County Deed Book M1:121-124, Dec. 20, 1774

3 Phillip Terrie, "Alexandria's Main Street Residents: A Social History of the 500 Block of King Street." Alexandria Archaeology, unpublished manuscript, 1979, No. 57, 15

FIRST PHASE

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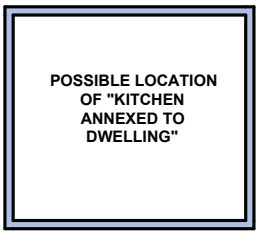
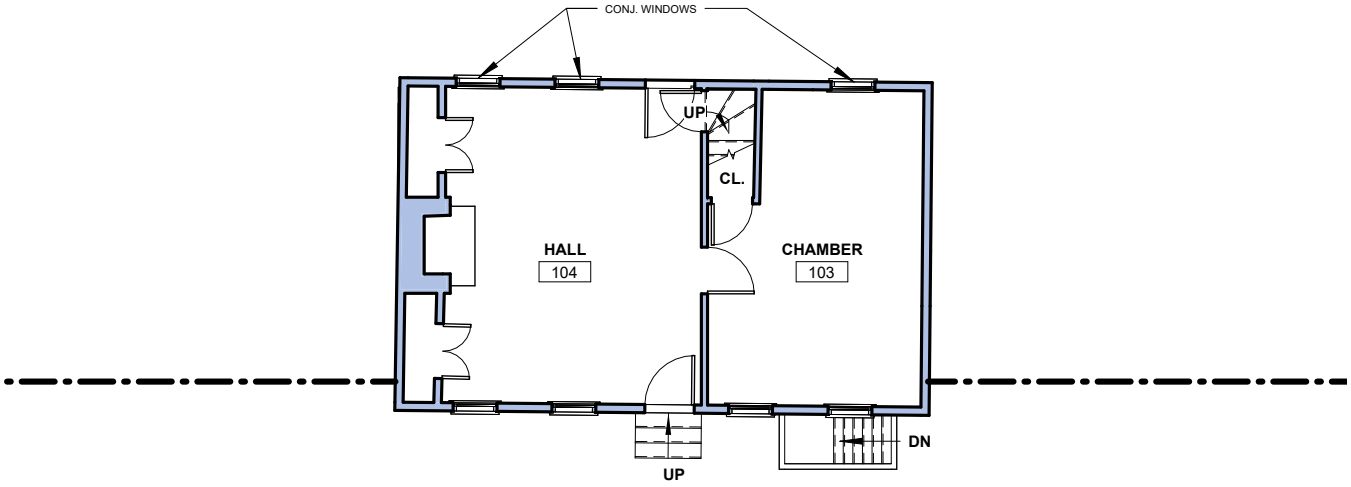


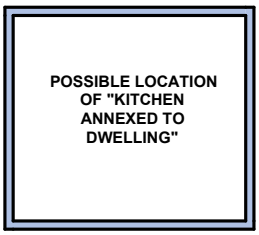


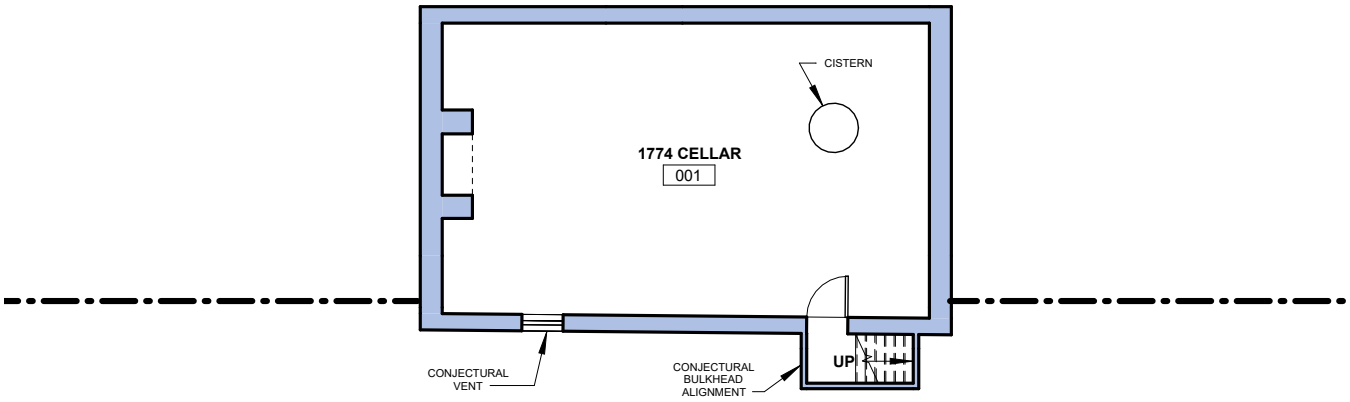
1774 First Floor Plan

N

KEY

1774





1774 Basement Floor Plan

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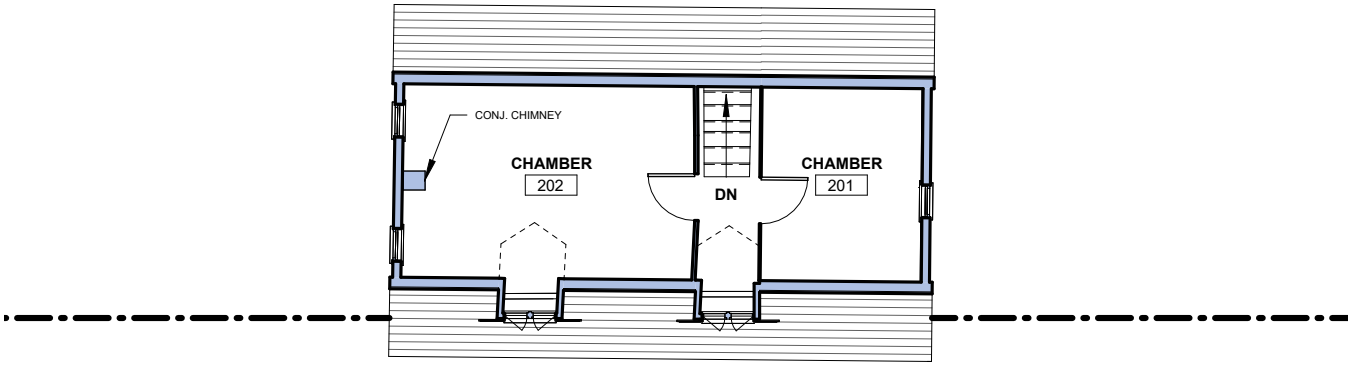
POSSIBLE LOCATION OF "KITCHEN ANNEXED TO DWELLING"



1774 Second Floor Plan

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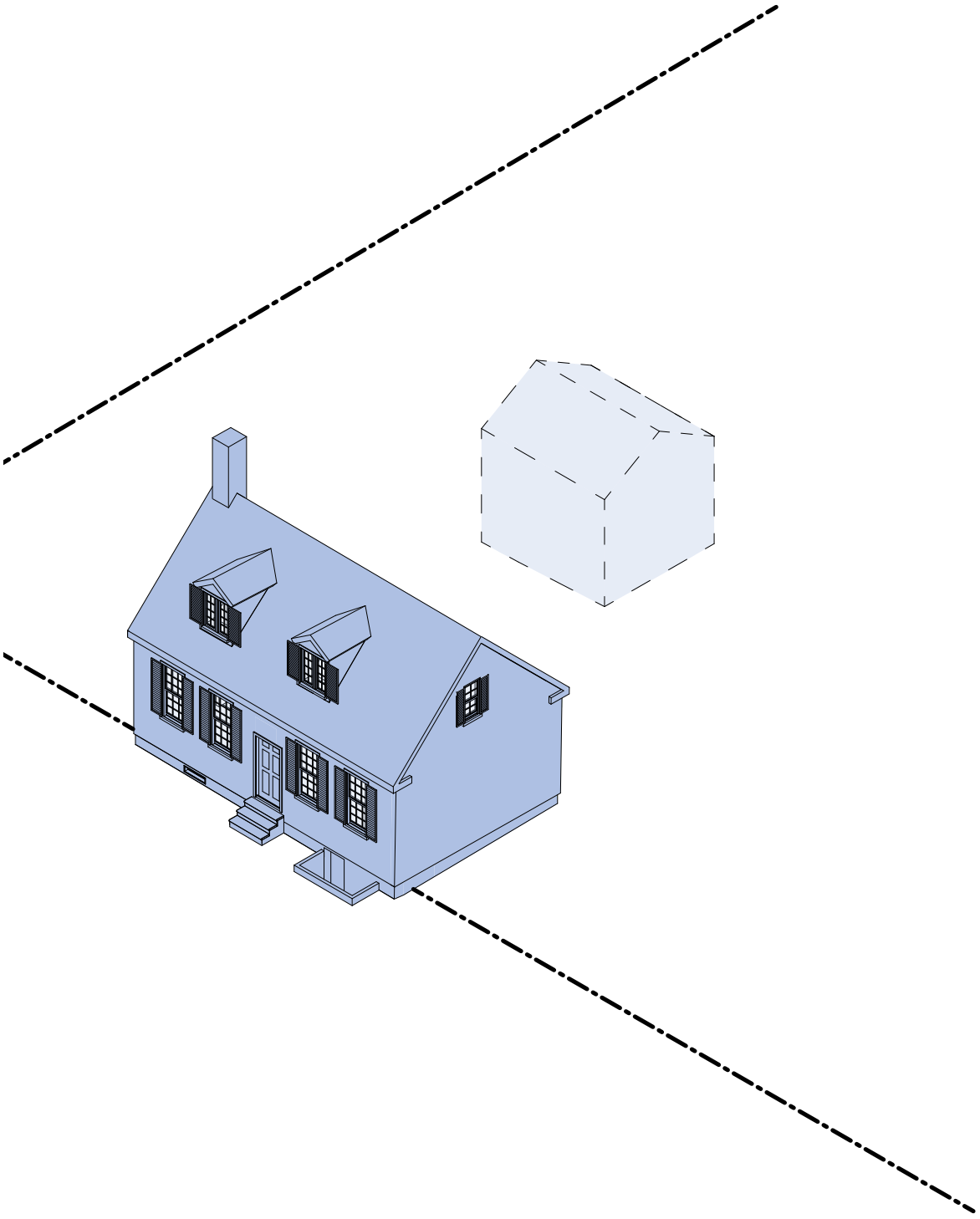
FIRST PHASE - 1774



First Phase

1774

Patrick and Mary Murray-1775-1794

Irish immigrant and merchant Patrick Murray and his wife Mary acquired the lot in 1774 from John Alexander Jr. in return for 13 pounds 8 shillings rent per year (the equivalent of nearly $3,000 in 2023 dollars), and an annual ground rent (he paid 10 shillings in 1789 and 1790).[1]

Historic forms of land ownership in the American colonies included "ground rent." The concept, which has features unique to each state, is rooted in feudal legal structures inherited from Britain. Although recorded to as a lease, the transaction represented for the lessee a fee simple ownership. The ground rent could be extinguished by payment of a sum.

> "In Virginia a ground rent is a valid, but uncommon, interest in real property. It is created by a conveyance of land to a grantee reserving a ground rent which is the specified sum of money covenanted to be paid periodically in perpetuity to the grantor (his heirs or assigns). . . The common law rent charge is a reservation of a rent on a conveyance of land, usually in fee simple . . . . [P]rovision is usually made for an option in the grantee to redeem the land from the ground rent upon payment of a specified sum after a certain number of years. . . No action may be brought on a ground rent obligation for which payment to the owner thereof has not been made ten years after such ground rent became due and payable."[2]

The town was extended further west to include the site of the Murray House in 1779. Patrick Murray was joined by Hugh Neilson in 1775 in raising money to support his improvement of the lot with a mortgage and interest for 348 pounds sterling from Samuel Inglis, a Norfolk-based tobacco merchant.[3] A Hugh Neilson had arrived in Virginia from Scotland in 1770. A person by the same name was recorded in the 1782 Continental Census in Frederick County VA, location of Winchester where Murray was also active.[4] The two compatriots appear to have been partners in business.

The Murrays had arrived in Virginia in the early 1770s from Perthshire, Scotland ,where he had paid quit rent on "merchants houses and shops."[5] Although Murray was listed as a merchant on the deed of 1774 and is sometimes said in later accounts to have been a blacksmith, there is no evidence that he was engaged in blacksmithing during most of his time in Alexandria. His merchant business seems to have been located near the wharves on Lot 22 near the corner of Princess and Fairfax Streets, where he owned a 28' by 98' lot from 1774, soon after his arrival in town, until he sold it in 1785 to John Lomax.[6] He seems to have been a merchant headquartered in both Winchester

1 Fairfax County Deed Book M1:121-124, Dec. 20, 1774 and Alexandria land books, 1789, 1790, quoted in Shuman 2023, 88.

2 Charles B. Sloane, "Ground Rents- A Term Meshed in Ambiguity," *University of Miami Law Review* (7:2:11) 1 Feb. 1953, 242-243.
3 Fairfax County B W:208-213, quoted in Shuman 2023.
4 Census Records, Frederick County VA, 1782, Ancestry.com.
5 1769-1770 Census of Scotland, quoted in Shuman 2023, 80.
6 Fairfax DB L, 305-6 and Fairfax Deed Book Q, 25, abstracted in Constance R. King and Wesley Pippinger, *Alexandria, Virginia Town Lots, 1749-1801*, 1995, 13.

and Alexandria and to have been extensively associated with horses. He may have been involved in wagon transport in 1784 when he advertised for return of his runaway enslaved driver Jack, based in Winchester, who had driven "the subscriber's wagon for a long time."[7]

In the following year Murray opened a livery business in Alexandria.[8] Murray announced to the public that "the subscriber has now finished a large and commodious LIVERY STABLE, and is ready to take in gentlemens' horses. . ."[9] It is likely that the stable is the same structure as the 20' x 50' frame warehouse that shows up later on Virginia Mutual insurance policies facing St. Asaph Street beginning in 1807. Murray advertised in 1792 his "large stable on one of the lots on St. Asaph Street".[10]

A search of Virginia Mutual fire insurance policies found one other livery stable of date and similar long rectangular form. Henry Bank's frame, one-story stable in Richmond (one of two he owned) measured 15' by 50' feet and was insured for $250.[11] The livery stable was a necessary business in every North American town. In addition to providing transportation rentals and stabling (often associated with taverns), they usually also sold hay, grain, and fuel.

There is no clear information on how Murray initially planned to use his property other than as an urban base for his land speculation, transport, and livery business. He was listed as a merchant in the deed and owned a farm in Winchester. As has been shown, he may have been engaged in transporting his own and other farmers' produce to market at Alexandria. He had capital and appears to have been successful at business. He engaged in land speculation, acquiring large tracts in western Virginia in 1788 and turning a handsome profit in 1785 on lots at Fairfax and Prince streets purchased in the previous year.

House of 1774

The house on lot 157 is built of oak cut in the season of 1772.[12] The transfer of the lot to Murray was not recorded, however, until two years later, in 1774.

The 2003 tree-ring dating study by Callahan et al, revised and lengthened in 2018 indicated that the house was constructed beginning in 1772, two years before Patrick Murray had formally taken ownership in 1774:

> The results of dendrochronological analysis of the Fawcett House yielded three years of last growth for the structural wood: 1772, 1784, and 1797. As most early American builders vastly preferred to shape and join framing members with green, or freshly cut wood, architectural historians generally agree that the felling date of a tree subsequently shaped into one or more framing members is also the year during which the building in which these members survive was under construction. As the configuration of the Fawcett House indicates three distinct building periods,

7 *Alexandria Gazette*, 30 June 1784 quoted in Shuman 2023, 84.
8 Shuman 2023, 2.
9 *Virginia Gazette and Alexandria Advertiser,* 15 Sept. 1785, quoted in Shuman 2023, 85.
10 *Virginia Gazette and Alexandria Advertiser,* 13 Sept 1792.
11 Virginia Mutual policy 139, 1796.
12 William J. Callahan, Edward R. Cook, and Camille Wells. *Dating of the Fawcett House, Alexandria Virginia,* 1 Feb, 2003, revised 1 May 2018, Historic Alexandria

Figure 4a. - Historic Photo from the early 20th c shows the western dormer on the south front with the shutters.

> it is thus clear that the original part of the house was constructed in 1772, that it was enlarged in 1784. And that it received yet another major addition in 1797.[13]

Possible interpretations of the discrepancy between the dendrochronological dating and the recording of the agreement at the Fairfax County Courthouse include:

> -Alexander built the house on the lot before he conveyed it to Murray.
>
> -Murray occupied the lot well before the lease was recorded.
>
> -Murray purchased a ready-made house frame several years after it was manufactured.
>
> -Murray used oak that was seasoned for two years before having his house frame constructed.

Oak was usually sawn when it was green, when it is workable. Tree-ring analysis in towns like Williamsburg shows that builders tended to stockpile materials for timber framing, which encouraged uniformity in form and detail. Builders would use precut elements sawn as much as four years earlier.[14] The fact that Murray wasn't in possession of the lot until 1774 could mean that Alexander had built the house as a speculative investment, but it is likely that his builder just used a ready made frame or pre-cut stockpiled timbers made from wood cut in 1772. Alexandria carpenters in the Maryland-Northern Virginia region are known to have sold prefabricated timber frames for smaller houses during the 18th century.[15] It seems most likley that, although the wood was cut two years previously, the house was not built until 1774, when Murray took possession.

The house was clad with wide, random-width flush boards with beveled top and bottom edges where they were joined. Although planed, tapered weatherboards, often with a six-inch exposure and a beaded lower edge were usually used to cover frame buildings across most of 18th-century Virginia, wide flush weatherboards like those at the Murray-Dick-Fawcett House were preferred in the region just south of the

13 Callahan et al, *Tree-ring Dating of the Fawcett House, Alexandria, Virginia*, 2018, 4.

14 Willie Graham, "Timber Framing" in Cary Carson and Carl Lounsbury, editors, *The Chesapeake House: Architectural Investigation by Colonial Williamsburg* (Colonial Williamsburg and the UNC Press, 2013, 217.

15 "a good new saw'd frame for a house, 24 feet long, 20 feet wide," *Maryland Gazette* (Annapolis) 16 Jan. 1748 and "for sale . . . several house frames," *Virginia Gazette and Alexandria Advertiser,* 31 Nov. 1791, information courtesy of Alexandria City Architect Emeritus Al Cox

Potomac and north into Maryland.[16]

The house as built took the traditional, modest form of a one-and ½-story hall-chamber dwelling, with central entries on the front and rear into the larger heated hall (Room 104). The hall connected to a smaller, unheated chamber or inner room to the east (Room 103). According to architectural historian Mark Wenger, the basic house of the substantial Virginian by the mid-18th century consisted of two rooms. These were usually heated by fireplaces at each end of the house, although houses like the Murray's, with only one chimney were not rare.

The house originally stood only a foot or so above the street grade and a few steps would have risen in front of the central entry door. Access to the basement would have required a steep stair down. The streets were not graded or paved during the 1770s and 80s. The town gradually authorized grading and paving of the streets, beginning with King Street from Fairfax to Pitt Street with stones in 1793. Due to the loss of surveying marks and lack of definition of street edges, many houses were built out of line with the edge of the lot. Murray's house projects 2'-2" in front of the lot edge.[17]

The largest room, into which the entry door gave direct access, was usually identified as the Hall. It was the entertaining room, reserved for the dispensation of hospitality and for the display of

Figure 4b. - 1774 Site Plan Diagram

the best furnishings. The second, smaller room adjoining it was usually referred to as the Inward Room or the Chamber. This was the center of the domestic administration under the purview of the mistress of the household, and, besides serving as a semi-public sitting room, was the location of her household stores and sleeping accommodation. Sometimes it contained a door connecting with the kitchen yard. it is interesting that later owners in 1853 referred to Room 103 as the "Front Ch. . er," although the word is only partly illegible.[18] It was not until later in the century that the internal organization of the house tended to change as the entire family tended to withdraw to upper-floor chambers.[19]

16 Willie Graham, "Exterior Finishes," in Cary Carson and Carl Lounsbury, editors, The Chesapeake House, Architectural Investigations at Colonial Williamsburg (Colonial Williamsburg and UNC Press, 2013] 289-290.
17 Gilman MacDonald, Street Boundaries Moved: Property Loss, Deed Errors Ensue, typescript, 1995, Historic Alexandria, Alexandria VA

18 Alexandria Will Book 6:308, 24 Aug. 1853
19 Mark R. Wenger. "Town House and Country House: Eighteenth and Early Nineteenth Centuries," in Cary Carson and Carl Lounsbury, editors, *The Chesapeake House: Architectural Investigation by Colo-*

A dirt-floored stone cellar (Room 001) extended beneath the house. Evidence in the stone coursing on the interior appears to confirm that the original cellar entry was where the eastern window is located on the south front of the foundation. The entry at the center was only added c 1816, after the street was lowered and the original south entry door was relocated to the east. A row of bricks, possibly a threshold for the door, remains below the original cellar floor level at the current east window location.

The pair of chambers in the attic was lit by two dormers on the south front, two casements in the west gable and a single six-light casement in the east gable. The west gable windows flank the chimney in the west wall. Dormers as wide as these and filled with pairs of casements are very unusual and these were fitted with shutters that were held out to each side of the dormers by a board at sill level to which iron shutter dogs were attached (see Figure 4a).

The western attic chamber was provided with a fireplace, either when the house was built or later, perhaps in 1784. Better understood, the existence of shutters and fireplace might be able to provide context for how the upper floor was used over time. If they were added, it was when the upper floor was elevated in the hierarchy of rooms.

Cooking was done in an outbuilding the exact form and location of which is unknown. Murray advertised in 1792 that the main house was provided with "a kitchen annexed to the same".[20] It seems to this reader that the kitchen would have been included as a part of the house unless by "annexed" the advertiser meant "not quite attached." Kitchens in 18th-century urban settings in both Virginia and Maryland were predominately detached: only six out of a total of seventy-five kitchen identified in Williamsburg from the period were within a dwelling or public house, corresponding to a similar ratio in Annapolis. Detached kitchens, usually of a single room with a garret, were typically also used for sleeping accommodations for enslaved workers.[21]Internal kitchens may have been more common in later 18th-century Alexandria, based on an examination of the early Virginia Mutual Assurance Societry policies.[22]

The rest of the lot was undeveloped and was probably used for gardens and paddocks. There may have been a few other domestic outbuildings such as a smokehouse and privy. Apprentices and business assistants often lived with the owner as extended family members. The chamber in the house was probably the principal realm of Mary Murray and the hall was the main living room for the rest of the household, with enslaved domestic workers occupying portions of the kitchen and outbuildings, and even the cellar.[23]

Traditional Chesapeake framing technology was employed to build the house. This framing

nial Williamsburg, Colonial Williamsburg and the UNC Press, 2013.
20 Virginia Gazette and Alexandria Advertiser, 13 Sept 1792

21 Edward A. Chappell. "Housing Slavery," in Cary Carson and Carl Lounsbury, editors, The Chesapeake House: Architectural Investigation by Colonial Williamsburg, Colonial Williamsburg and the UNC Press, 2013, 156-164
22 Personal Communication, Bemjamkin Skolnik, Alexandria Archaeology, Jan 2024.
23 Chappell, 2013, 156-164

tradition was developed across the region over the 18th century. It represented a simplification of European framing, combining lighter members and more economical joinery. Characteristically, half-lapped common rafters were carried on a "false plate" resting on the joist ends and corner posts were "guttered" or given and L shape so that no framing would protrude on the interior. In this case, the house frame was filled with brick (later known as nogging) in an attempt to prevent vermin and to provide some level of fireproofing and weather separation of the interior from the exterior. The house stood on a coursed rubble stone foundation. At this time only the local metamorphic stone was used for below grade work since brick was not considered sufficiently hard fired.[24]

1774 Cellar

The unheated cellar of 1774 seems to have been entered through a bulkhead in the same location as the basement window to the east of the central opening. Evidence is visible in seams in the stone wall below. The center entry may well have been added c1816, after the grade was lowered in the front of the house and the south foundation rebuilt in brick. This is confirmed by physical evidence: the lower portion of the entry (now bricked up) in the stone section of the foundation appears to have been roughly inserted and not laid up as part of the original foundation. The cellar may have been used for storage of items that were used in trade but archaeological excavation found few of the kinds of significant household items that would have been expected if it was used for living accommodation or workspaces. [25] The 1774 cellar contains a partially-filled brick-lined well of unknown construction date (the feature has not been excavated).

Figure 4c. - Drainage tiles, Photograph during archaeology in the cellar, 2000, Alexandria Archaeology [AX187_FR_68].

Figure 4d. - Well, Photograph during archaeology in the 1772 cellar, 2000, Alexandria Archaeology [AX187_FR_16].

Archaeological study in 2002 indicates that the feature, which, based on its form, probably began as a well, ended up as a cistern or drain for capturing storm water by gravity feed. The report documents a 3-foot diameter, dry-laid

24 Al Cox, Personal Communication 5 Sept. 2023.

25 Steven J. Shephard, Archaeological Excavations at 517 Prince Street, Alexandria Virginia, 2000-2004, City of Alexandria, 2008, 20.

brick shaft filled with dirt up to a depth of only 6 feet and capped with several coping stones. A system of drains below the floor surface empties into the well.[26] The ceramic drains are thought to date from the mid-19th century. The archaeological report on the larger context of the 500 block from have said that some original wells were later made use of as privies.[27] Purpose-built cistern would have been plastered on the interior.[28]

The floor of the 1774 cellar was lowered by four inches in 2000, at the same time that the floors in the rest of the cellar and the floors under the 1784 and 1797 sections were lowered about twelve inches.

26 Shephard, 7
27 Alexandria Archeology, Office of Historic Alexandria, City of Alexandria, *Arcaeology of the 500 Block of King Street*, online resource: https://www.alexandriava.gov/archaeology/basic-page/archaeology-of-the-500-block-of-king-street.
28 Personal communication, Al Cox, 24 May 2023.

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SECOND PHASE

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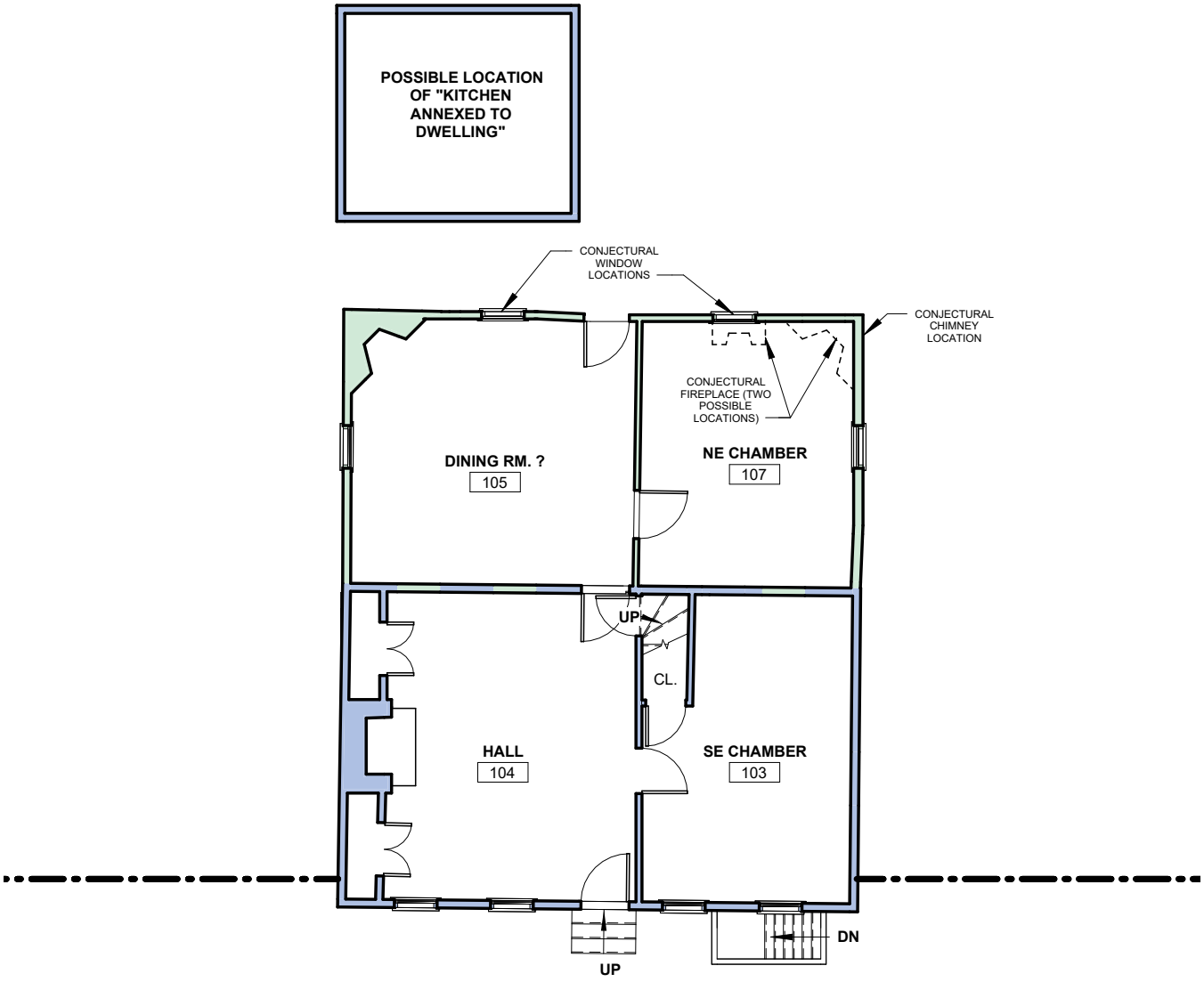


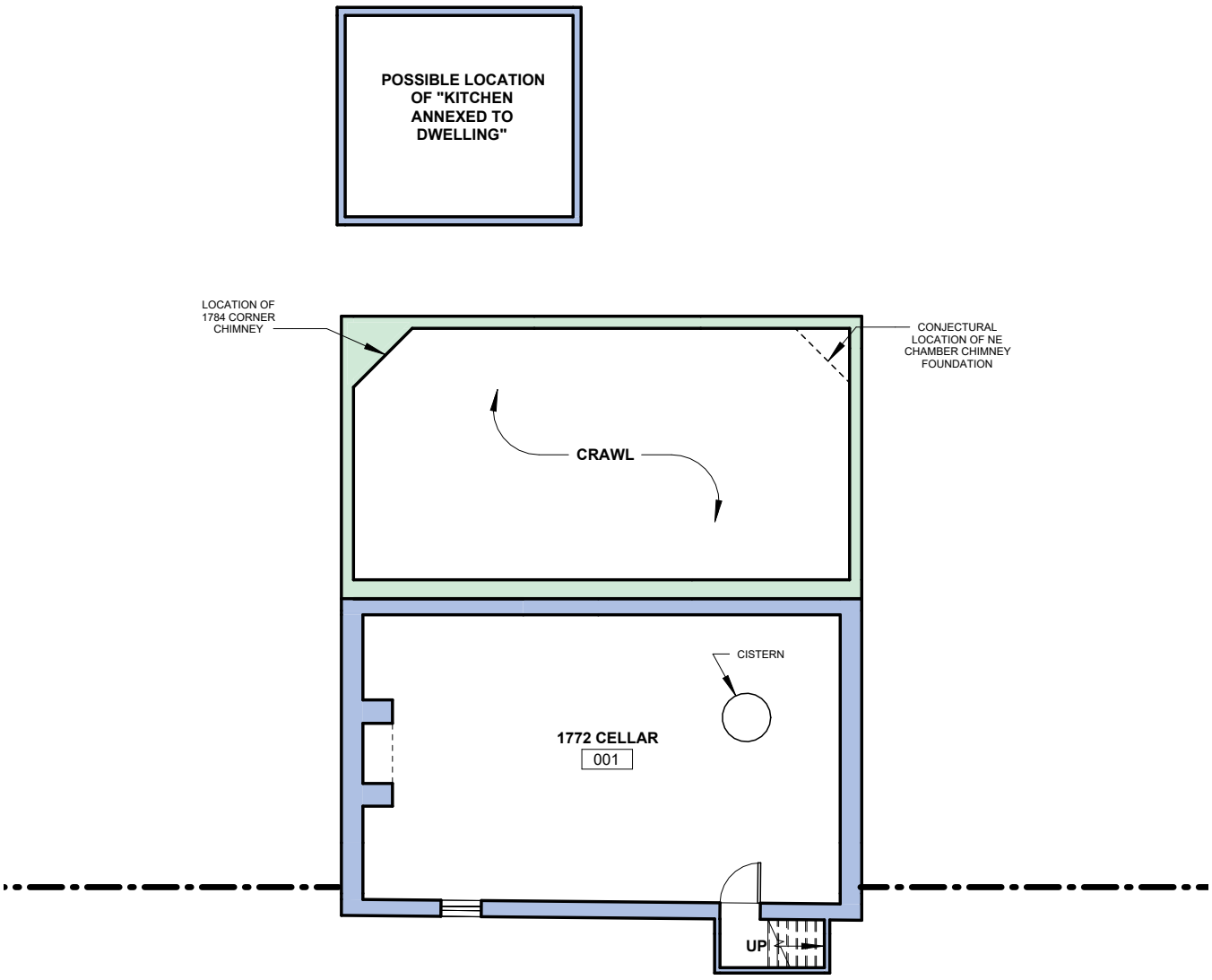
1784 First Floor Plan

N

KEY

FIRST PHASE - 1774

SECOND PHASE - 1784



1784 Basement Floor Plan

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KEY

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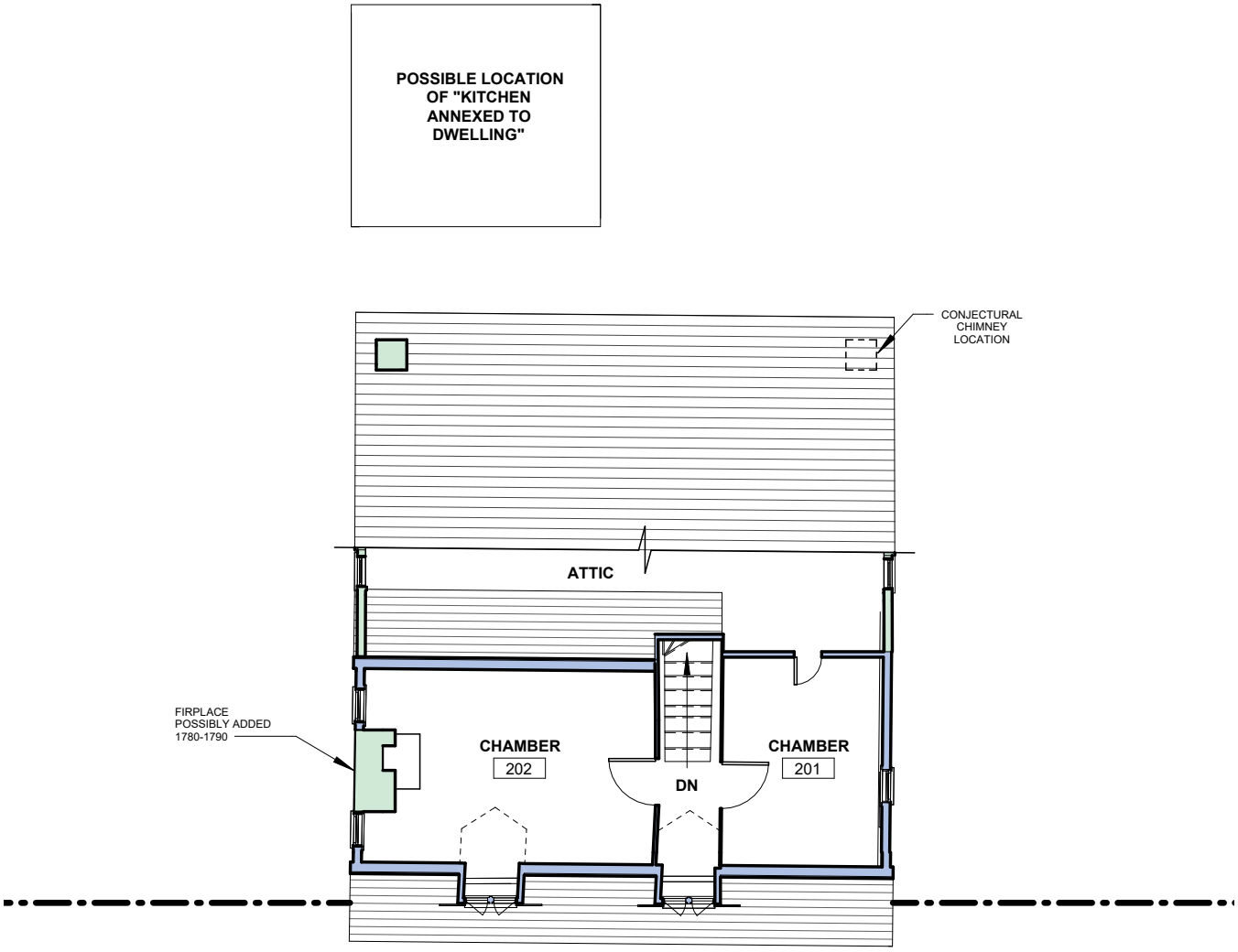
SECOND PHASE - 1784



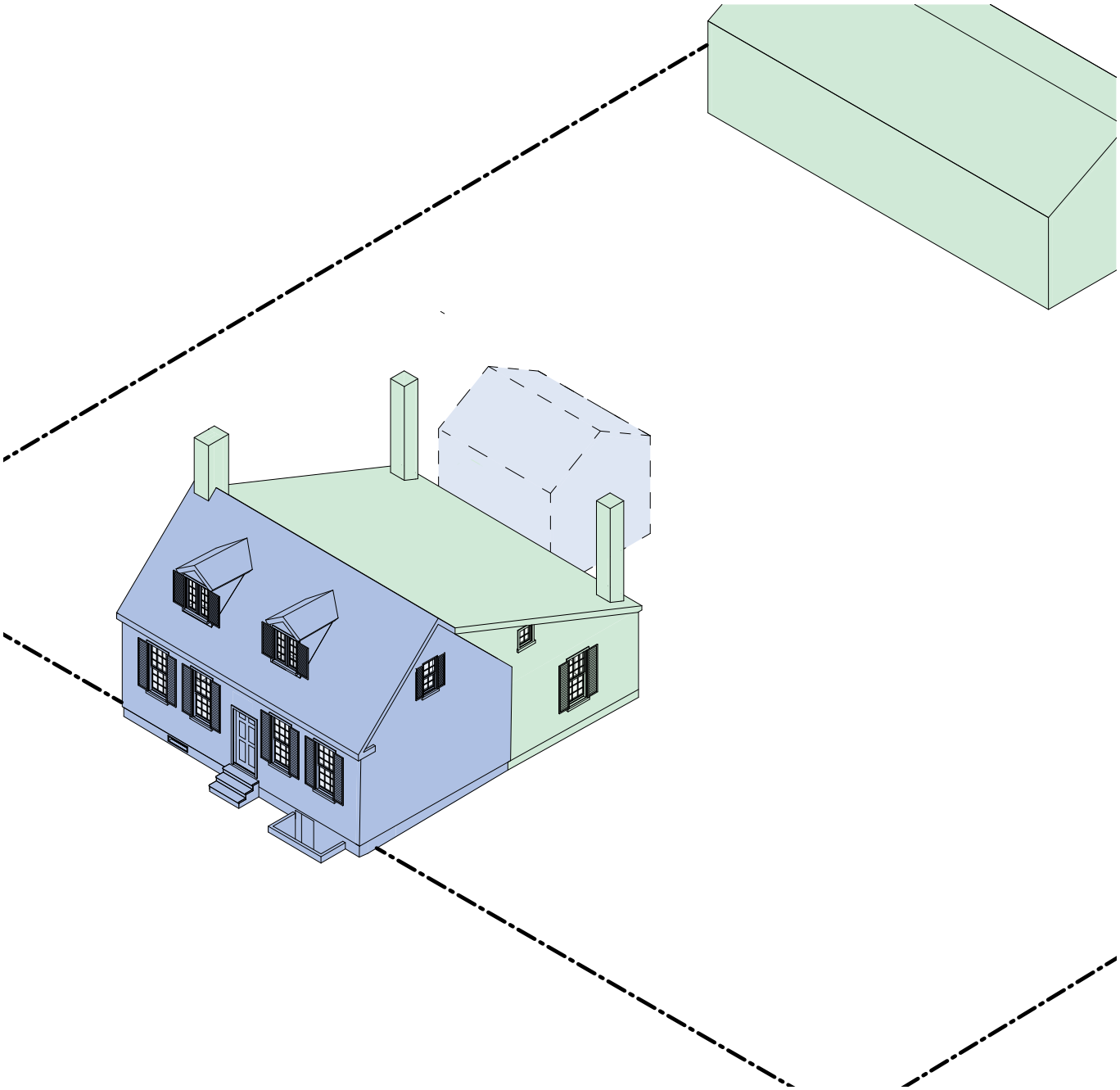
1784 Second Floor Plan

N

KEY

FIRST PHASE - 1774

SECOND PHASE - 1784



Second Phase

1784 Addition

In the same year (1784) that Murray built the livery stable, he added a second range of rooms in a leanto across the back of the Alexandria house. The roof of the frame addition extends from the original roof ridge. It appears to have consisted of a near duplicate in size and shape of the front rooms.

Figure 5a. - Junction of diagonal framing for the chimney iwith the sill n the NW corner of the 1784 addition.

The sequence of construction and alterations within envelope of the 1784 addition is complex. The original exterior door to the north remains in place within the addition. Evidence in the first floor-floor framing indicates that the NW room in the addition (Room 105) was heated by a diagonal chimney in the NW corner. A similar chimney may have heated the NE room (Room 107), but, unlike the NW room, there is no physical evidence for this. In spite of a reference to the existence of three chimneys in Murray's

Figure 5b. - Roof and joists at NW corner of 1784 Addition during roof repair of 2022 looking SW. Note the modern sisters flanking the badly deteriorated joist to right at the former corner chimney location, making it hard to find evidence of a chimney. According to contractor Hank Handler, during the 2022 repair he saw charred debris at the next joist to the west, possibly indicating a chimney there [Al Cox photo, Exterior Restoration PowerPoint, Historic Alexandria, Alexandria VA].

sale notice of 1792 (see page 44), no evidence of a chimney serving Room 107 has been found in the framing. The phrasing of the 1792 notice ("four rooms and three fireplaces on the first floor and two rooms on the second and a kitchen annexed to the same") seems to preclude the third fireplace being in the "annexed" kitchen.[1]

Cellar below the 1784 Section

The 1784 addition appears to have been built with the floor framing just above grade (about 12") and without accessible crawl space. The existing cellar was probably excavated between 1784 and 1797, before the brick wing was constructed. The stone south wall, part of the 1774 foundation, is roughly constructed. The hewn and pit-sawn floor joists of the 1784 section were originally supported on a shallow stone

1 *Virginia Gazette and Alexandria Advertiser*, 13 Sept 1792

foundation carrying two courses of brickwork above grade. It likely corresponded to a shallow foundation for the diagonal corner chimney as well. The brick-topped stone foundation continued along the entire north side of the 1774 foundation. The resulting double foundation between the 1774 and 1784 sections survives under the NE Chamber (Room 107).

1784 First Floor

To build the 1784 addition, the house builders continued to employ the Chesapeake framing tradition that was used in the original building. The new section consisted of two rooms: a heated NW room that may have served as a dining room (Room 105) behind the hall and what was probably a chamber (Room 107), located behind the 1774 front chamber. This NE room was apparently also heated, although threre is no physical evidence of such a chimney. The 1784 addition may have better accommodated Murray's relatively small household and certainly modernized and increased the value of the house.

Murray's advertisement for sale of the property in 1792 makes it clear that there were three fireplaces and four rooms on the first floor.[2] According to previous owner Joe Reeder, the base of a previous chimney could be seen before the lowering of the grade of the crawl space and the replacement of the north foundation, but there is no evidence in the 2002 photographs or in the 1784 stone foundation to the east. We have shown a two possible locations for this chimney at the northeast corner and on the east wall on the 3-D model on page 40.

The two rooms in the addition were separated by a longitudinal stud partition which extended across the entire rear wing from front to back. The door between them was located in the stud wall near its current position, aligned with the cross partition instead of in its current 45-degree angle.

The second quarter of the 18th century saw the widespread introduction of two new room types- the Passage and the Dining Room- as identified in contemporary probate inventories. As the Hall left behind its informal character and became the principal entertaining room, the term Dining Room meant a place for more informal activities and Dining Rooms were sometimes used for sleeping, tool storage, as well as eating. These were less accessible to outsiders and less formally finished. With the addition of this intermediate room, the chamber or "Back Room" was made more remote from the hall, opening off the dining room for additional privacy. Also, at the middle of the 18th century, the passage appeared as a new kind of room- one where outsiders could be screened or dealt with before they were admitted into the interior.[3]

By the time that the Murray House was being expanded the variety and organization of rooms in urban settings was more diverse. One possible

2 Virginia Gazette and Alexandria Advertiser, 13 Sept 1792], but we have not yet been able to locate the third fireplace. It seems sensible to suppose that it was in the NE corner or along one of the walls of Room 107.

3 Mark Wenger, "The Central Passage in Virginia: Evolution of an Eighteenth-Century Living Space." *Perspectives in Vernacular Architecture II.* Camille Wells, ed., 1986, pp. 137-149 and "The Dining Room in Early Virginia." *Perspectives in Vernacular Architecture III.* Thomas Carter and Bernard L. Herman, eds., 1989, pp. 149-159.

way the expanded Murray House was organized may have included a well-finished hall (Room 104), by this time sometimes referred to as a "Parlor" or "Drawing Room") on the west, and a smaller northwest "Dining Room" opening off of it to the rear, convenient to the kitchen. The original Southeast Chamber (Room 103) was still unheated. An even smaller inner NE chamber (Room 107) now opened out of the NW room. Since it seems to have had a fireplace, the northeast room would probably have become the new chamber or "inner room" for Margaret Murray and her small family.

It is possible that Murray did not live in the enlarged house right away but to have used it as a rental property. Advertisements for the business of a nearby merchant partnership affirms that Murray was living elsewhere: John Dundas and Company announced that they "intend to move their store. . . which they now occupy," and wanted to sell that store as well as a house and garden at the corner of King and Pitt streets, "now in the tenure of [rented by] Mr. Patrick Murray".[4] Murray may have leased the house at King and Pitt but not lived there. By 1789, Murray was recorded as resident on a lot on Prince Street as owner and resident and paid an annual ground rent of 10 shillings.[5]

Murray employed at least one indentured servant in what appears to have been a horse-related business in Winchester- in 1777 he offered a reward for the return of an English servant named George King, who had been sent to Staunton with a horse "in search of two others that had strayed from the subscriber. . . . Said servant understands farming extraordinary well, and is likewise accustomed to the business of a groom"[6]

The Murray household in Alexandria in the 1780s included himself and his wife Margaret, daughter Mary, as well as men who appear to have been apprentices or assistants in the livery. In 1787, the household included no enslaved persons, and one other white man named Thomas- "a servant but not a citizen," probably another indentured servant. Murray had three horses. In the following year he was joined in the household by Thomas Lovely and a likely relative named Peter Murray. He also possessed one horse and a stage wagon or stagecoach.[7] His connection with horses and transportation was strong. He advertised a reward for a horse stolen or strayed near Winchester in 1787 and again the same year for a mare stolen in the same place.[8]

In 1786, his daughter Mary married someone called, rather improbably, the Baron de la March, about which very little seems to be known.[9]

As we have seen, Murray obtained a mortgage for the sum of 348 pounds Virginia currency from Samuel Inglis of Philadelphia, who had been a tobacco merchant in Norfolk, Virginia.[10]

4 *Virginia Gazette and Alexandria Advertiser,* 8 Aug. 1785 and Alexandria Gazette 7 June 1785:3, quoted in Shuman 85-86.
5 Alexandria Land Book, 1789, quoted in Shuman 86.

6 *The Virginia Gazette,* Williamsburg, 6 June 1777, quoted in Shuman 2023, 95.
7 Alexandria Land Book and Personal Property Tax, March 14, 1787 and 1788 Alexandria Personal Property Tax, quoted in Shuman, 91
8 *Virginia Gazette and Alexandria Advertiser,* 1 Sept. 1787 Sept., p1, quoted in Shuman 2023, 95.
9 *Alexandria Gazette* 12 October 1786 and *Virginia Journal & Alexandria Advertiser* 12 Oct. 12 1786, p 3, quoted in Shuman 2023, 99.
10 Fairfax County Deed Book W:208-213. Aug. 22, 1775, quoted in Shuman 88

Valuable LOTS for SALE in ALEXANDRIA.

THE ſubſcriber will ſell, on reaſonable terms, for ready Caſh, half an ACRE of GROUND, ſituated on the corner of St. Aſaph and Prince Streets, in the Town of Alexandria. The ſame is laid off in ſmall lots in the following manner: Four lots on Prince-Street, two of which are 28 feet and 26 feet front, the other two 32 feet 2 inches, and 31 feet 11 inches front, and 100 feet deep, to a ſix-feet alley, and an alley 5 feet 1 inches wide is laid off through the ſame, to the above-mentioned ſix feet alley—And 3 LOTS on St. Aſaph-Street, 120 feet deep to an alley 3 feet 5 inches wide; two of which are 24 feet, and the other 22 feet 7 inches front. There is at preſent on the lot, fronting on Prince-Street 32 feet 2 inches, a commodious framed houſe, with four rooms and three fireplaces on the firſt floor, and two rooms on the ſecond, and a kitchen annexed to the ſame—Alſo a large ſtable, on one of the lots on St. Aſaph-Street. The above-mentioned half acre of ground being under a ground-rent of £.13:5:0 per annum; the lots will be ſold ſubject to a proportion of the ſame.

These lots are in one of the moſt pleaſant ſituations in Alexandria, and in a part of the Town that is in a forward ſtate of improvement.

The whole will be ſold together, or in ſmall lots, as may beſt ſuit the purchaſers.—For terms apply to the ſubſcriber, or, in his abſence, to Col. *Charles Simms*.

PATRICK MURRAY.

Alexandria, June 14, 1792. 152—t.f.

Figure 5c. - Murray's advertisement for the 1/2-acre lot in 1792 [*Virginia Gazette and Alexandria Advertiser*, 14 June 1792].

Murray was never able to repay the principal and interest. He renegotiated the mortgage with Inglis' widow in 1786, pledging "the lot where he now lives" and guaranteeing to pay the debt over the following two years. This was clearly refering to the house now at 517 Prince Street.[11]

By 1792, Murray appears to have been in serious

Figure 5c. - 1784 Site Plan Diagram

financial trouble as his default on the mortgage became more and more likely. In June and September, he advertised the house and half acre tract for sale. "A commodious framed house with four rooms and three fireplaces on the first floor and two rooms on the second and a kitchen annexed to the same." He had subdivided the Prince Street face of the half acre tract into four sublots, each one hundred feet deep, with fronts, beginning at St. Asaph Street and moving east, of 28'-0", 26'-0", 32'-2", and 31'-11". The house was located on the 32'-2" wide lot. A 5'-4" wide alley ran down the center. The advertisement mentioned three additional lots facing St. Asaph Street, one of which contained the stable.[12]

11 Alexandria Hustings Court DB B:336, quoted in Shuman ,88.

12 *Virginia Gazette and Alexandria Advertiser 14 June 1792*

Figure 5d. - West gable during 2002 removal of weatherboard. Note the large square patch behind the chimney (Bierce Collection).

The fact that no fireplace was mentioned for the two rooms on the second floor could be interpreted to mean that the small coal grate in the upstairs west chamber was added after 1792. This might be connected to the large square patch in the west gable and the very rough form of the chimney in the upper room, which appears not to have been part of the original plan for the house. This patch predates the beaded weatherboarding which was added over the original flush boards on the west and south faces of the 1774 and 1784 sections of the house. The weatherboards were added c. 1816 when the front door was relocated to the east end. The question of the dating of various kinds of weatherboards in Alexandria is difficult to resolve, since relatively few early frame houses survive. Certainly the flush weatherboards were nearly unique to the area on both sides of the Potomac in the 18th century.[13] Houses like the

Figure 5e. - Lapped weatherboard seen at right end of a historic housein Alexandria ["The old Clapboard House on the John Dalton property and believed to the have been his house," Gay Montague Moore, *Seaport in Virginia: George Washington's Alexandria*, U Press of Virginia, 1949, 72].

Dr. William Brown House (212 S. Fairfax St.) and so-called John Dalton House, a demolished one-1/2-story frame center-passage house with dormers, featured tapered, lapped weatherboards in old photographs.[14]

The property did not sell and Murray, having defaulted on the mortgage, lost the entire property. In this situation, a court order would be issued to a sheriff or other local official to a.) bring a defendant before the court to satisfy the debt and damages of a judgment against him or her or b.) seize and sell a defendant's property to satisfy a judgment if the defendant was unable or refused to repay the debt owed the plaintiff. The court would direct the sheriff to satisfy a judgment from the property of the debtor.

James and Ann Inglis Currie, heirs of the

13 Willie Graham, "Exterior Finishes," in Cary Carson and Carl Lounsbury, editors, The Chesapeake House, Architectural Investigations at Colonial Williamsburg (Colonial Williamsburg and UNC Press, 2013] 289-290.

14 Moore 72

mortgage holder requested the sheriff to advertise the property and agreed to take 505 pounds from the sale.[15] The property was sold at public auction in 1794. Murray stayed in the area, and his wife and daughter both preceded him in death. He wrote his will in June of 1802. He was listed as a resident of the District of Columbia, which at that time included Alexandria. He died in August and left his possessions to his friend Catherine Browne.[16]

Elisha Cullen Dick and Hannah Dick- 1794-1795

Ann Inglis Currie and James Currie transferred the deed to Dr. Elisha Cullen Dick (1762-1825), an Alexandria physician and land speculator. He bought the lot on 15 April 1794 and sold it in November of 1795.[17] He agreed to pay the annual ground rent to William Thornton Alexander, the heir of John Alexander. Dick, a popular figure in elite Alexandria society, appears to have had almost no effect on the property, but instead passed it on to John Thomas Ricketts and William Newton, a pair of successful merchants who would make the most extensive changes the frame house would undergo during its long existence.

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15 *Fairfax Deed Book W 208-213 quoted in Sue Shuman, Timeline with Sources.*
16 Alexandria Will Book, Orphan Court A:69, June 1, 1802; proved 1806; filed in Arlington County, quoted in Shuman 2023, 99.
17 *Alexandria Hustings Court DB G:39, 15 April 1794 and 14 Nov. 1795 quoted in Shuman 101*

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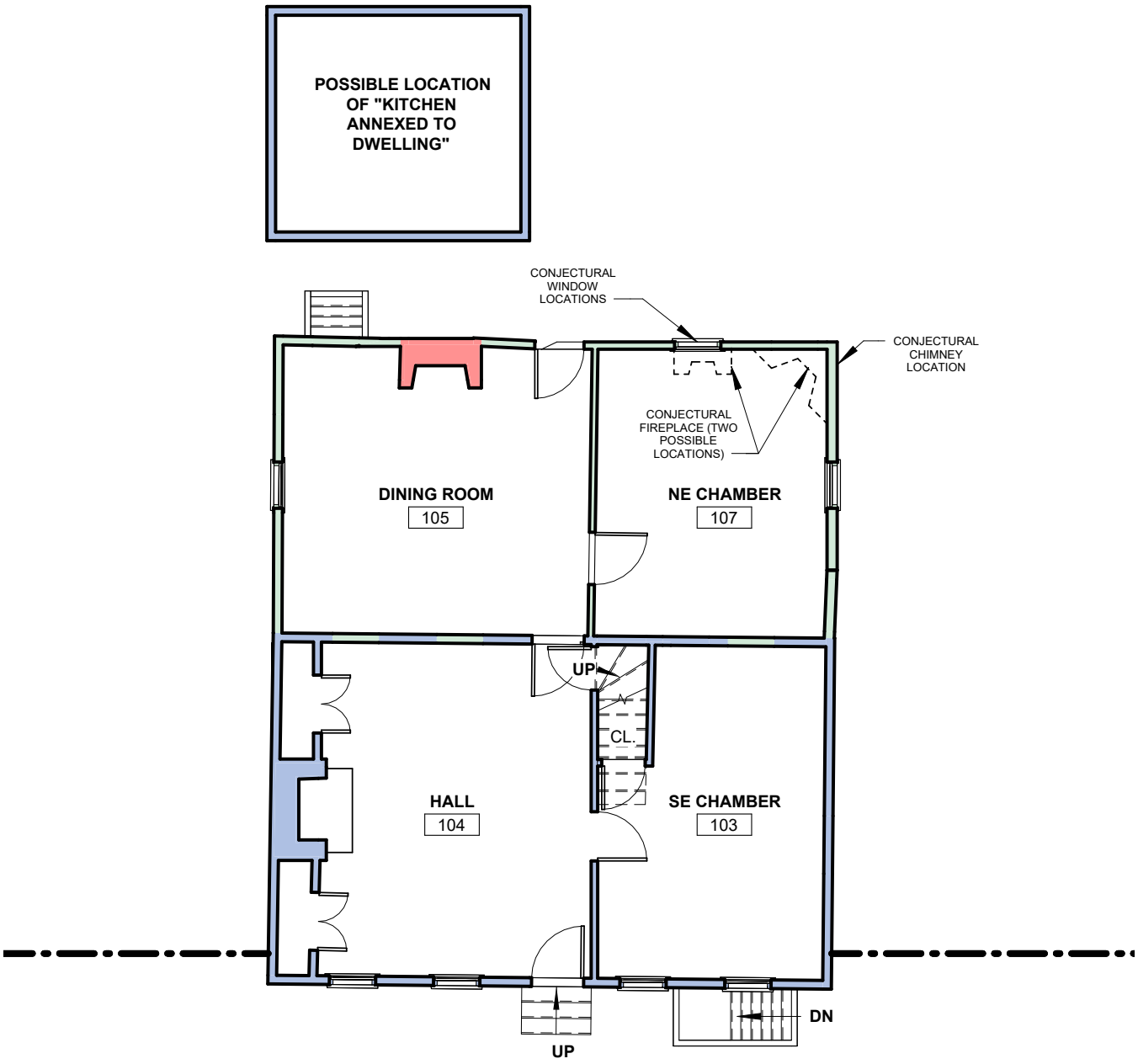


1784-1797 Interim First Floor Plan

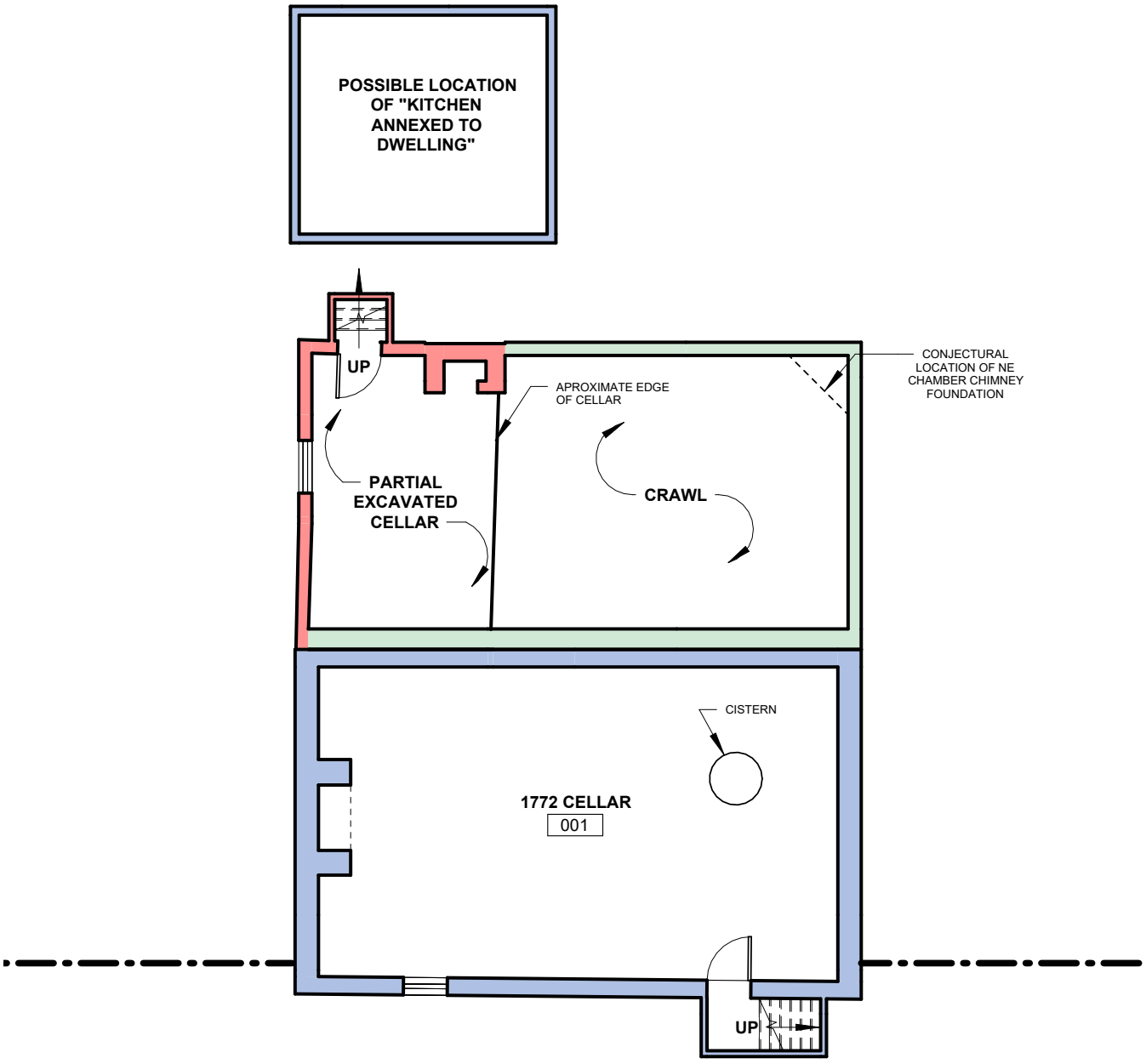
N

KEY

FIRST PHASE - 1774

SECOND PHASE - 1784

THIRD PHASE - 1784-1797



1784-1797 Interim Basement Floor Plan

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KEY

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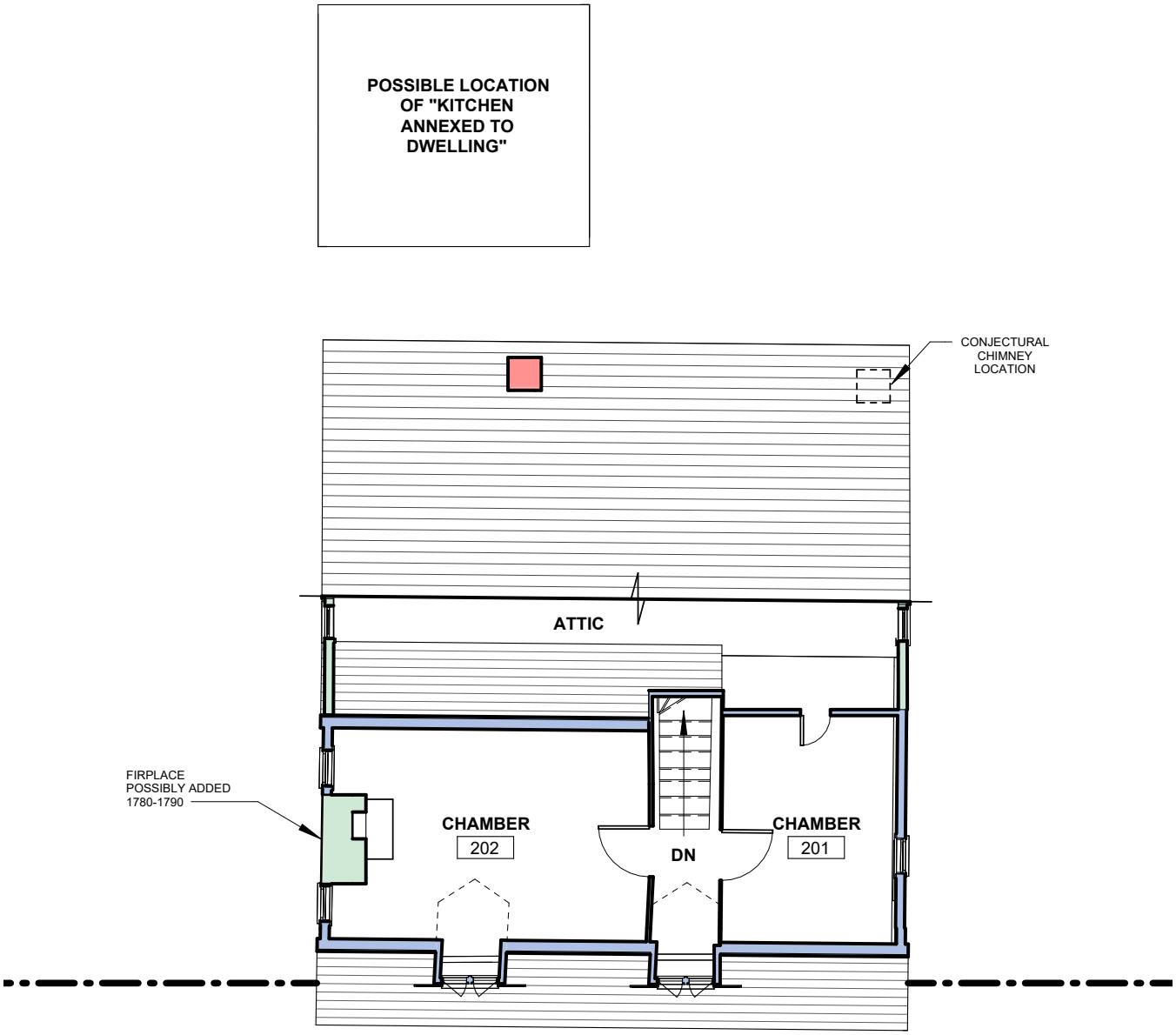
- SECOND PHASE - 1784
- THIRD PHASE - 1784-1797



1784-1797 Interim Second Floor Plan

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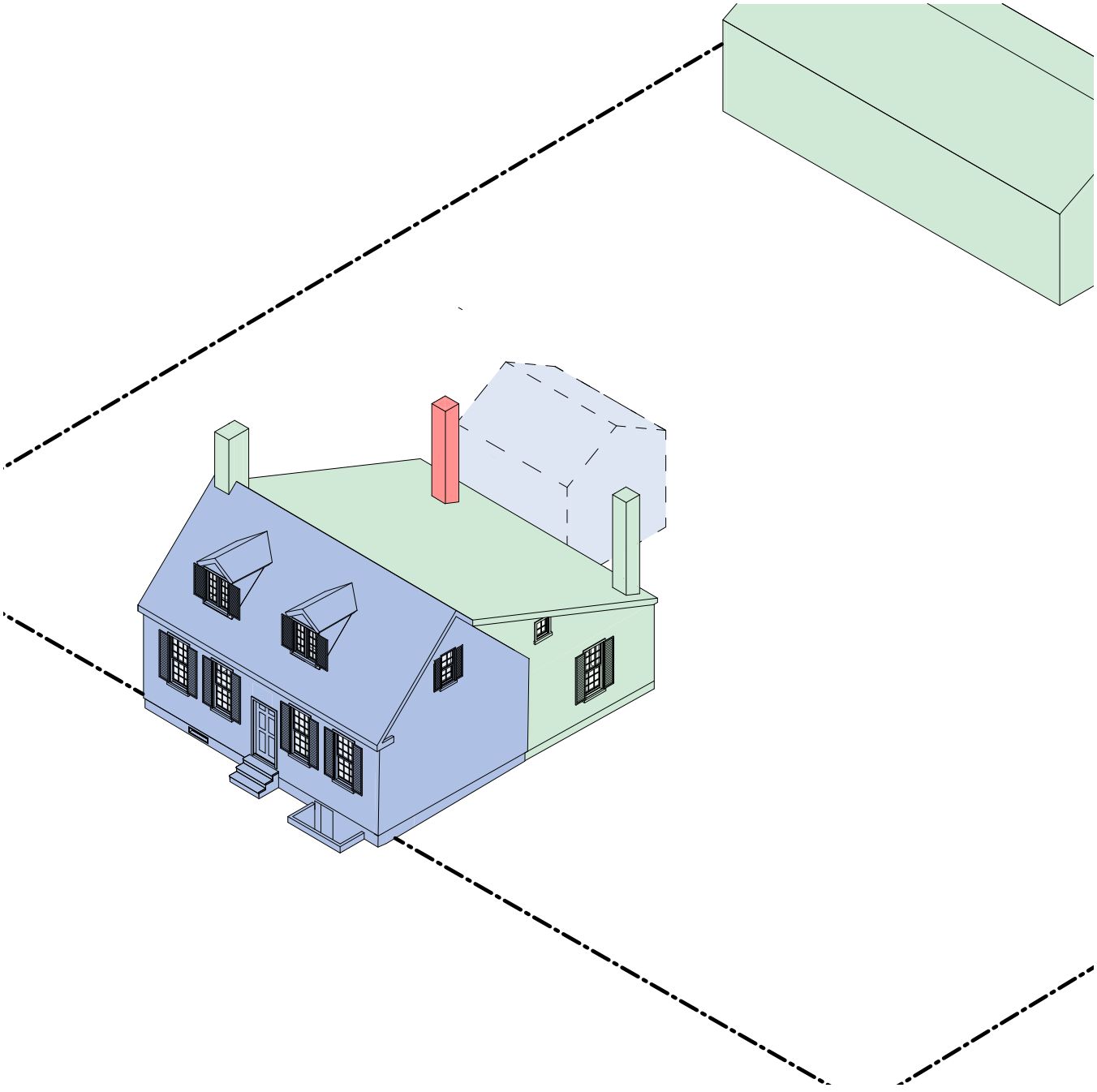
- SECOND PHASE - 1784
- THIRD PHASE - 1784-1797



Third Phase

Cellar Excavation - c1790

The 1784 addition was altered at some point after its construction in 1784 and before the brick wing was built in 1797, presumably to provide needed cellar storage or work space. The alteration involved the excavation of the cellar under Room 111 and the relocation of the chimney of that room when the shallow footing of the original diagonal chimney was no longer usable.

The excavated section apparently occupied only the area with a brick floor known as the milk room (Room 002) in the 20th century. When the cellar was dug out in the late 1780s or early 1790s, the owner decided to use brick rather than stone to build the necessary new foundations on the west and north. The section of shallow stone foundation which paralleled the south wall was no longer needed at the same time. It was removed and the first-floor joists were supported on a new beam supported by a brick pier and a wood post (possibly added) midway between the pier and the door to the 1774 section. The wood post appears to have sections of bark which would permit dating by dendrochronologically. The beam has been replaced with steel over the door to the 1774 section.

The diagonal chimney, also without a deep foundation to support it, was removed at the same time. A new vaulted brick interior chimney base was added on the north between the joists. Bricks supporting the hearth curve out from the chimney to rest against an added timber header. The added header is not notched into the floor

Figure 6a. - Added chimney base in the 1784 Cellar from the south.

structure, but is supported on ledgers nailed to the face of the flanking joists.

A bulkhead entry was included in the brick

foundation to give access the new cellar. It was placed on the north wall to the west side of the new chimney. The cellar entry was later partly infilled with stone and replaced by a high cellar window or vent, possibly when the 1797 addition made alternative entries to the cellar possible from the 1797 and 1774 cellars. The vent was itself later blocked with brick. Elimination of the cellar entry or vent weren't necessarily related to the addition of the west porch roof. The west porch may not have had a stone or brick floor on grade and the porch roof protected the cellar stairs. Alternatively, there may have been an opening or a bulkhead door in the wood floor.[1] The porch roof overhead would have helped keep water out of this cellar opening. in order to make possible the addition of the north porch

1 Personal Communication, Al Cox, 9 Feb. 2024.

on the brick wing. This was in place by the time it showed up on the plan attached to the 1807 insurance policy.[2] Archaeology in 2001 found probable evidence of the builder's trench of the cellar entry and of a rubble fill of bricks, ash, coal, mortar, plaster, cobbles, and rocks used to fill the entry when it was closed.[3]

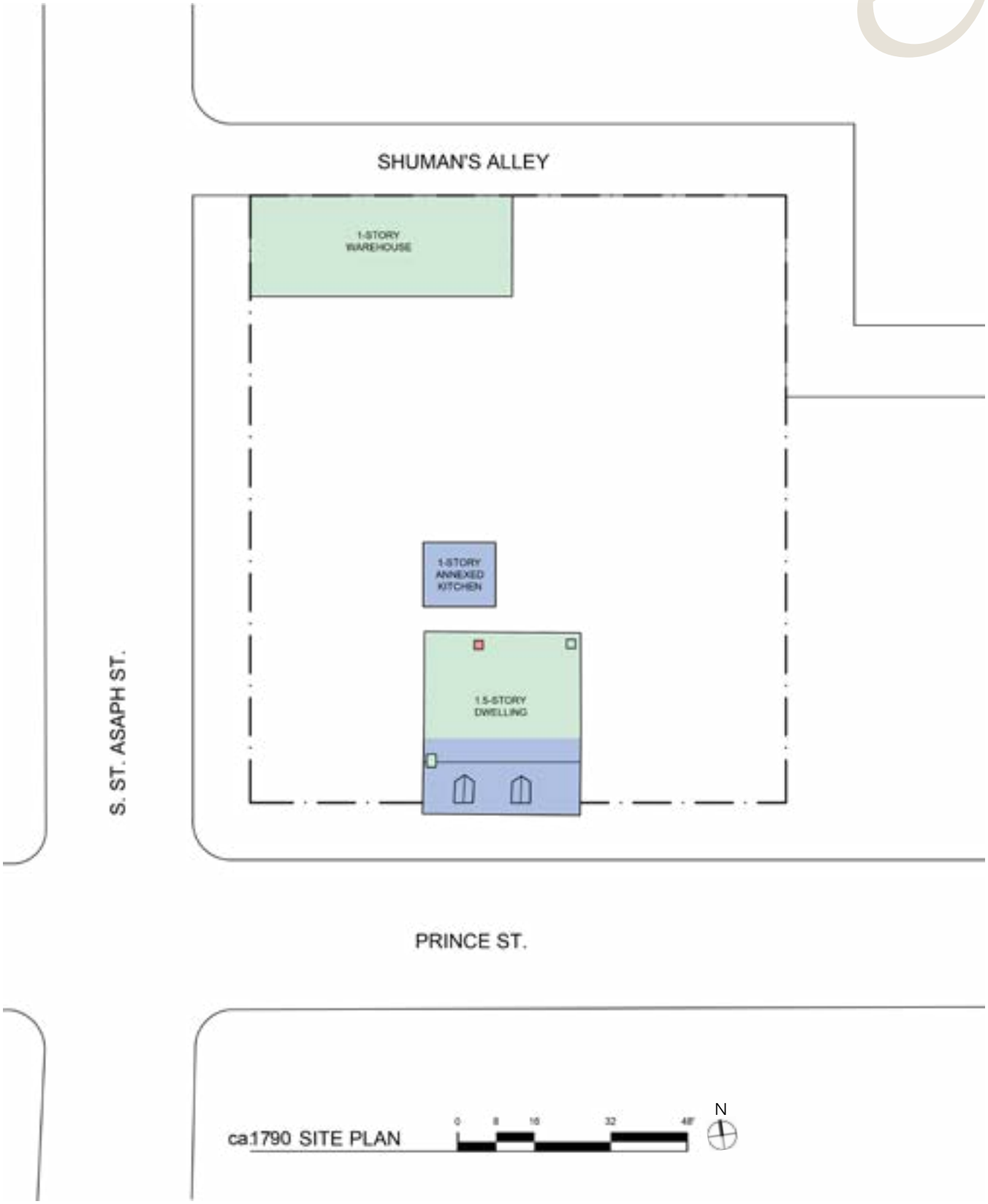
The floor of the eastern half of the cellar below the 1784 addition was lowered by twelve inches in 2000, at the same time that entire cellar floor, except for the brick-paved floor of the "Milk Room" (Room 002) was lowered. Archaeological excavations in the cellar exposed a system of mid-19th-century ceramic drainage pipes that fed water drained from the entire cellar into the cistern in the 1774 section.

Room 002, known to the family in the 20th century as the "Milk Room," was not fully excavated in 2000. It is the only place where the cellar was and is floored with brick (laid in a herringbone pattern). Archaeology showed that the area outside the milk room (Room 003) was dirt floored.[4] As we shall see, that area may not have been excavated until the addition of the 1797 wing. The eastern third of the 1784 addition is located over a shallow crawl space. The floor level in that area was lowered about 18 inches in 2001 to permit access.

The stone wall between the crawl space and the excavated section is aligned and continuous with the east wall of the 1797 wing, suggesting that it was inserted when that wing was added in 1797.

On the floor above the diagonal chimney was removed in Room 111, leaving the angled framing below and a matching cut in the floorboards visible today. A new interior chimney with a Federal mantel was added at the center of the north wall.

2 Virginia Mutual Assurance Society policy 123, 1807
3 Shephard *18*
4 Shephard 7



ca.1790 SITE PLAN

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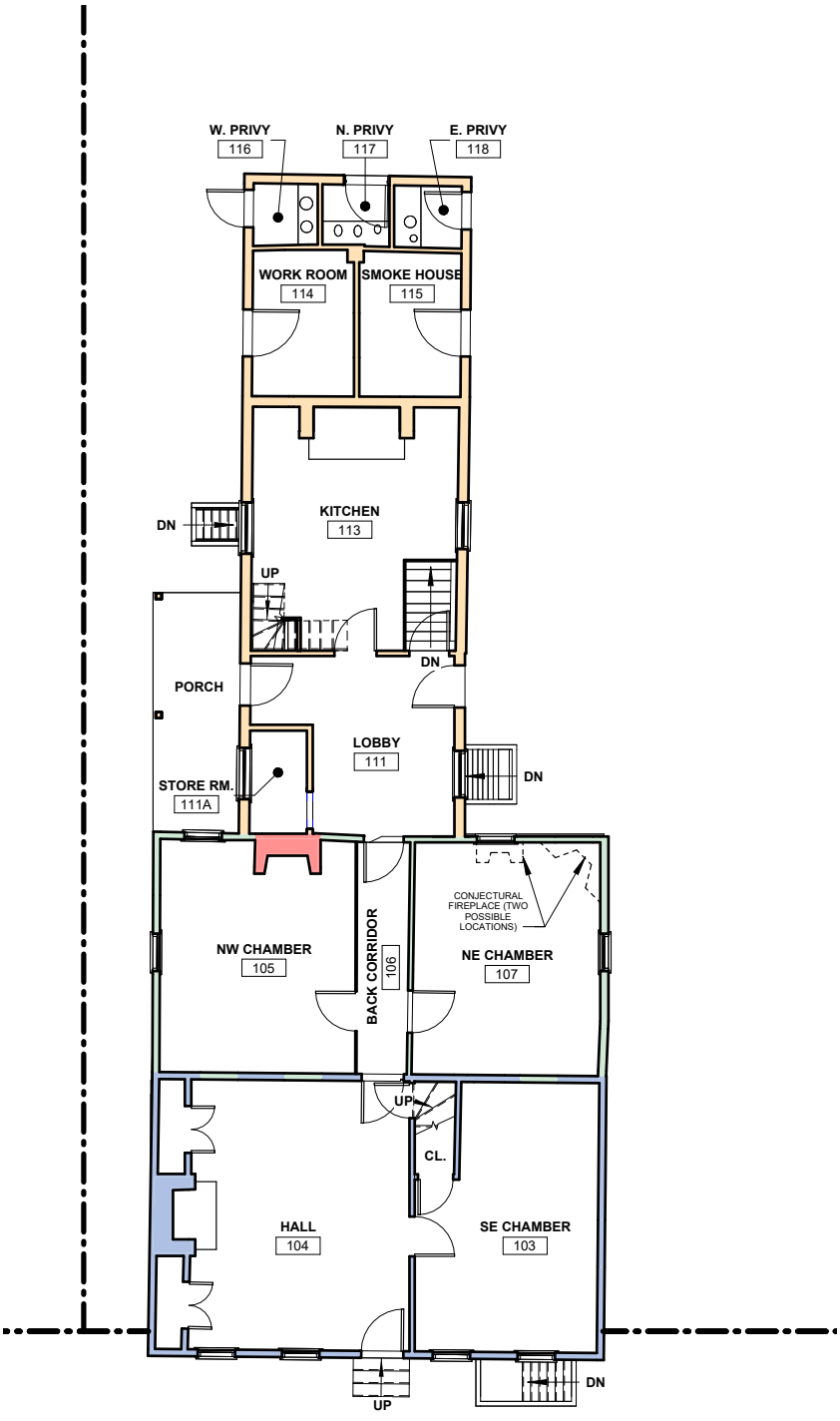
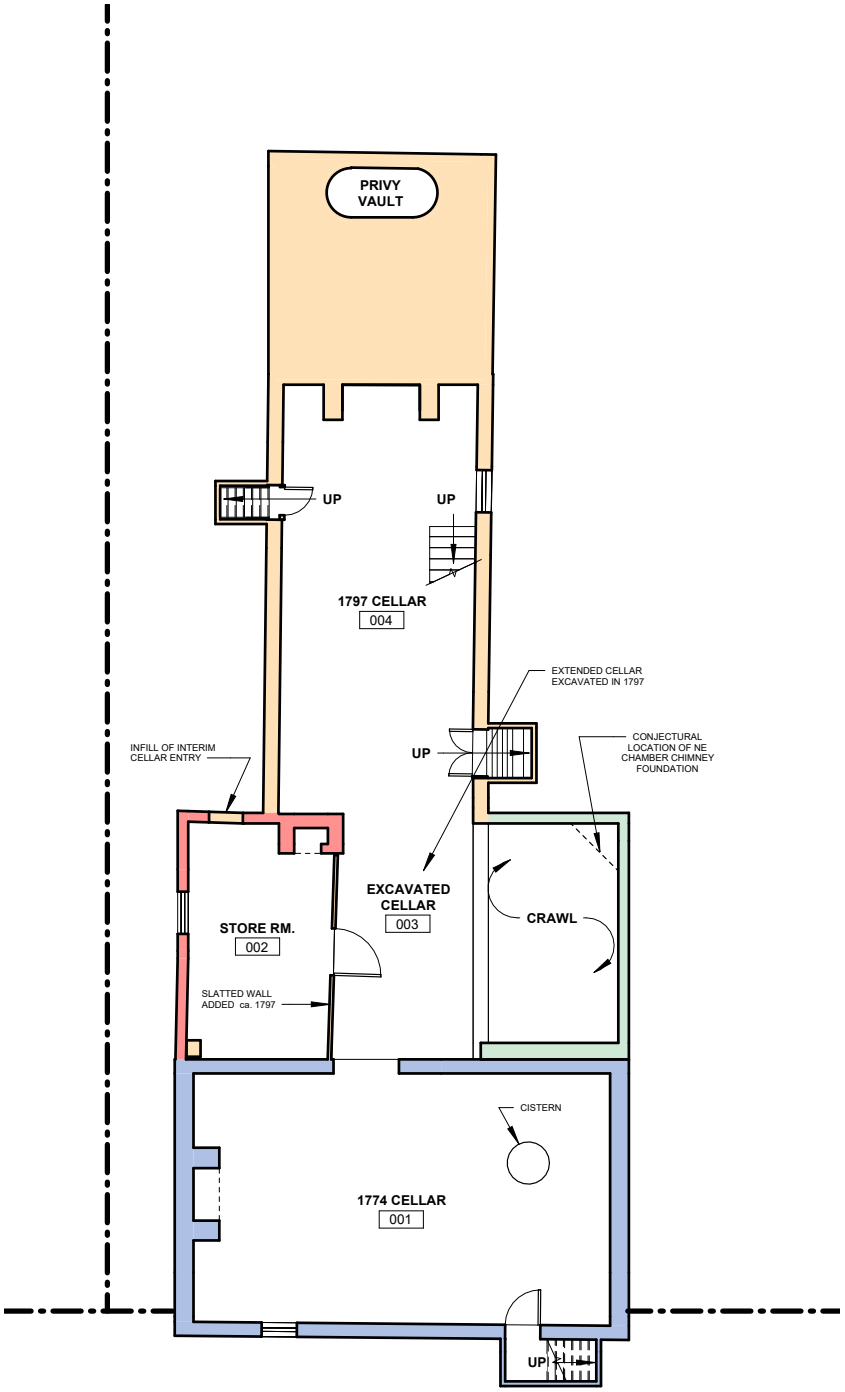


1797 First Floor Plan

N

KEY

- FIRST PHASE - 1774
- SECOND PHASE - 1784
- THIRD PHASE - 1784-1797
- FOURTH PHASE - 1797

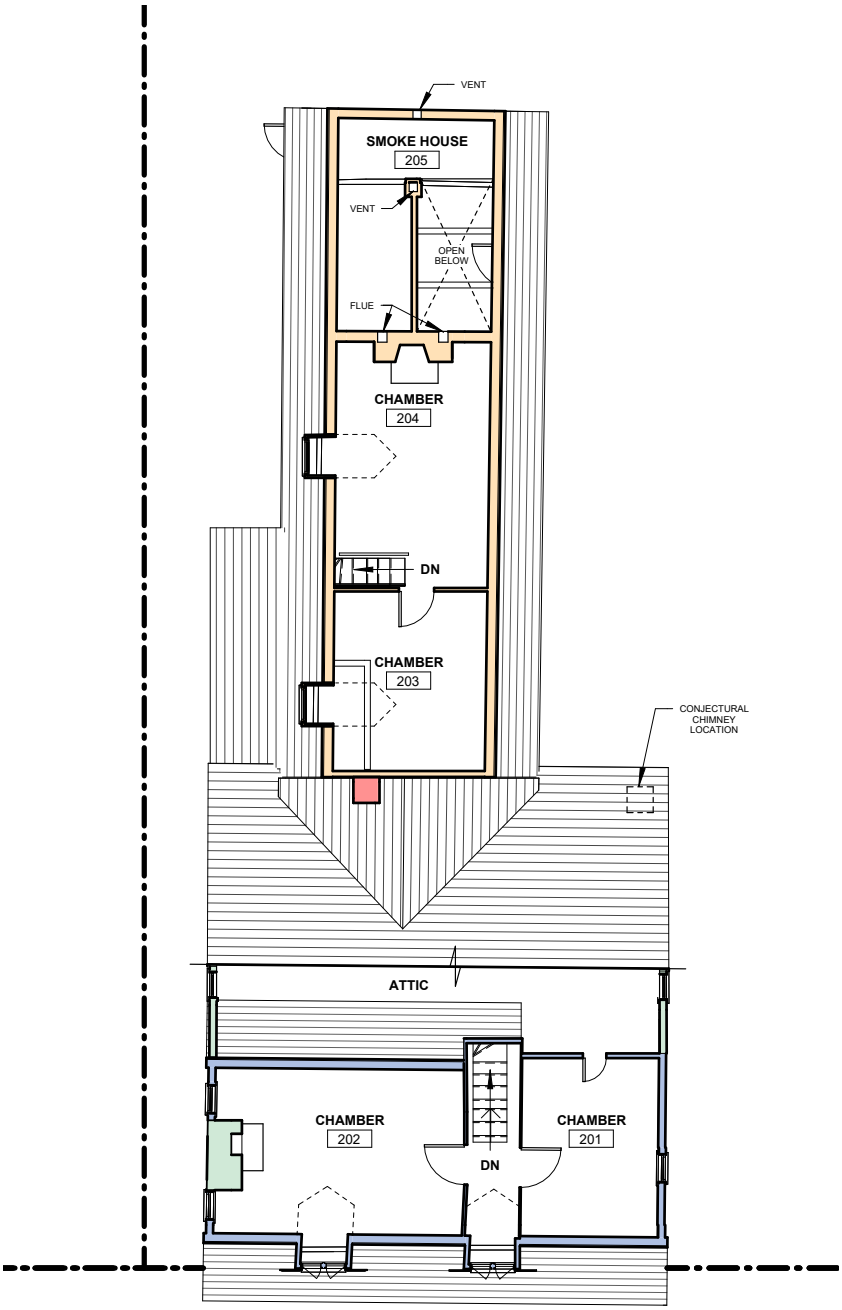


1797 Basement Floor Plan

N

KEY

- FIRST PHASE - 1774
- SECOND PHASE - 1784
- THIRD PHASE - 1784-1797
- FOURTH PHASE - 1797

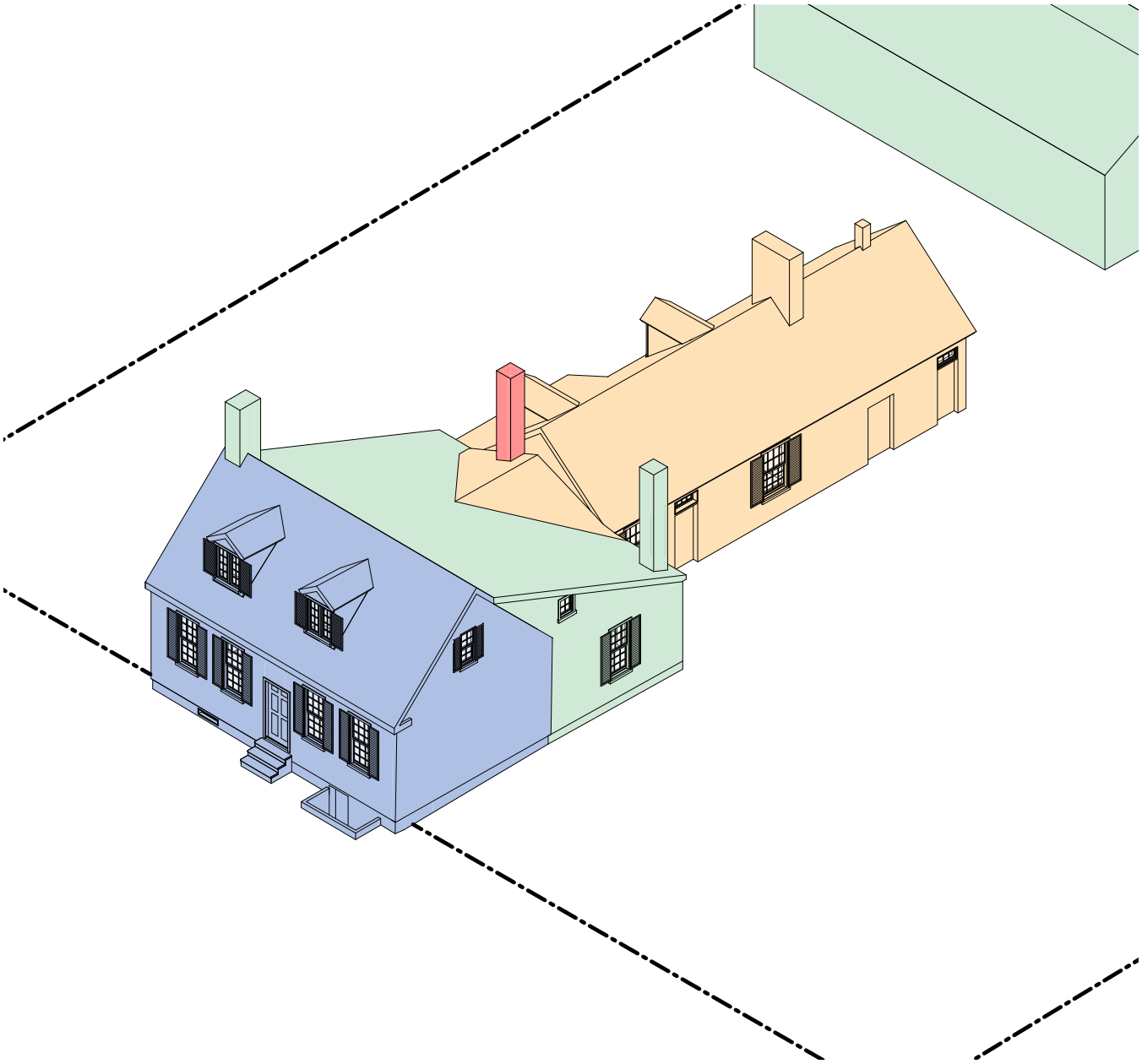


1797 Second Floor Plan

N

KEY

- FIRST PHASE - 1774
- SECOND PHASE - 1784
- THIRD PHASE - 1784-1797
- FOURTH PHASE - 1797



Fourth Phase

Back Building - 1797

William & Jane Barr Stuart Newton- 1795-1806

Alexandria saw dramatic economic development after the American Revolution, documented in the subdivision and sale of lots on the 500 block between King and Prince. A study of the social history of the lots on the 500 block clarifies the larger context in which it was developed:

> *After the Revolution, Alexandria merchants held high hopes for their economic future. These hopes revolved around the town's potential as a trade center for the land to the west, provided that internal improvements would make the connection between Alexandria and the West efficient and reliable. In 1785, the Potomac Company was organized to build a canal around the falls of the Potomac River. In the same year, the first turnpike toll gates in Virginia were set up to pay for keeping the roads leading west from Alexandria open and passable. From 1790 to 1800 the population of Alexandria nearly doubled, growing from 2,758 to 4,971. In the same decade, the number of households on the 500 Block increased from three to thirteen.*[1]

John Thomas Ricketts (1754-1821) and his business partner William Newton (1762-1814) together purchased the half-acre Murray lot from Dr. Dick in Nov. 1795 for 1,000 pounds.[2]

RICKETTS and NEWTON

HAVE JUST RECEIVED AND FOR SALE,

HYSON, Souchong, and Bohea Teas; Coffee; Pepper; Malaga Raisins; Cotton of an excellent quality in bales; Muscovado Sugar in barrels; Loaf and Lump ditto in ditto; Tar; Allum Salt; green edg'd Queen's Ware; China in full sets; Gilt Trunks, &c.

A few hogsheads of well flavoured GRENADA RUM which will be sold low.

They have also a neat Assortment of

DRY GOODS,

Amongst which, are Irish Linens from 8d. to 24d. sterling; German and British Osnaburgs; Callimeres; Waistcoat Patterns; plain and striped Nankeens; Russia Sheetings; Printed Cottons; Oil Cloths for Table Covers, &c. &c.

☞ They have also, BRAN, CORN and INDIAN MEAL at Retail.

Alexandria, May 1, 1793.

Figure 7a, - Ricketts and Newton Advertisement, Alexandria Gazette, 16 May 1793, from Shuman 2023, 105.

Thomas Ricketts was a merchant and industrialist originally from Maryland with considerable financial backing for his enterprises. The partners, who apparently very close, shared the lot: they were to be "tenants in common" and not "joint tenants," fully sharing ownership of the property. The deed no longer required payment of ground rent.[3]

William Newton was the eldest son of John Newton, an established planter in Stafford County. He was born at Little Falls Farm in 1763. As a result of changes in the economy brought about by the American Revolution, he left farming and set up as a merchant in Alexandria as early as 1786, when he advertised the business as William Newton and Co. He was a member of the Masonic Lodge #22 and by 1794 he was a charter member of the Alexandria

1 Philip Terrie, *Alexandria's Main Street Residents: The Social History of the 500 Block of King Street.*
2 Alexandria Hustings Court DB G:284, quoted in Chain of Title, Historic Alexandria, Alexandria VA and in Shuman 2023, 104.
3 Alexandria Hustings Court DB G:39

Library Company and was active in the Relief Fire Company. William Newton also played a role in establishing the Bank of Alexandria, as evidenced by his signature on the petition of 1792 for its establishment.[4]

Newton married Jane Barr Stuart (1775-1815) in 1792 at Cameron, a farm on the outskirts of the town. The couple enjoyed a rich social life. Cameron was the site of a mill operated by a partnership including John Thomas Ricketts. Jane, whose mother had died in childbirth, had been brought up in their home by her aunt, Mary Barr, wife of John Thomas Ricketts. Newton soon joined in a partnership with Ricketts.[5]

Newton benefited from his close connection with the Ricketts. He was treated like a son-in-law, since Jane Newton was the niece and foster-daughter of the Ricketts and had been brought up in their home. The two men were partners in the successful flour merchant firm of Ricketts and Newton, which traded with the Caribbean and Europe. They conducted their business elsewhere in the town- they insured a three-story brick warehouse on the corner of Fairfax and Prince streets in 1796 for $10,000[6] and operated a wharf in 1802[7] but the former livery stable (now called a warehouse) on the Prince Street lot must have come in handy. The firm was at its peak between 1796 and 1806, when it began to decline. They regularly advertised shipping of flour abroad and receipt of meat, rice, cotton, clover seed, corn, salt, coal, and a wide variety of dry goods and furnishings.[8]

The firm Ricketts, Newton and Co. was dissolved by owners John Thomas Ricketts, William Newton, and John Mills, Jr. in 1807, as announced in the *Alexandria Daily Gazette* March 1807.[9] The firm was sued by creditors and litigation continued until at least 1816.[10]

There were probably already at least three buildings on the full 1/2-acre tract in 1795, all of less than two stories, including the Murray house, the Murray kitchen, and the livery stable. The stable was built on one of the three lots that were subdivided at the north of the lot facing St. Asaph Street. Murray had advertised in 1792 that the lot including"a commodious frame house, with four rooms and three fireplaces on the first floor, and two rooms on the second, and a kitchen annexed to the same- also a large stable, on one of the lots on St. Asaph St".[11]

As we have seen, it is likely that Murray's livery stable stood toward the back of the lot facing St. Asaph Street and probably served Ricketts and Newton as a warehouse. A second house

4 Entry for William Newton, Notable Interments in the Presbyterian Cemetery: https://gravestonestories.com/bibliography-of-selected-individuals-buried-in-the-presbyterian-cemetery/

5 The Newton family history recounted here is chronicled in *Eliza Newton Woolsey Howland, Family Records: Being Some of the Ancestry of my Father and Mother Charles William Woolsey and Jane Eliza Newton* (Tuttle, Morehouse, and Taylor Press, 1900) 199-237

6 Virginia Mutual Policy, 1796, Reel 1, vol. 1, policy 1, Library of Virginia.

7 *Alexandria Advertiser and Commercial Intelligencer* 2:538 99 (6 Sept. 1802).

8 Alexandria Advertiser and Commercial Intelligencer 1:276 (29 Oct. 1801), *Alexandria Daily Advertiser 4:947 (29 Dec. 1803) and Alexandria Daily Advertiser 4:978 (5 May 1804), online resource at https://virginiachronicle.com/?a=cl&cl=CL1&sp=ADA*

9 *Alexandria Daily Gazette, Commercial and Political* 9:2421 (27 Feb. 1809) online resource at https://virginiachronicle.com/?a=cl&-cl=CL1&sp=ADA.

10 *Alexandria Gazette, Commercial and Political* 16:4714 (19 Sept. 1816) online resource at https://virginiachronicle.com/?a=cl&cl=-CL1&sp=ADA.

11 *Virginia Gazette and Alexandria Advertiser, 13 Sept 1792*

was built on the lot north of the stable. This lot was leased on ground rent to carpenter John Woodrow by Ricketts and Newton in 1796. This house may have been the structure later shown on Woodrow's lot (known later as the McDella House), raised to two stories, and shown in a historic photograph below.

The tract had already been now subdivided into lots by Murray, but these lot dimensions were not used by Ricketts and Newton. They agreed that John Woodrow would subtract a 5'-6" foot wide alley from his lot to run between his property and the properties facing Prince Street.[12] The partners must have contributed 5 feet from the southern parcels to widen the alley, which is shown as 10 feet wide in 1815. [13] Woodrow and his wife and two apprentices occupied the house on his lot in 1800.[14] The partners agreed as part of the deed to deduct the cost of the Alexander ground rent, should it be applied to Woodrow's leased lot.

The Ricketts and Newton Lot

The partners shared ownership of the entire 1/2-acre lot (including Woodrow's parcel) although each partner's tract was separately taxed. They also built a brick house valued at $3,000 on the easternmost lot, probably at about the same time as the brick wing of 1797. That house, which was demolished in the mid-19th century, was the home of the John Thomas Ricketts household until at least 1817.[15] It remained in the ownership

Figure 7b. - House on John Woodrow's lot on St, Asaph Street shown c1870 (Terrie, Social History of the 500 Block of King Street).

of the Ricketts family from 1796 until its sale in the late 1820s. In 1796, that household included Ricketts and his wife Mary, who seem to have had no children, four enslaved workers and six "boarders," probably employees or apprentices of the partnership.[16]

In about 1806 the merchant company seems to have experienced financial difficulties and seems to have wound up its activities. It is also possible that John Thomas Ricketts wanted to retire. Ricketts transferred his share of the firm's entire property in Alexandria, the District of Columbia, and Loudoun County to William Newton on 12 May 1806, and three months later Newton sold it to William Smith for $4,000, an enormous increase from the $1000 paid by Ricketts and Newton for the entire 1/2 acre lot in 1795.[17] In June of 1806, Newton sold the lot formerly

12 Alexandria Hustings Court DB G:284.
13 Virginia Mutual Assurance Society policy 1903, 1815.
14 Land Book 1800; Indentures 1801-1830, Library of Virginia.
15 Estate of William Newton in Account with A. Newton, Acting Administrator, 1814-1823, (ledger in collection, Gibson Worsham). Mentions repairs to house of John T. Ricketts building brick wall between John T. Ricketts and Jno S. Brown in 1818.

16 T. Michael Miller, ed., *1796 Census of the Third Ward, Alexandria; Artisans and Merchants of Alexandria, Virginia 1780-1820* Vols. 1 and 2, Alexandria Library (Heritage Books, Inc., Bowie, Md., 1992) 5.
17 Alexandria Hustings Court DB N:54-61 (12 May 1806) and DB N:42-45 (2 July 1806).

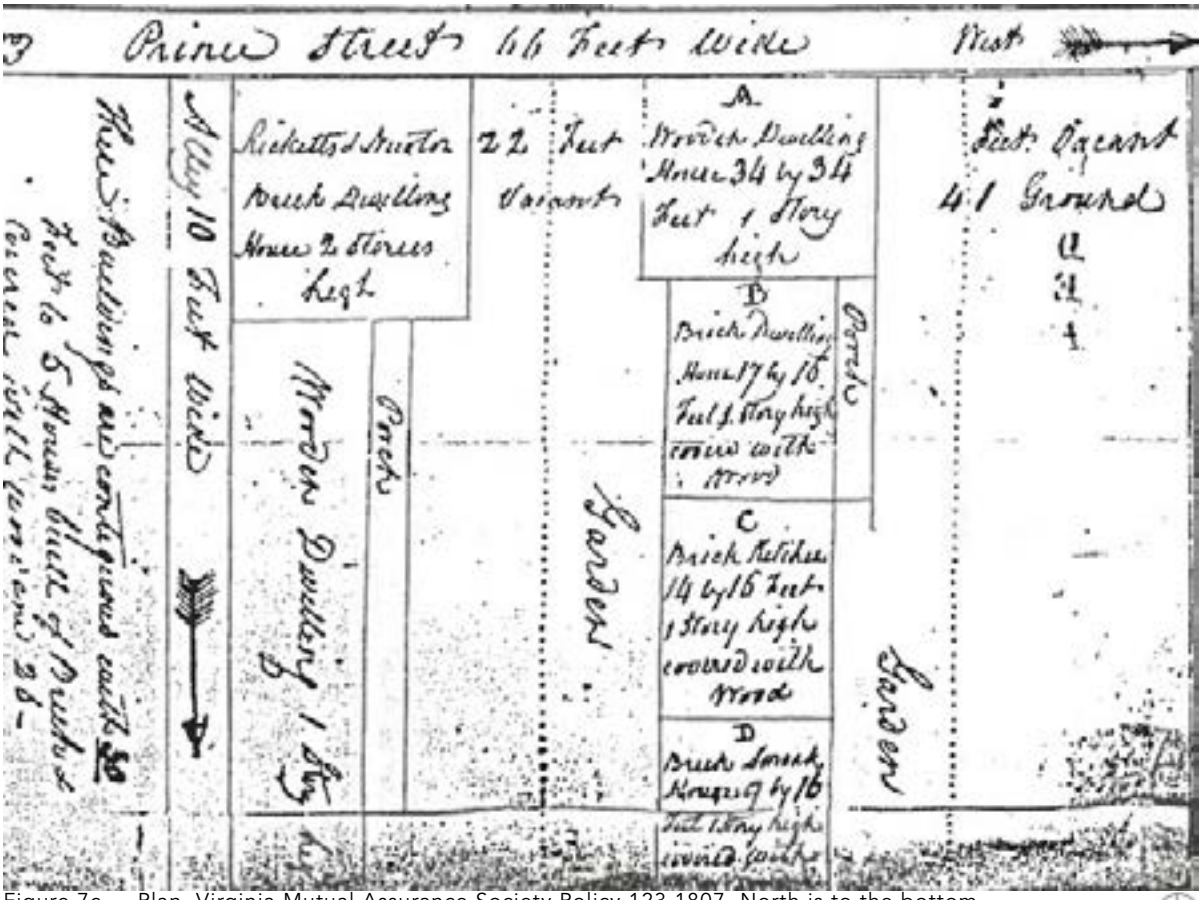


Figure 7c. - Plan, Virginia Mutual Assurance Society Policy 123,1807. North is to the bottom.

leased to John Woodrow to Woodrow.[18] By 1810, that lot was occupied by Edward Martin, a blacksmith.[19]

The original Ricketts and Newton tract had included the frame warehouse at the back of the lot. [20]The warehouse had probably served a secondary role in their business, since, as has been shown, they had a large warehouse near the wharves. The 20' x 45' building was probably the livery stable built ten years before to serve as Patrick Murray's "large" livery stable. Insurance policies show that the warehouse was valued at $300 in 1807, a modest value. It gradually decreased in value over time until 1846, when "the old Warehouse" was said to be "considered worthless."[21]

Brick Wing- 1797

The partners not only shared the ownership of the lot on Prince Street but shared the undivided lot as the site of their two homes. The Newton family lived in the Murray house and John Thomas and his wife Mary Barr Ricketts lived in a new brick house immediately to the east. Dendrochronology shows that the partnership built the service wing on the rear of the Murray house with wood felled in 1797. This replaced what was probably a detached kitchen that

18 Alexandria Hustings Court DB N:328.
19 500 Block of King St.
20 Virginia Mutual Assurance Society Policy 123 (1807)

21 Virginia Mutual Assurance Society policies 123 (1807),1903 (1815), 4974 (1823), 11`040 (1839), 14301 (1846), and 17673 (1853).
.

previously served the house. The specialized "back building", as it was referred to in the insurance policy of 1846, was built of brick, an unusually substantial addition to a modest frame house. It was built in 3-course common bond, a utilitarian pattern suitable for a service wing. It was not a conventional service wing either in layout or use.

The south gable of the service wing did not oerignally connect directly to the "catslide" roof of the 1784 section. It was observed during the recent replacement of the roof that the entire south gable wall was clad with weatherboard with tin flashing at the base of the wall. The space between to two sections was bridged at some point by a gabled cricket, the apex of which was placed about a foot below the roof ridge of the wing. This was leveled in the recent repair work, since it was thought that much of the decay in the cricket framing came from leaks along this building seam.[22]

The listing of the back building in the first insurance policy in 1807 reveals an unusual aspect of the wing, when it breaks it into four separate pieces, shown below in bolded type:

- Wooden Dwelling [the main house]
- **Brick Dwelling**
- **Brick Kitchen**
- **Brick Smoak [Smoke] House**
- **Brick Necessary**
- Wooden Warehouse

22 Personal Communication, Al Cox, 9 Jan. 2024. .

The insurers also listed the expanded Murray house for insurance purposes as two dwellings, a practice that continued until the Virginia Mutual Assurance Society policy of 1839, even though there was internal communication between them. The division likely stems from the disparate materials and the resulting disparate levels of flammabilty of the two sections of the building and the method of calculating the value used by the specific agent. This author has not observed that to be a standard convention on other policies.

The frame back wing at the adjacent brick Ricketts House was also labeled as a separate dwelling on the same policy of 1807.[23] Since the first insurance policy was issued a year after the Newtons had sold the house, it is remotely possible that it also indicate that both houses contained two dwelling units during the Newton occupancy, but there is no documentary confirmation of this. The technical separation into two units continued during intervening tenancies and the early part of the Brown family occupancy. Tax records do not show multiple occupancies in the Newton and Ricketts households.

Like many urban *back buildings*- a term used for the wing on the insurance policy of 1846, the new structure contained a number of discrete service-related uses condensed into a single wing. Camille Wells observed that, while rural 18th-century Virginians rarely attached service rooms to their houses, town-dwellers needed to use cellars or multi-purpose buildings at the rear in order to make efficient use of small lots.[24]

23 Virginia Mutual Assurance Society policy 123 (1807)
24 See Callahan et al, *Tree-ring Dating of Fawcett House*, 2003, 2018, p.7-10.

South Room or Lobby

The 1797 wing was entered from the older part of the house and from the east and west yards by means of a well-finished room which gave access to the rooms around it and to the cellar. This south room (Room 111) seems to have served an important purpose as a lobby or circulation point connecting the kitchen, the cellar, the yards to the east and west, the northwest room (dining room?) in the 1784 section, and externally the Ricketts House to the east. It may have served as a servants' hall, where enslaved workers could wait or where the Ricketts and Newton apprentices could take their meals or it could have been a pantry or serving room.

This lobby may, as well, have been the original location of the call bells connected with the main rooms in the house, one of which survives in the kitchen. The spring-mounted bells, known as "house bells" were controlled by bell slides mounted in the main rooms of the house. These were an expensive device modeled on European prototypes that permited direct communication with servants generally and, in the American South, with enslaved people. They became more popular in the 1790s about the time that the Newton's added the wing in 1797. One of these survives in the northwest room in the form of a "bell slide" mounted at the east side of the mantel shelf. The wire ran vertically up, probably through the mantel shelf and through two 2 ¾" and 3 ½" tall tubes aligned with the corner board on the chimney breast. Copper wire would have moved within tiny holes to cause the bells to ring.[25]

Figure 7d. - Original house bell slide, NE Room, 1784 section.

The kitchen (Room 113) was directly connected to the circulation room by a former door in the center of the intervening wall. The door location is marked by cuts in the chair rail on the south side and a missing section of chair rail on the north of the wall. A steep stair, probably enclosed with a board partition, originally projected into the SE corner of the Kitchen. It led from the lobby to the cellar through the current kitchen door, which has typical ovolo trim. The

25 Edward A. Chappell, Hardware, in Carson and Lounsbury, *The Chesapeake House*, 2013, 281.

stair can be traced in the framing in the cellar ceiling. Colonial Williamsburg's Ed Chappell believed that the cellar stair was intended to move food or drink from the cellar to the Lobby. He posited, that this stair leading to a "superior" room (Room 111) indicated a potential use of the house as a tavern at the time of the third-period addition, but this use has not been confirmed by documentary evidence.[26]

The doors to east and west are simple batten doors with one-part architrave trim, but the windows, with their two-part architraves, have, as Ed Chappell observed, the most refined trim in the house. Room 111 was originally plastered and treated with a molded surbase and beaded base. A close-studded, very secure store room or closet (Room 111A) was located in the southwest corner enclosing the window, where it may have served to secure valuables or foodstuffs.

Room 111 and the former store room was explored by Mark Wenger in 2018 after damage from moisture exposed framing members in the ceiling. The ceiling plaster is mounted on riven laths attached with cut nails in contrast with the kitchen stair members and the secure closet studs, which were used wrought nails. Wenger thought that the ceiling lathing nails indicated that the room was plastered or replastered after 1805. Wenger does not indicate if the lath nails were hand-headed. Hand-headed machine lath nails became available after 1790, while the machine heading became available after 1805.[27] Since he gives 1805 as a date for the ceiling laths, it appears that he may have meant machine-headed nails. In contrast, the photograph in his report appears to show hand-headed nails. Thus, the date of the interior completion of the room is not clear.[28] The physical form suggest it and its internal store room were completed with the rest of the wing.

Kitchen, Smoke House, Work Room, and Privies

A kitchen with a large cooking fireplace was located at the center of the wing.

Room 113 (the Kitchen) is a 14'-6 ½" by 17'-6" room including the projecting chimney breast. It is lit by large windows on each side of the same size and trim as the windows in the Lobby. The six-foot-wide cooking fireplace is spanned by a segmental arch with an iron lintel and contains original cooking equipment. The room surrounded by a plain pedestal chair rail, is unusually well finished for a kitchen.

Just to the north of the kitchen were placed a pair of work-related rooms that were adjacent but not interconnected- one for smoking meats and the other, as described to the Historic American Building Survey in the 1930s, said to have been used in the past as a "wash room."

The eastern room (Room 115), which opens into the attic over the entire north end of the wing, was used for smoking meats. The room contains rows of wrought tenterhooks on the joists and other framing members for hanging

26 Edward A. Chappell, "Murray-Dick-Fawcett House, 517 Prince Street, Alexandria, Virginia, Dec. 2017," typescript, Office of Historic Alexandria, City of Alexandria, Virginia.
27 Tom Wells, "Nail Chronology: The Use of Technologically Derived Features," *Historical Archaeology* 32:2
28 Mark Wenger, Investigation of the Colonnade Ceiling, Fawcett House, 517 Prince Street, Alexandria, Virginia, Mesick Cohen Wilson Baker, Architects, 2018.

meats. A brick wall that rises to the apex dividing the space above the east and west work spaces appears to have served as a smoke baffle permitting control of and enhanced flow for the smoke. According to previous owner Joe Reeder, a now-vanished wooden baffle in the north section over the privies in line with the brick wall controlled the entry of smoke into the section over the "wash room." He indicated that openings permitted smoke from the kitchen chimney to connected with the upper smokehouse in the attic. See Figure 7f. According to architectural historian Camille Wells, baffles of this sort were used at Monticello and Poplar Forest, where smoke houses are integrated Into a line of service rooms.[29]

Figure 7e. - Upper Smoke house

Figure 7f. - Head of Door connecting room 114 and room 113.

The second service room (Room 114), located next to the smokehouse was identified by descendants and at the time of the HABS drawings as the "Wash Room." The lack of heating facilities for water and the small size of the room mitigate against it serving as a place for washing clothes. It may have been used, instead, as a dairy where workers cooled milk and made butter. The batten door between the Work Room (Room 114) and the kitchen (Room 113) which lacks a lintel appears to have been added after the original construction.

A clue to the changing use of Room 114 may be found in the insertion, at some point in the later 19th century, of a small glazed insert in the door and of an operable transom over the door, which, like corresponding door to the smoke house on the east was not originally

29 Callahan et al, Tree-ring Dating of the Fawcett House, 2003, 2018, collection of Historic Alexandria, Alexandria VA.

provided with a transom. This is unlike the other doors of the brick wing, including the privies, which were supplied from the first with light to the interior. This would suggest that whatever the use, neither of the work rooms originally required interior light when the door were shut. The door to the western work room had a small glazed insert added and an operable transom added above, both appearing to date from before c1860. Ventilation would have been useful in cooling milk or heated air from washing, although the transom could have been added as additional ventilation for the kitchen, if the connecting door had been inserted at that time.

A late 18th-century log building at Monticello combined two of what Jefferson considered of the "indispensable" activities of a Virginia plantation: the smoking of meat and processing of milk and butter.[30] In spite of the availability of foodstuffs at urban markets, the miniature plantation on an urban lot could contain many of the same kinds of uses: for example, William Plume's rented house on the north side of Main Street in Norfolk VA in 1796 comprised, in addition to a wooden kitchen, a combination smokehouse/dairy.[31]

The wing was terminated at the north by a very unusual trio of privies (Rooms 116-118) opening to the north, east, and west and sharing a single privy vault. The back building has an unheated cellar under the main rooms with exterior bulkhead entrances on the west and east, suggesting separate storage uses oriented to east and west.

A garret contains two chambers connected to the kitchen and lit by conventional six-over six, single-hung sash gabled dormers on the west side (as opposed to the wide, double-leaf casements in the 1774 dormers). The two rooms on this floor were likely the quarters used by the cook and other enslaved members of the household, directly accessible from the principal domestic workspace. The heated North Chamber is found at the top of the steps and opens into a separate, lockable, unheated South Chamber located to the south.

The scale and complexity of the 1797 wing has suggested to some viewers a specialized or even commercial purpose. Some have surmised that the house was used as something like a tavern or ordinary, but there is no public record that confirms this sort of use when it was occupied by the Newtons or any of the other owners during the 18th and 19th centuries.

Back Building Porch

The back building was first shown on the 1807 insurance policy. At that date it was equipped with a porch that extended along the west side of the south room and the kitchen. The porch was still shown on the policy from 1815 but vanishes from the policies after that date.[32] It is, however, probably the same as the enclosed shed shown on the Hopkins Map of 1877 and the Sanborn maps starting in 1885. The enclosing walls were removed but the roof and floor structure retained in 2001. During its full reconstruction in 2021, it was carefully studied

30 Https://www.monticello.org/slavery/landscape-of-slavery-mulberry-row-at-monticello/view-places/smokehouse-dairy/
31 Virginia Mutual Assurance Society policy 99 (1796)

32 Virginia Mutual Assurance Society policies 123 (1807) and 1903 (1815)

Figure 7g. - The west roof was uncovered during the replacement of the roofing in 2021. The nearly square rafters were resting on a ledger nailed to the fascia board (Al Cox).

and it was observed that the square-section rafters were resting on a ledger. The ledger was attached to the fascia board that is nailed to the main roof rafter ends. There was no paint visible on the fascia, which indicated to Al Cox that the porch was likely an original feature of the building. The blocked basement entry in the north wall of the 1784 section may predate the porch, as does the cellar vent (now also blocked) that replaced it. The roof structure makes it look like the porch was added to the 1797 wing before it was painted. There is a rafter sample on which dendrochronological testing can be performed that can be located by Al Cox.[33]

The evidence of a basement bulkhead, infilled with stone, in the brick foundation under NW corner of the 1784 addition seems to predate the porch. It was replaced by a smaller cellar vent in the same location, also infilled, that would have interfered with the porch in 1797. Both of these openings may have been infilled after 1797, in which case the porch, which is first documented in 1807, would have been added.[34]

Figure 7h - Jane Barr Stuart Newton, St. Memin, 1805 (National Gallery).

Figure 7i. - William Newton (photo of portrait from collection of Betty Fletcher Gibson)

33 Personal Communication, Al Cox, 5 September 2023.
34 Virginia Mutual Assurance Society policy 123, 1807

Newton Household

William Newton and Jane Barr Stuart had eleven children, one of whom was named for her aunt Mary Ricketts, who lived next door. Most of the children spent their early years in the former Murray house. The children included John Thomas (Commodore USN, b 1794), Edwin Barr, Henry Carlovin, William Stuart, Mary Ricketts (b 1795), Jane Eliza (b 1801), Thomas Willoughby (US Congressman, 1804), Albert Orlando (b 1805), Sinah Anne (1807), Fenwick Augustin, and Joseph Monroe (b 1810).

Figure 7j. - Mary Ricketts Newton, daughter of William and Jane Newton, c1815 (collection of G. Worsham)

Figure 7k. - Commodore John Thomas Newton, son of William and Jane Newton, (Frick Digital Collection). Both were named for their Ricketts relatives.

The Newtons occupied the Murray-Dick-Fawcett House until 1805, when they rented it, now valued at $4,000, to an individual named Capt. O.P. Finley, a hardware merchant.[35] The Newtons moved to a two-story brick house now located at 511 Prince Street.[36] With the sudden deaths of William and Jane Newton within a short time of each other in the winter of 1814-15, the Newton children were received back into the home of Mary Barr Ricketts, who may have continued to live in the brick house next to the Murray-Dick-Fawcett House.[37]

The initial mutual use of the property by the partners may explain the form of the brick back building and the long, one-story, frame wing of the Ricketts' house seen on the insurance policy drawings. The two households, including apprentices, assistants, and servants both free and enslaved, contained as many as 26 individuals in the years 1796-1798, likely accounting for the large unitary pit serving the three privies traditionally understood to have been segregated among men, women, and slaves (see the folowing paragraphs for references).

The back building may thus have been intended to serve all the household residents on the Ricketts and Newton tract. The closely related Newton and Ricketts households may have shared some other parts of the building, at least in terms of the privies and smokehouse, and possibly the kitchen as well.

35 Alexandria Land Book, 1805, quoted in Shuman, 2023, 108.
36 Shuman 2023, 107.
37 "Newton or Caradoc Family and Arms," undated manuscript in collection of Gibson Worsham and Howland, 1900.

Figure 7l. - John Thomas Ricketts (Wikitree),

Figure 7m. - Mary Barr Ricketts, St. Memin (National Gallery).

In 1796, the Newton household was comprised of 13 people, including the Newtons, two children, and four enslaved residents.[38] By 1799 there were four children, three hired servants, an enslaved child youger than 16, and two "boarders," consisting of a clerk with the surname Mills,[39] and Patty Newton, probably a relative.[40] In 1806 and 1809, William Newton manumitted enslaved members of the Weaver family- Johannah and her children named William and Emanuel.[41] These may well have been living at the tract on Prince Street.

As we have seen, the partners built the now demolished brick Ricketts House on the eastern section soon after they acquired the 1/2-acre lot. It became the town home of John Thomas Ricketts, his wife and six other white occupants (five unrelated males, and one related female) and six enslaved people in 1799.[42] Full ownership of this house and lot were transferred to William Newton along with all the property of the Ricketts and Newton Co. in 1806. It was rented by merchant David Smedley as early as 1810.[43] After William Newton's death in 1816, the remnants of the original 1/2-acre lot at Prince and St. Asaph Streets continued in the hands of his estate until it was auctioned by commissioners of the county in 1828 in order to settle the estate.[44] The auction included also the farm in Loudoun County formerly owned by Ricketts and Newton. Maintenance records for all of the properties were documented by the administrators of the estate of William Newton between 1814 and 1827.[45]

The former Ricketts and Newton lot was associated with education as early as 1813-20, when William Newton's estate leased land on St. Asaph St. to Henry Wilbar, apparently for use as a school. A Mr. Waugh opened a grammar school in "Mr. Wilbar's school-room on St. Asaph St. in 1823 and Joseph Ferrell, school master, rented land immediately west of the Murray-Dick-Fawcett House for "use as a school".[46]

38 1796 Census of the Third Ward, Alexandria quoted in Shuman 2023, 106.
39 T. Michael Miller, ed. *1796 Census of the Third Ward, Alexandria; Artisans and Merchants of Alexandria, Virginia 1780-1820.* Vols. 1 and 2, Alexandria Library (Heritage Books, Inc., Bowie, Md., 1992) lists John Mills, Jr. with the firm of Ricketts and Newton.
40 1799 Census of the Third Ward, Alexandria, quoted in Shuman, 2023, 106.
41 Slave Manumissions, Alexandria Land Records, 1790-1863 in http://www.freedmenscemetery.org/resources/documents/manumissions.shtml].

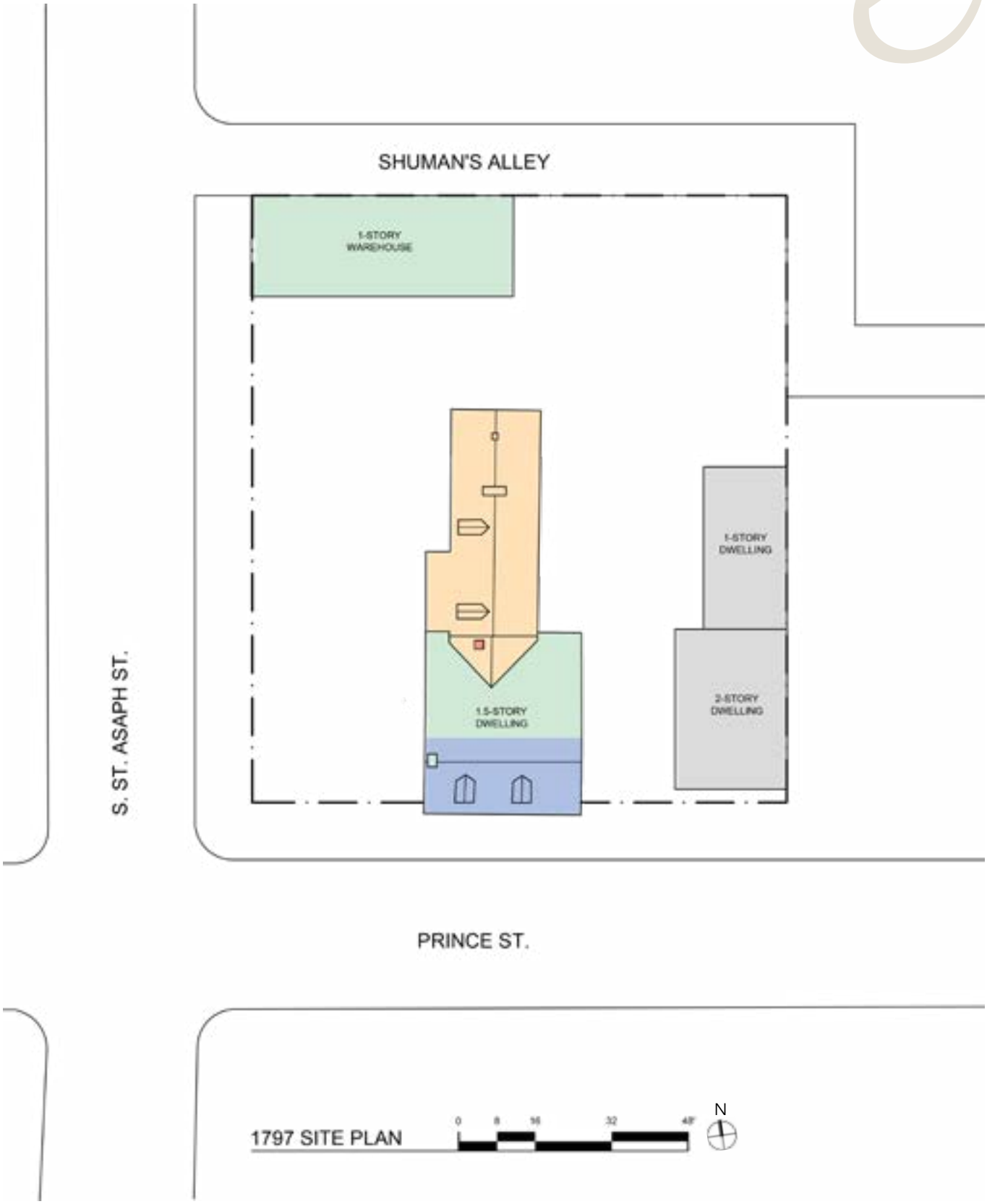
42 Terrie, Social History of the 500 Block of King Street.
43 D. Smedley is shown as the tenant and primary occupant of the Ricketts House in 1810 (Terrie, Social History) and in 1818 when he and J.T. Ricketts are both mentioned as occupants of houses being maintained at the expense of the estate of William Newton (Accounts with the Administrators of the Estate of William Newton, 1814-1827).
44 Leesburg *Genius of Liberty* 12:32 (16 August 1828).
45 Account with the Administrators of the Estate of William Newton, 1814-1827, Ledger in collection of Gibson Worsham.
46 Ward 4 Alexandria personal property tax records, 1820 and1830,

Figure 7n. - Diagram of buildings on the Ricketts and Newton lot in 1799 with structures. Base map shows the lot lines c. 1900 from Terrie, *Archaeology of the 500 Block of King Street*. House at 112-114 St.Asaph is John Woodrow's. The addresses date from 1881 and remain valid today. The building at 116 St. Asaph is the warehouse shown on the 1807 Mutual Assurance Society Policy 123, very likely the building originally built by Patrick Murray as a livery stable.

FIGURE 9 - Profile of the 500 Block of King Street, 1799

Address	Head of Household	Occupation	Own or Rent	White Occupants	Black Occupants	Comments
532 King	Vacant					Lot improved but unoccupied
528-530 King	Vacant					
526 King	Vacant					Lot improved but unoccupied
522-524 King	Josiah Coryton	Watchmaker	O	4	1	Husband of Catherine Lynn.
518-520 King	Adam Lynn Jr.	Jeweler	O	4	1	Lynn lived with his mother, widow of Adam Lynn Sr.
514-516 King	William Billington	Grocer	R	3	1	Rented from William Halley.
508-512 King	William Halley	Millstone maker	O	3	4	
500-506 King	Jesse Taylor	Merchant	O	6	8	
109 S.Pitt	William Frazer	Blacksmith	O	10	0	
111-113 S.Pitt	Vacant					
117 S.Pitt	Vacant					
119 S.Pitt	Vacant					
121 S.Pitt	Vacant					
501 Prince	Vacant					
505 Prince	Hugh Barr	Grocer	O	5	0	
507 Prince	Ezra Lunt	Merchant	O	6	1	
509 Prince	Vacant					
511 Prince	Robert Gordon	Grocer	O	1	0	
513-515 Prince	J.T. Ricketts	Merchant	O	8	6	
513-515 Prince	Vacant					
116 S. St. Asaph	Vacant					
112-114 S. St. Asaph	John Woodrow	Carpenter	O	7	0	
106 S. St. Asaph	Vacant					
104 S. St. Asaph	Vacant					
102 S. St. Asaph	Vacant					

Figure 7o. - Profile of the 500 block of King Street in 1799 (Archaeology of the 500 Block of King Street). The adress just blow that of John Thomas Rickets should rwad 517-521 Prince Street



1797 SITE PLAN

Added Corridors/Passages

What might be called a "back passage," Room 106, was probably added within Room 105 at the same time as the 1797 wing. It served as a direct link between the 1774 north hall door and Room 111, the lobby or circulation room in the south end of the 1797 wing. The chimney, which was added between 1784 and 1797 when the cellar (Room 002) was excavated below. Chimneys were normatively built to be centered on each room. The passage took the chimney off-center and decreased the size of Room 105 even while it increased its level of privacy.

The adjoining east passage (Room 101) was added later with the relocation of the entry to the east c1816. The interrelationship of the two passages is complex to interpret. The beaded board partition of the east passage is similar to the partition of the back passage, but that partition is continuous with the south and north walls of the c1816 addition. The 2001 paint analysis shows that the first paint layer in the east passage is an ochre color, while the lowest layer in the back passage is of a grayish green matching the second layer of paint elsewhere later covered by the ochre, seeming to confirm the sequence outlined above. Along with the entry portico, the east passage served the purpose of providing a place away from the main room to screen visitors and protect the privacy of the household.

One document that sheds some light on the foregoing narratives is the "Account with the Administrators of the Estate of William Newton," who died in Dec. 1814. It includes expenditures by the estate for real estate repairs, sundries, etc. from 1814 to as late as 1827. Newton had sold his former lot and house (now 517 Prince Street) in 1805, but he retained a full interest in the Ricketts House next door (now 513 Prince Street) as well and it stayed in his estate for years. After the administrators had paid for the shaving and laying out of his corpse and for hack hire, coffin, and grave digger, several significant items concern the Prince Street real estate. The estate paid for a wall in 1818 "between J. T. Ricketts and Jno. S. Brown.

Entries from 1815-1818 describe expenses for taxes and repairs to the Brick House on Prince Street, which continued to be occupied by John Thomas Ricketts. Other entries cover a house on St. Asaph's Street.

Public Water Supply and Privies and Sewers

William Newton's estate was responsible for the maintenance of the Ricketts House. Estate accounts for William Newton after his death in 1814 record work done on privies in the immediate vicinity. On 15 Oct. 1817 the ledger records "Repairs to Property Occupied by Jno. Tho Ricketts and D. Smedley." On the same day cash was paid for "Lime, Laths, Hair, and Sand," "Lathing nails and sand and lime," and to "Negro Lewis for Plastering Privies." He was paid $15.50 on 7 June 1820 for "cleaning out the Privy Well and Securing the Same." The plural "privies" implies that there were other such facilities at the Ricketts House in addition to those at the Newton House. It is possible, if not probable, that the plural might imply that

City Directories, and Alexandria Herald, May 21 1823, 3, quoted in Shuman 56

Figure 7p. - Privy Vault looking east under the privies [G&H].

the privies at the back of the John Douglass Brown House was still shared by more than one household.[47]

A report on the history of Alexandria's waste disposal system helps to illuminate the way that privies were used in the 19th centuries:

> *Before the construction of subsurface conduits, urbanites used privies and cisterns to dispose of human waste. These structures were essentially large holes in the ground that were usually located at the far corner of residential backlots. The walls of the privies and cisterns were brick or stone masonry that dually reinforced the structure and confined the effluent from seeping into the adjacent earth. Residents deposited human wastes, as well as household garbage and rubbish, into the caverns which filled gradually over time. Once filled, the hole was covered and a new hole was dug. The privy-cistern system worked well as long as the wastes were contained, but as happens over time, cracks formed in the superstructure and allowed for the contamination of local ground water. Also, the crowding of thousands of people within the limits of a city led to an overabundance of wastes in a highly concentrated area. Additionally,*

Figure 7q. - Cellar, view of the cistern with scale, HABS, 1936. The wood frame probably previously held a cover over the opening.

47 Account with the Administrators of the Estate of William Newton, 1814-1827.

Figure 7r.- West Privy looking east [G&H].

> *the introduction of running water [in the early 1850s] into homes by means of a fresh water supplier enabled the creation of indoor plumbing and toilets flushed with water that overtaxed the privy-cistern system. Without anywhere else to go, the waste water poured into the cisterns and privies causing them to fill up and fail at a much more rapid pace.*[48]

The dangers of unregulated privies and wells was recognized in the early 19th century. A law passed in 1807 required privies to be kept clean. In 1810 a law was passed forbidding the digging of wells as privies and phasing out the use of existing wells as privies. An ordinance in 1811 required "scavengers," who roamed the town cleaning out privies, to operate only by appointment between the hours of 11PM and 4AM and set their rates of compensation.[49]

"Privy vaults" such as the one at the Murray-Dick-Fawcett House, were only available to affluent householders. They were lined with brick or stone, sometimes plastered, and intended to contain all the materials deposited in them. Over time the vaults cracked or deteriorated and permitted seepage which entered the City's aquifer, thus requiring regular replastering and repairs. The introduction of plumbed water lines into houses in the early 1850s meant that toilets flushed with water over-taxed the privy system, causing them to fill up with waste water, causing overflows and failures.[50]

By the 1870s the concentration of population and the inadequacies of the sewage-disposal system prompted the gradual addition of a municipal system of sewer pipes which gradually expanded through the city. Combined sanitary/ sewers may have reached this block of Prince Street in the first decade of the 20th century. Privies fell into disuse by the early 20th century, although there was no particular date when their use ended.[51]

Procurement of fresh water was essential for every Alexandrian household, whether it was conveyed from the river or from the public wells on street corners. Occasionally a well was located in the cellar, as was the case at the Murray-Dick-Fawcett House. The Prince Street House had an exterior well or cistern which survived into the mid-20th century, although the exact location has not been found.[52]

the current boundaries of the property. The well in the cellar, which was adapted, probably

48 Jason Tercha, *Report on the Early History of the Alexandria Public Sewer System*, 2017, 6-7.
49 Tercha, 6-7.

50 Tercha, , 6-7.
51 Tercha, 6-7.
52 Brown descendent the 1960s, when John Cheesman was a child in the 1960s, he recalls that a hand-cranked water pump outside the house was rusted and didn't work [Shuman 2023, 262.

in the 1850s-70s to receive stormwater drained and conveyed from throughout the cellar by a system of ceramic drains. The unglazed drains surrounded each room in the cellar.[53]

Figure 7s. - The original front grade may have been similar to that of Alexandria's James Craik House of 1796 with its low cellar vents and plain steps protruding into the right of way.

Topography

Urban buildings in the 18th and 19th centuries were often built near (in this case actually well beyond) the lot line, with the idea that there would eventually be a line of structures aligned with each other. The Murray-Dick-Fawcett House was intended to be at the lot line, through carelessness or unfamiliarity with the correct dimensions of the lot, it was placed about two feet into the right-of-way. In 1800 the town of Alexandria required that roadways 66 feet in width, like Prince Street, should include within that width a 12-foot footway [sidewalk]. Porches were forbidden and steps and cellar doors were not to intrude more than 4'-3" into the footway, although stoops or porches built before 1795 were exempted.[54]

The Prince Street house itself projects into the sidewalk as much as two feet, but was also grandfathered in. There, however, is no evidence on the Mutual Assurance Society site plans that the house ever had a front porch. There would have been less need for a substantial stoop when the house was only a few feet above the pavement.

Figure 7t. - East entry before the steps and retaining wall were restored in 2022 (Bierce Collection, Historic Alexandria).

The streets around the house were apparently lowered in the last decade of the 18th century.[55] The lowering would have exposed the rough, unfinished stone foundation. The remainder of the grade on the sides and rear, including the ground level outside the east portico entry, approximates the original street grade.[56] The ground to the east of the property line was lowered as well, possibly when the former Ricketts House was demolished and the present house on that site was constructed in 1854.

53 Shephard, 18-19

54 An Act for establishing, perpetuating, and regulating the Streets, and to prevent damage to the pumps, 5 Feb. 1800, Town of Alexandria VA quoted in Peter Smith, Street History, 24-25

55 Personal communication, Al Cox, 24 May 2023.

56 Peter Smith, Street History, 13-14

The brick retaining wall along the east side of the house might have been added at that time. However, the accounts of the estate of William Newton shows that a wall was built between the lots on 1 July 1818, when the relatively small sum of $4.40 cash was "paid W. Philips for Building Brick Wall between J.T. Ricketts and Jno. D Brown." This probably does not repressnt the construction of the current retaining wall.[57]

The front section of the cellar above the new level of the pavement was apparently rebuilt at that time in Flemish bond brick which was returned and toothed into the stone of the end walls. This rebuilt foundation included a central loading door for the cellar that went to the floor, flanked by one square window on each side not aligned with windows above. The lower portion of the central opening extended to the cellar floor. The roughly edged opening is now infilled with old brick.

It seems unlikely that the south cellar entry is original to the building. The central opening would not have worked below the original entry door above unless a set of steps ran along the front of the house to the side of the opening. The cellar door was centered under the original front door but not under the window that replaced it. There is no evidence of original jamb seams in the stone to either side of the opening below the brick, so it may be that the cellar entry, which extended to the floor, was added with the brick upper wall was added when the street was lowered early in the early 19th century. The original cellar entry seems to have been at the current cellar window to the east of the south entry. There are seams in the original stone wall to indicate its position and a brick threshold aligned with the seams at floor level.

The two existing exterior bulkhead entries into east and west sides of the 1797 cellar, offset from each other. If both original, this may indicate an original subdivision of the cellar into two sections, each with its own purpose and access.

Figure 7u. - Reconstruction of east porch in 2022, Before (above) and After (below), Al Cox, Historic Alexandria, Alexandria VA. Note the modern but historic-style gutter in place before restoation and the restored gutter afterwards.

57 Account with the Administrators of the Estate of William Newton, 1814-1827.

William Smith and Margaret Smith 1806-1816

William Newton subdivided his tract into three 127'-9"-deep lots at the east end of the Prince Street frontage including a vacant plot at the intersection of Prince and St. Asaph (see figure 7b.).[58] Merchant William Smith of Dumfries in Prince William County purchased the former Murray house from William Newton in 1806 for $4,000 and owned it until his death in 1816.[59] He owned as many as six buildings on the north side of Prince Street and clearly purchased this house for rental. During the first few years, Benjamin Ricketts, a commercial baker, rented the house.[60] In 1810 a clerk named Charles Chapman rented the house, with a household comprised of three white and two enslaved Black residents.[61]

William Smith took out an insurance policy for $2,500 on the house, its brick wing, and the adjoining warehouse in 1807 with the Virginia Mutual Assurance Society. The southern room in the brick wing was listed as a second dwelling, independent of the brick kitchen, the brick smoke house, and the brick privy. Benjamin Ricketts was the occupant. The property was insured for $2,500.[62] The rough site plan attached to the policy showed a porch on the west side of the south room in the 1797 wing. In 1815, the property was valued at $2,000 on the tax rolls.[63]

By 1815, when Smith renewed the insurance policy against a property value of $2,200, the property was rented by William H. Brown, a merchant whose business was based at Irwin's Wharf. In 1816 he was selling wine and almonds.[64] As in other years before and after, the property was shown on the policy as divided into two dwellings, one in the frame section and another in the brick back building.[65] It seems likely that this was just a way that the agent divided the building into sections of different materials for purpose of estimating their value.

58 Deed from Newton to Brown, Alexandria Hustings Court DB D2:25.
59 Alexandria Hustings Court DB N: 42-45 (2 July 1806).
60 Shuman 2023, 108.
61 US Census, 1810, quoted in Shuman 2023, 109.
62 Virginia Mutual Assurance Society Policy #123, 1807.
63 Alexandria Land Books, 1815, microfilm, Library of Virginia, Richmond VA.
64 T. Michael Miller, *Artisans and Merchants of Alexandria, Virginia 1780–1820 Volume 1* (Bowie, MD: Heritage Books, 1992), p50 and Alexandria Gazette, 11 April 1810, 29 July 1812, and 10 Dec. 1815.
65 Virginia Mutual Assurance Society policy #1903, 1815.

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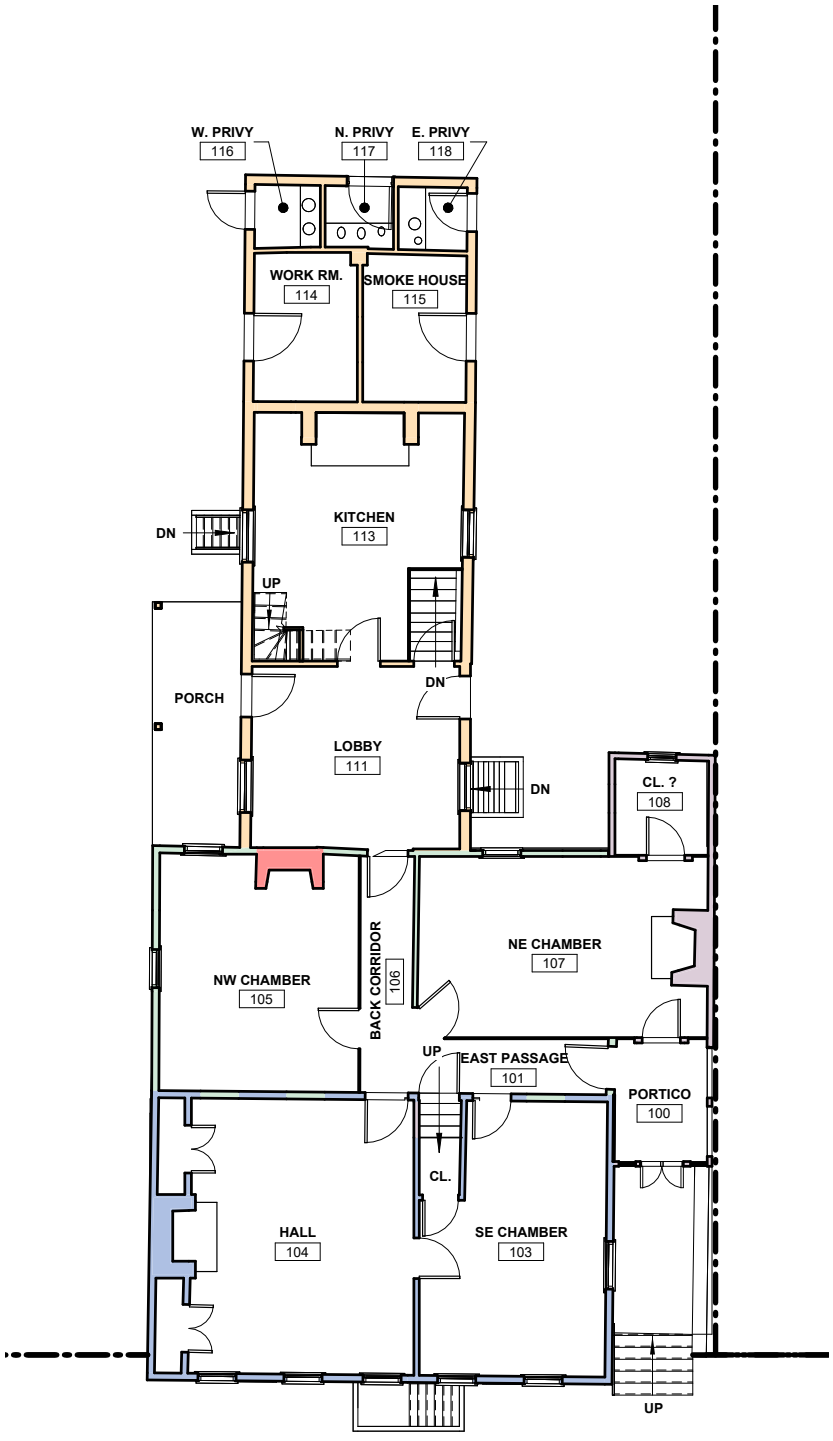
FIFTH PHASE

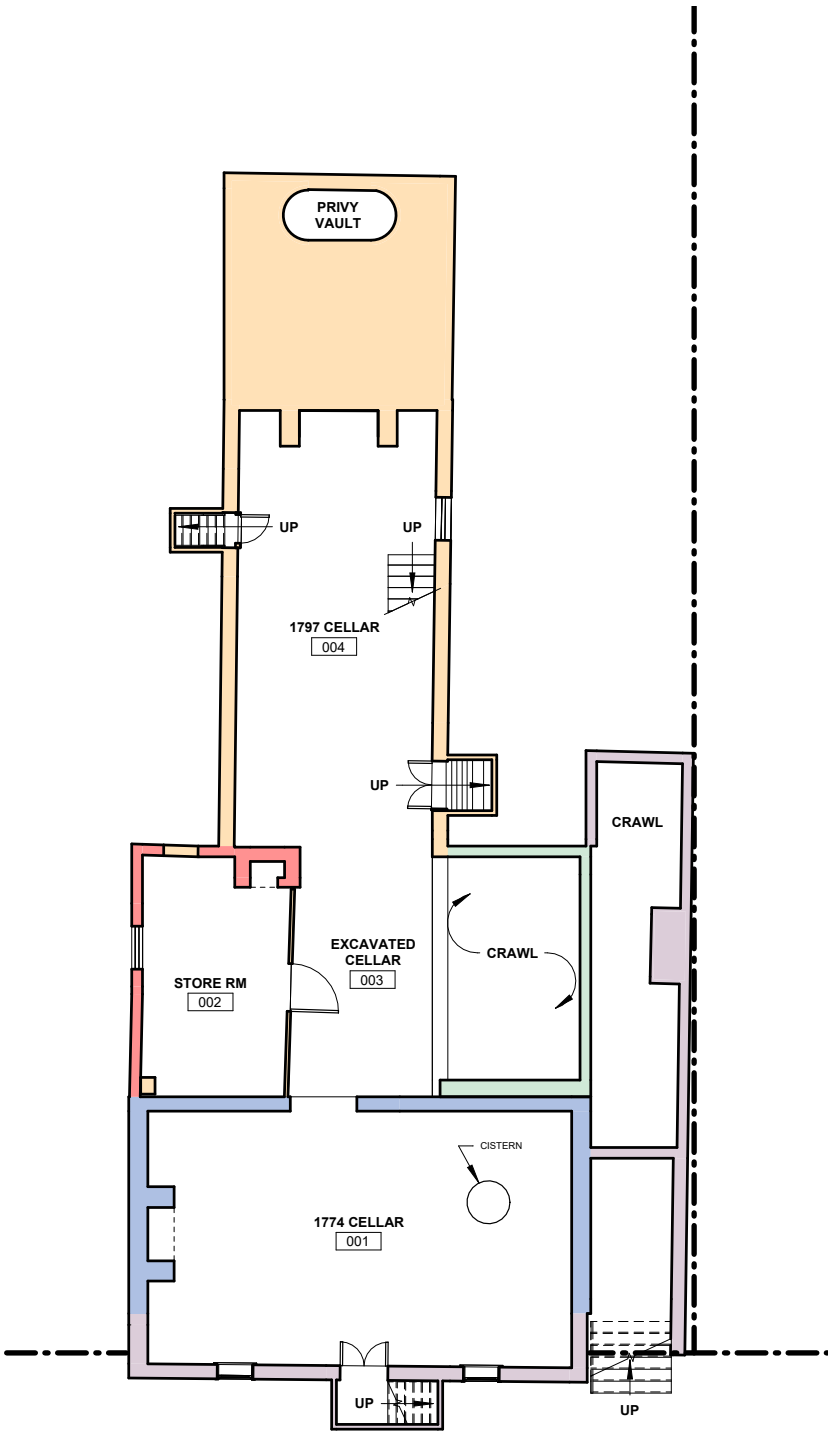


1816 First Floor Plan

N

KEY

- FIRST PHASE - 1774
- SECOND PHASE - 1784
- THIRD PHASE - 1784-1797
- FOURTH PHASE - 1797
- FIFTH PHASE - 1816

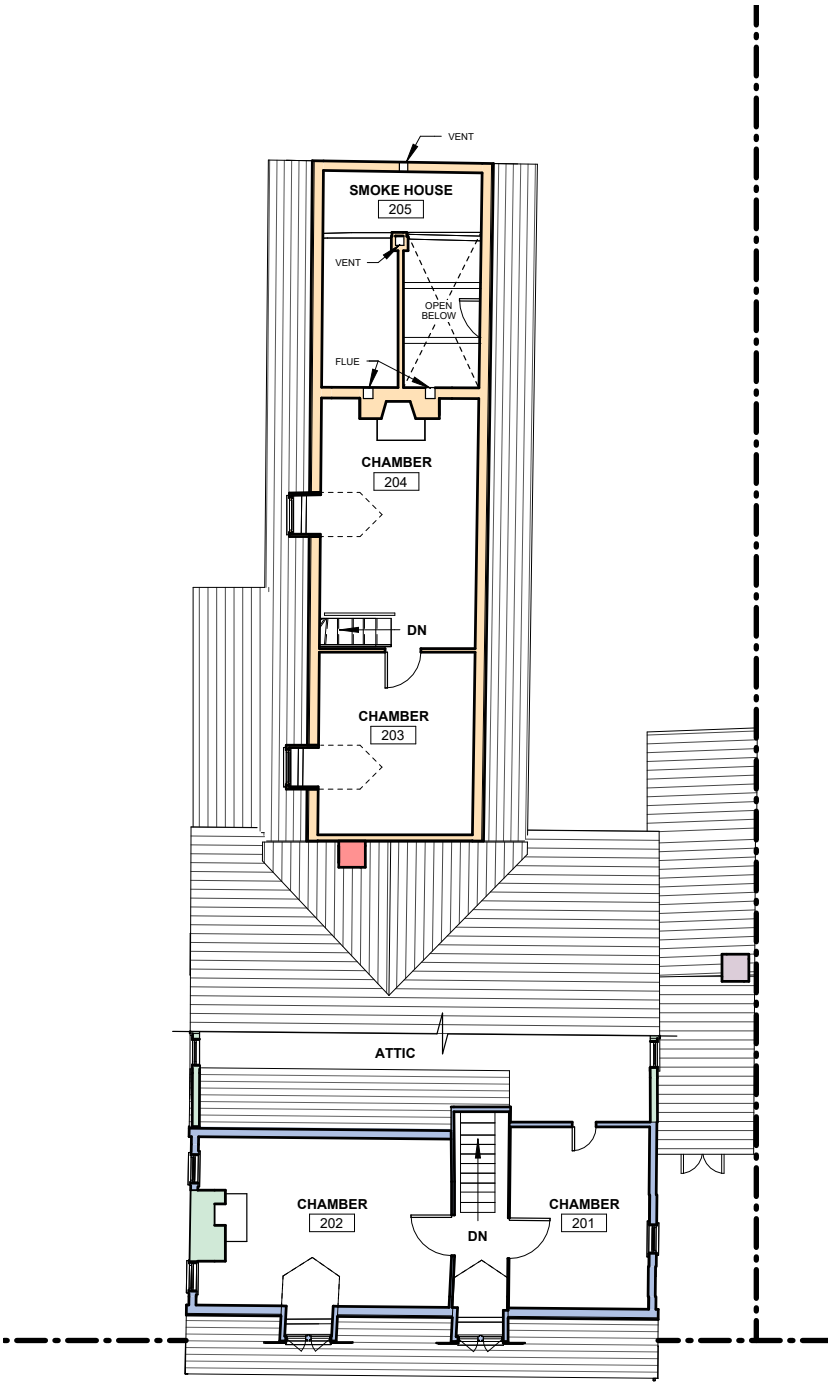


1816 Basement Floor Plan

N

KEY

- FIRST PHASE - 1774
- SECOND PHASE - 1784
- THIRD PHASE - 1784-1797
- FOURTH PHASE - 1797
- FIFTH PHASE - 1816

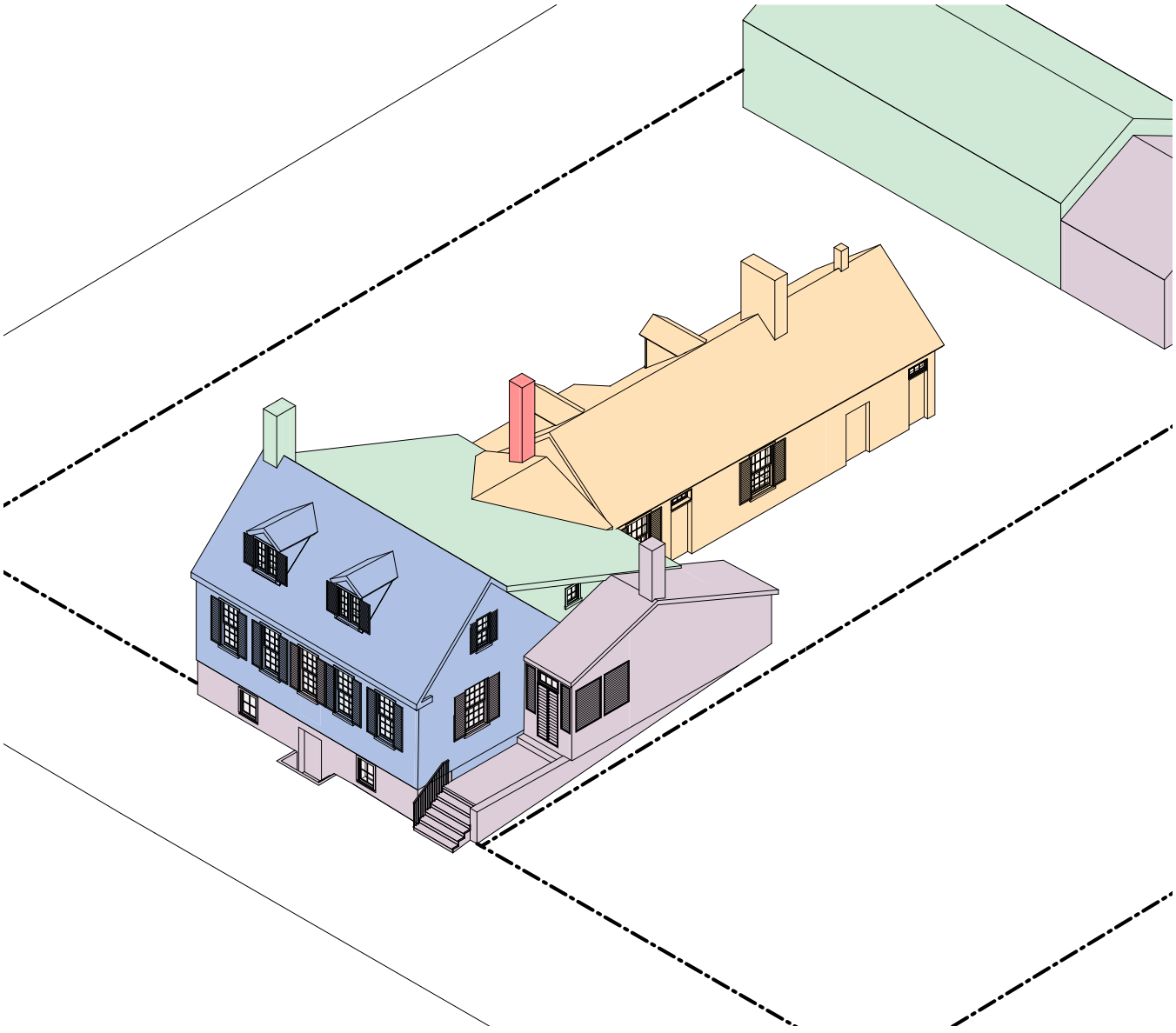


1816 Second Floor Plan

N

KEY

- FIRST PHASE - 1774
- SECOND PHASE - 1784
- THIRD PHASE - 1784-1797
- FOURTH PHASE - 1797
- FIFTH PHASE - 1816



Fifth Phase

Extension - 1816

John Douglass Brown and Mary Golding Gretter Brown-1816-1845

The property was purchased from the Smiths in 1816 for $3,000 by John Douglass Brown of Alexandria.[1] Brown appears in the tax record for this lot in the same year, when he paid the taxes for William Smith and was listed as his agent. The house and lot were valued in the tax records at $2,000.[2]

Brown was a junior partner in the import-export merchant firm of Thomas Janney and Co., where he appears to have handled a good deal of the record-keeping, negotiations, and correspondence in all of the firm's business activities starting around 1815 and continuing well into the 1820s, although the merchant partnership was formally ended in 1823.[3] Janney exported products like tobacco, cotton, corn, and flour to Europe and imported finished goods. The company owned sailing vessels that sailed to ports like Lisbon, Gibraltar, and Bremen, including the brig *Hunter*, the cargo ship *Potomac*, the vessel *Young Hero*, and the cargo ship *George Washington*.[4]

Brown became a successful figure in the merchant community of Alexandria. He started on his own as an independent coal and tobacco agent, advertising as an agent for Barclay's Tobacco, while working with Thomas Janney

Figure 8a. - John Douglass Brown, 1805-1811, by Cephas Thompson (Family Collection)

Figure 8b. - Brown Family, 1823, by George Esten Cooke (Family Collection).

& Co.[5] He joined Janney as an investor in the Columbia Yarn Factory, a local cotton mill and in a wharf and warehouse.[6] A large collection of the records of Janney's and Brown's businesses and

1 Alexandria DB M2:416.
2 Alexandria Land Book, 1815, microfilm, Library of Virginia, Richmond VA..
3 *Alexandria Gazette and Advertiser*, 21 Oct. 1823, quoted in Shuman 2023, 141.
4 Shuman 2023, 118, 146.

5 *Alexandria Gazette and Advertiser* Feb. 6, 1821, Oct. 6, 1821, April 20, 1822, June 8, 1822, June 15, 1822, June 18, 1822, Nov. 12, 1822, April 3, 1823, Aug 19, 1824, quoted in Shuman 2023, 126.
6 Alexandria Land Book, 1827, quoted in Shuman 2023, 126.

other interests have been preserved by the family and were analyzed by Sue Kovach Shuman in her Murray-Dick-Fawcett House report of 2023.[7]

John Douglass Brown (1782-1830) was born in Charles Town in Jefferson County in western Virginia to parents James and Rachel Douglass Brown, who were landowners of Scottish and Ulster Scot heritage. Brown married Mary Goulding Gretter (1787-1854) of Alexandria who had an Ulster and German background. Both families had moved to Virginia from Pennsylvania. The Browns had two daughters, Margaret and Mary Eliza, when they first occupied the house and four more children would follow.

John and Mary Gretter Brown had four children in the house on Prince Street according to the census of 1820. They eventually had six, including daughters Margaret Ann Barclay Brown (1815-1853, married the Rev. William Chapman), Mary Eliza Brown (1816-1863, married the Rev. John Martin), Ellen Douglass Brown (1819-1861, never married), Jannett Hooff Brown (1824-1879, married J. Wallace Hooff), and sons David Barclay (died age 10 in 1833) and John Douglass Brown, Jr. (1821-1902, married Anna Sophia West).[8]

The Browns appear to have suffered serious financial reverses in 1823 following the inflation and unemployment associated with the Panic of 1819 and in the midst of a number of contentious lawsuits with creditors and debtors of his and Janney & Co.[9] John Brown had previously set up on his own as an independent dealer in commodities like coal and tobacco. He ran regular advertisements as early as 1821 for Best Chewing Tobaccos as an agent of David Barclay, his wife's brother-in-law, as well as other products.[10] Barclay was a tobacco manufacturer in Richmond to whom he would become indebted. Her sister, Ann Hooff Gretter had married Barclay and the Browns named their first son David Barclay Brown.[11]

In 1823, when he and Thomas Janney dissolved thier relationship, Brown agreed to place in trust to John Hooff, a cousin of his who was a bank cashier, all his possessions, including the house, furnishings, enslaved people, and property inherited in West Virginia, on condition that he and his family would be allowed to "retain possession and to receive the profits and hires without account until a sale becomes necessary under the terms" of the deed.[12] The money appears to have been needed to pay business-related debts. According to the deed of trust, sale of the property would be required only if Brown was unable to satisfy the debts owed to his tobacco supplier, David Barclay (which amounted to as much as $2,500) together with any debts to Thomas Janney & Co. As has been shown, Barclay was also his brother-in-law, so it appears that the deed was executed to protect Mary Gretter Brown's interest in that property.

Brown co-owned with Janney a warehouse in 1820s.[13] He rented a fireproof warehouse on

7 Records held by Brown descendants, quoted in Shuman 2023, 113-126.
8 Shuman 2023, 110, 177-181.
9 Family collection papers in Brown's handwriting, quoted in Shuman 2023, 142.
10 Alexandria Gazette and Advertiser, 8 Aug. 1821
11 Family collection, quoted in Shuman 2023, 151
12 Alexandria DB M2, p. 416., quoted in Shuman 2023 , 148.
13 Land Books, Alexandria VA, 1825-1826, Library of Virginia,

Figure 8c. - 1816 Site Plan Diagram

Janney's Wharf in 1825 and 1826.[14] The business of John Douglass Brown must have recovered, because he remained in possession of the house and continued doing business with Barclay until Barclay's death, at age 48, in 1830. Brown's tombstone in St. Paul's Episcopal Cemetery reads "Export and import merchant, and member of Fire Relief Co.[15] The indenture to John Hooff, however, remained in effect.

Expansion- 1816

It seems likely that John Brown made several significant changes to the house, including the relocation of the front door to the east end of the 1784 addition and the construction of the extension of the northeast chamber (Room 107) eight feet to the east. This included adding the east passage connecting it to the existing back passage, the east portico, and the east chimney, as seemingly confirmed by receipts saved by the family.[16]

The scope of the alterations is apparently reflected in a change in the tax assessments from 1816 to 1817, when the value of the house and lot increases from $2,000 to $2,500.[17] The improvements also appear to include the beaded weatherboard on the south and west walls, apparently installed to cover the changes at the former entry and to give the house a more fashionable appearance. Beaded weatherboard was widely used in Virginia in the 18th and early 19th centuries.[18]

As has been shown, the house projected into well beyond the property line into the footway that ran to each side of the street. This was probably due to a lack of clarity about where the street was located. Town regulations in 1800 forbade buildings extending into the public way unless they were built before April 1795, but insisted that when any changes were made, they would have to conform to the law. No porches were allowed and steps and cellar doors were not to protrude more than four feet three inches into the right of way. Any such protruding features would be removed when the street was paved. [19]

The paving project of city streets had proceeded through the 1790s, and involved adjusting heights of streets and the footways that lined them. Prince Street was paved from Water Street (named Lee Street in 1874) to the wharves in 1794.[20] It is not recorded when the rest of Prince Street was improved, but it seems to have been graded and paved as far as St. Asaph St. by 1797. In that year the owners of lots facing St. Asaph between Prince and King waged a campaign to "remove a part of the dirt" and pave their section of street.[21]

Richmond, VA
14 Alexandria Gazette October 1825 and January 1826.
15 Saint Paul's Episcopal Church Cemetery map of burial plots.Online resource: https://www.stpaulsalexandria.com/uploads/images/cemeteryplots_292.pdf
16 Family Recipts quoted in Shuman 2023, 128-132.
17 Land Books, Alexandria, VA, 1816-1817, Library of VIrginia, Richmond VA.
18 Graham, Willie "Exterior Finishes," in Cary Carson and Carl Lounsbury, editors, *The Chesapeake House, Architectural Investigations at Colonial Williamsburg* (Colonial Williamsburg and UNC Press, 2013) 289-290.
19 An Act for establishing, perpetuating, and regulating the Streets, and to prevent damage to the pumps, 5 Feb. 1800, Town of Alexandria VA quoted in Peter Smith, "Street History," Alexandria Archaeology, Office of Historic Alexandria, Alexandria, Virginia, 24-25
20 Peter Smith, 8
21 Peter Smith, 13

At that time the street commissioners were ordered "to take up so much of the paving in Prince Street at the intersection of St. Asaph Street as to make the ascent from the east side of St. Asaph Street to the westward one inch in ten feet, and also to extend the pavements across the present hold [hole?] in Prince street to the westward, and be particular in placing the corner stones, on the west side of St. Asaph Street... "[22] In some cases the "regulation" or leveling of the 12-foot-wide footpaths that flanked the streets was conducted separately from the paving of the streets themselves. In 1798, one householder complained that the "paving and digging down" had "sunk a considerable distance below the foundation of the house" and if the footway were to be lowered it would "endanger the safety of the house".[23]

It is possible that the central front door was moved by a previous owner when the street was lowered- but there is nothing in the regulations that would have necessitated this. It seems much more likely that the relocation stemmed from a more complex set of motivations, including that of increased privacy and improved circulation for the occupants. The fact that the board partition that separates the portico from the NE Chamber extends into the 1784 section to form the partition within the relocated entry door seems to indicate that the door was moved at the same time the east extension was made.[24]

22 Peter Smith, 14
23 Peter Smith, 19
24 Garrett Fesler of Alexandra Archaeology, who investigated the stoop retaining wall and porch foundation in 2022, confirmed to Al Cox that there was an impression in the earth for an earlier stone step in the crawl space beneath the current portico floor. This could indicate that the door was moved earlier and simply opened into the NW room. [Personal Communication with Al Cox Nov. 2023].

Brown began his time at the Prince Street house in his usual careful way by keeping a close record of his expenses. He kept a careful record of active repair expenses from May 20 to December 2, 1816.[25] During that period, he spent the substantial sum of $3,331.43 on repairs. The work, broken down by cash payments, included the payment of a six-month loan from William Smith for the purchase of the house:

Debit House for Repairing

• Drayage for Lime	0.37
• Digging Foundation	3.00
• Drayage	0.18 1/2
• C. Davis for Sand	3.33
• Wm. Stewart for lathing Nails	1.50
• Jos. Smith for White Lead	16.00
• Daniel Blk man for laborer	4.75
• Staunton for 500 Salmon Brick	2.50
• Ell ditto 1 blk tin (?)	2.50
• Thos Whittington for hawling as per bill	19.27
• R. S. Bowie as __ his Bill Painting	147.00
• M. G. Ladd & Co. for Lime	4.50
• A. Rafford for turning balls pins etc.	2.62
• Wm. Robert's Bill	34.92
• 400 shares U.B. Stock gave W. Smith for first case(?)-@$6 per share	2,400.00
• Also my notes to Smith & Co 6 mo ($300)	2,700.00
• Cash pd for Brick, Sand and Lime for topping chimney	5.00
• Ditto pd to Horace Field's bill	37.64
• Ditto pd to M. Snider's (?) bill	1.50
• Ditto pd to J. Keith's (?) bill for Tin Gutter etc.	10.94
• Ditto pd to Ross &Co Account	210.15
	3,331.40

25 John D. Brown Memorandum Book, June 1816, Family Collection.

William Stewart was a nail manufacturer and carpenter in Alexandria. Joseph Smith was a wholesale merchant on King Street. Horace Feld was a nail and hardware manufacturer who was engaged in manufacturing brass and iron hinges and other hardware.[26]

Brown recorded detailed aspects of the work on the house:

- On August 10 he paid carpenter Thomas Preston $240.00 for 60 days work on the house and $40.00 more on Oct. 5.
- Between May 20 and July 1, 1816 Brown paid Jonathan Ross & Co $210.15 for seasoned plank, inferior planks, clear boards, scantling, best joices [joists], and dressed shingles conveyed via multiple instances of "Drayage to J. Preston's Shop."
- On 15 June, Brown paid brickmaker Benjamin Baden $100 for labor and additional brick for an added chimney and fireplace. In June of 1822, Baden had obtained permission from the Common Council to use clay found on Payne Street between Prince and Duke to make brick. He was to pay 15 cents per thousand for bricks made with that clay.[27]
- Brown turned to furnishing his new home in the fall, purchasing 32 ½ yards of "forest cloth" on 7 Oct. "Forest cloth," probably refers to the color of the cloth. The material may have been intended for window curtains- about enough material for the five front windows.[28]
- In 1817, Brown put the finishing touches on his renewal of his house. He ordered a marble mantel hearth, which would be a significant upgrade for the house.[29] The hearth in the Hall (Room 104) is marble, so it seems likely that Brown added the marble to upgrade the old Hall as a principal entertaining room- replacing the old brick hearth with the elegant marble hearth that is still in place.
- By 1823, his best furniture consisted of "three looking glasses, one timepiece or clock, one set of Mahogany dining tables, one set of Card Tables, one Breakfast table, one Side Board, Four Bedsteads, mattresses and furniture, one wilting (?), And two scotch carpets, [and] two dozen chairs".[30]

The orders for new brick and boards suggest that Brown was relocating the south entry to the east wall, extending the northeast chamber to the east, and covering the entry with the present "portico". The main six-over-six raised panel entry door is identical to the existing door on the north wall of Room 104 (a former exterior door), This is an indication that the south entry door and probably its is frame were physically moved intact from the center of the south front to the east end. This move would have solved any problem of the front entry stoop or steps extending over the sidewalk after the pavement was lowered. The window that replaced it appears to have reused sashes and some of the trim from the door or from another window from the same period from elsewhere in the house. Just as the relocated door was moved intact with

26 *Alexandria Gazette,* 27 Sept. 1806 and 8 May 1815.
27 Alexandria Gazette, June 25 1822, quoted in Shuman 2023, 315
28 Shuman 2023, 133
29 Brown Memorandum Book quoted in Shuman 2023, 129
30 Alexandria DB M2, p. 416

its door posts, the added window posts in the former door location may have been relocated from elsewhere in the house. Since, however, the original door, unlike the new window, was quite closely aligned with the cellar entry below, it would seem that the brick foundation was added at some point before the door was moved, probably at the time the street was lowered.

Looking at record photographs from 2002, it is possible to see how after the south door was removed and the narrower window frame installed (shifted to the west within the original opening), the lower part of the door was filled with additional brick filling (later known as nogging- a typical use for salmon brick). Then the original wide flush siding was patched, and the entire south and west walls covered with new, 5"-6" beaded weatherboards to conceal the patches, deteriorated flush boarding, and the exposed filling in the former doorway. The dark vertical lines visible on the boards are where the door frame extended over them. The door was not centered on the south front but it was centered over the cellar doorway. It is also possible to see that the door head still survived in 2002 above the added window.[31]

The subtraction of Room 101 (the east passage) behind the east entry from the total square feet of Room 107 (the NE chamber) made it too small for its purpose, so the extension of the northeast chamber served a double purpose of enlarging the chamber and adding a covered entry porch or "portico" (Room 100). In the absence of a capacious interior entry passage for enjoying

Figure 8c. - South front during restoration in 2002 showing the added brick filling or nogging below the added window sill with the added window post to the right (Bierce Collection, Historic Alexandria).Alexandria).

cross breezes and sorting and receiving visitors, the new portico, with its louvered front and side wall, could be completely screened from view and serve as a breezy alternative to the cross passages in other houses.

Years later, J. Wallace Hoof referred in a diary entry for 18 Sept. 1869 to the "portico", which may have been the family name for the louvered outdoor room: "Had all the pew to myself. Dined and supped at Bank. Forgot to put the bucket in the portico, and as Ann was out in the afternoon, the milkman could not leave me my

31 Bierce Photo Collection, 2002.

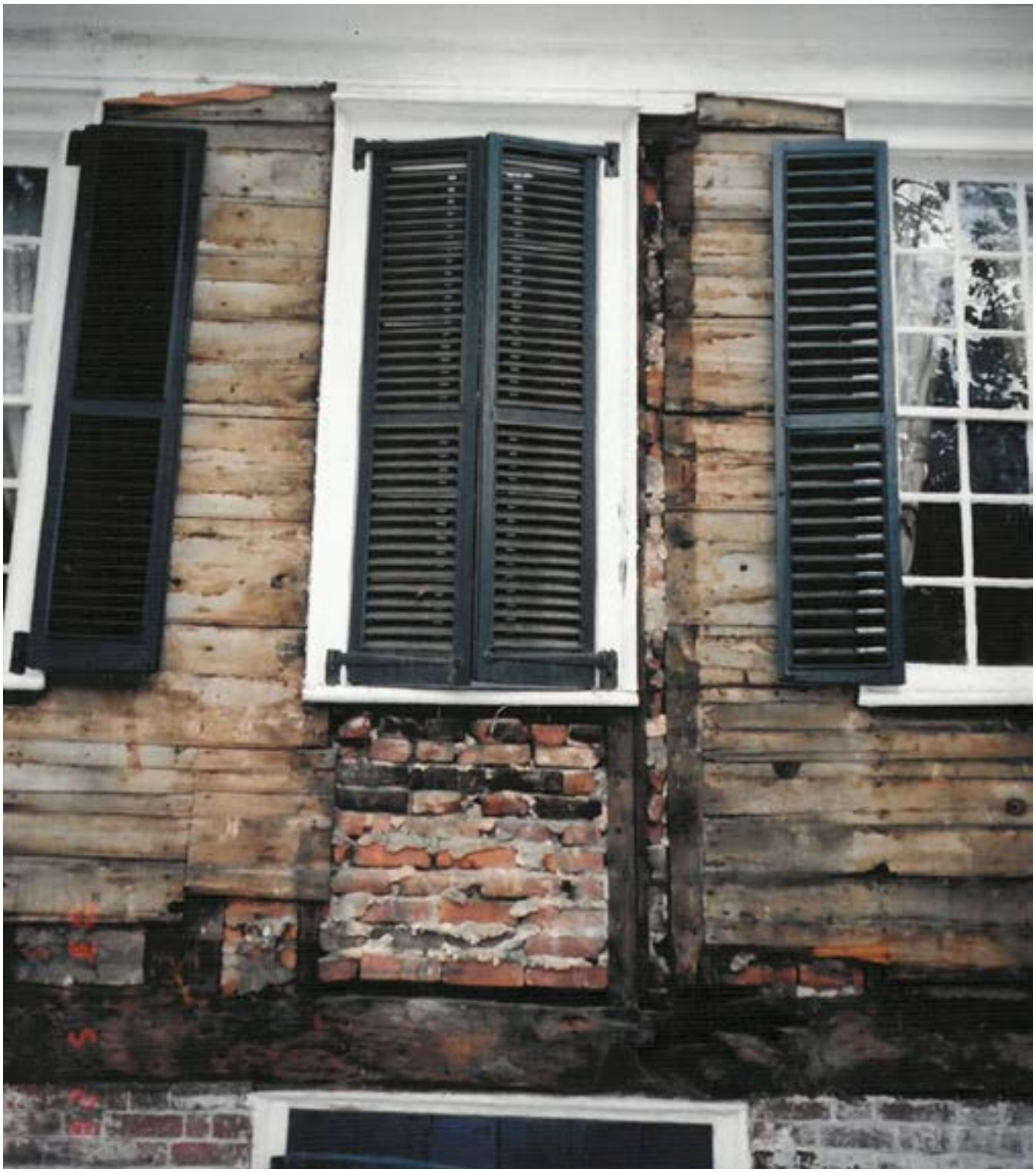


Figure 8d. - Former door location in center of south front during restoration of 2002, showing door post to right of the inserted right-hand window post (Bierce Collection, Historic Alexandria). The former door was centered over the cellar door, indicating that the brick foundation and cellar door predate the installation of the window above.

Figure 8e. - Right side of the south front in 2002 showing brick-nogged traditional Chesapeake framing including angled down brace to the right (Bierce Collection, Historic Alexandria).

Figure 8f. - South front during restoration in 2002. The location of the bevel for the door head can be seen on the intermediate post that originally served as the door post near the top rung of the ladder (Bierce Collection, Historic Alexandria).,

Figure 8g. - View from 2002 showing the continuous wide beaded siding on the east end of the east extension (Bierce Collection, Historic Alexandria).

ration of milk".[32] Hooff probably refers to a Black employee, Ann Ewell, who lived with the family at that time.

The entire east extension, including the portico, the NE Chamber, and the Closet or Storeroom, stands on a continuous four-course American bond foundation that extends down to the current sidewalk. This foundation may have been extended down when the grade of the lot to the east appears have been lowered in the 1850s when the house there today was built. The section to the south supporting the stoop had been reconstructed at least twice and was laid in running bond using Portland cement. Its condition was poor, having been overturned by street tree roots growing toward the porch downspout. This wall was reconstructed with lime mortar in 2023, matching the original four course bond, as shown in figure 8i. Excavation for the

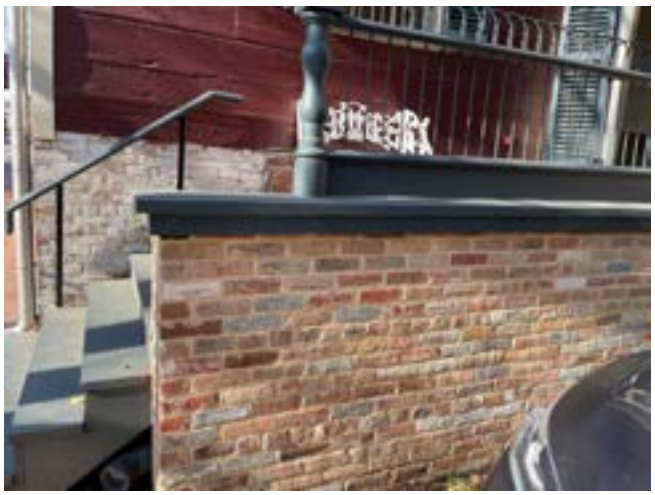


Figure 8h. - 2023 Reconstructed stoop [G&H].

foundation repair was performed by Alexandria Archaeology.[33]

The low attic inside the east extension contains key information for determining a date for the addition. The rafters of the extension are hewn and pitsawn, which indicates a construction before c. 1820, the approximate date at which sawn lumber became widely available. The extension presents a shallow gable to the east, which slopes to the north at a slightly different angle from the 1784 section. The north slope of the roof covered the extended chamber, while the south slope covered the partially enclosed portico. The floor joists of the east extension are hewn and pit sawn, consistent with an early 19th-century date. They were framed into the east sill of the 1784 section.

The wall between the portico and Room 107 was formed by a vertical board partition that was an extension of the east passage partition and, most interestingly, contained a separate exterior

32 Hooff diary dated September 1869, family collection, copy in OHA, quoted in Shuman 2023, 220

33 Personal Communication from Al Cox, Nov. 2023

entrance for the chamber. Although it is not clear what purpose the door served, it would have added flexibility and additional privacy to the way the house was used, particularly if it served multiple generations.

In addition, it appears that the projecting wing to the north (Room 108), which was later fitted up as a bathroom, was built as a store room or closet at the same time as the east addition with which it is aligned. Photos taken during the 2002 rehabilitation work show that the 1'-thick wall between the NE chamber and the closet, like the wall between it and the portico, is made of beaded vertical boards extending from the sill to the plate and apparently decoratively grained on both sides. The closet door was a panel door like others in the house with HL hinges. The east end of Room 107 is built of wooden framing. There is no sign that the board partition was ever exposed on the exterior of the north side of the house.

Figure 8i. - Original paint on the east exterior wall of the 1784 section seen from within the attic of the east extension of c1816.

The current ogee trim on the door doesn't match the age of the door and may be modern. The outer architrave trim had already been removed in 2002 photos before the door was moved, so it can't be sure what it looked like.

The door between the two rooms in the 1784 addition was located directly across from the door in the board partition into the northwest chamber. The northern jamb of that door remains

Figure 8j. - 2002 photo from the north of the door between the closet and the NE Chamber showing the back of the beaded vertical board partition and "HL" door hinge in place (Bierce Collection, Historic Alexandria).

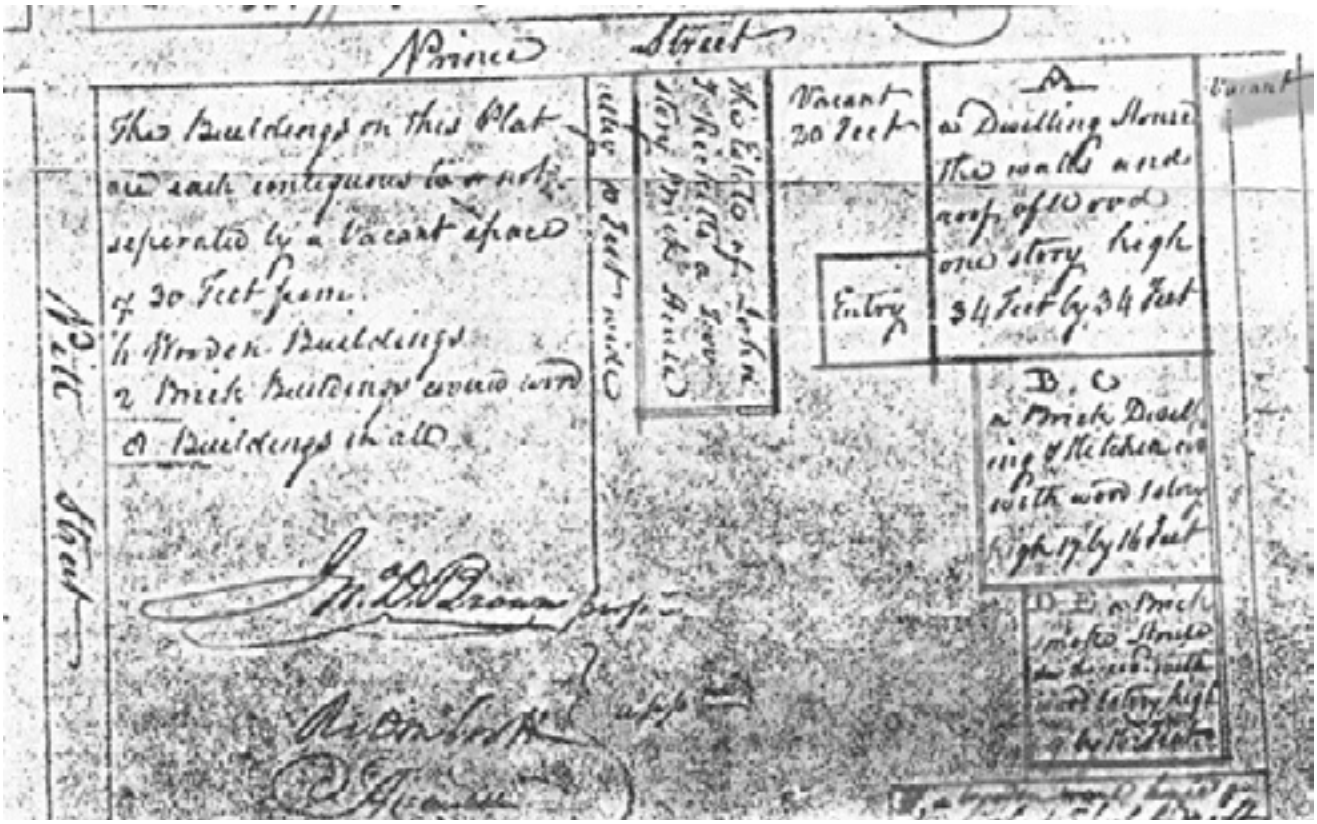


Figure 8k. - Plan, Virginia Mutual Assurance Society, 1823. North is to the bottom. Note the "entry" addition to the east end of the house, which apparently refers to the east extension to the house including both the louvered portico and the enlarged NE Chamber.

N

in place on the north side of the 45-degree door into the northeast chamber.

It is possible that the east window in the 1774 section was added or shifted at this time as it is not centered on the room inside. It was not required in the 1774 house, since there would have been windows on the north and south. Unlike the south and west fronts, the east end of the house retains its original, wide, flush siding with the seam showing where the 1784 addition was made. According to Al Cox, who oversaw the restoration of the east extension in 2022, "the 1x12 clapboards on the east wall of the east addition do have the bead at the lower edge but overlap and do not have the bevel at the top and bottom of the board that would allow them to be laid flush. The back side of these clapboards also does not display pit sawn marks, as the flush siding does".[34]

All of this seems to have happened in 1816, based on the Brown family records. Otherwise, the northeast chamber/portico was not shown on the site plan until after the issuance of the1815 Mutual Assurance Society insurance policy to Smith and was shown on the next policy in 1823, the first policy to be issued to John Brown.[35]

34 Personal Communication, Al Cox, Nov. 2023
35 VA Mutual Assurance Society insurance policies 123 (1807),1903 (1815), 4974 (1823), 11040 (1839), 14301 (1846), and 17673 (1853).

Figure 8l. - 2002 photo from the north of the vertical board wall between the closet and the NE Chamber. The floor joist is hewn (Bierce Collection, Historic Alexandria).

Figure 8m. - 2002 photo from the south of the vertical board partition between the NE Chamber and the adjoining closet, showing vertical board partition, original door location with the door and trim removed (Bierce Collection, Historic Alexandria).

Figure 8n. - North jamb of the door from the NE Chamber to the passage looking NE. Note the 1784 door jamb to the left with a seam at door head height. It was extended to the ceiling when the door was reinstalled at a 45 degree angle.

Figure 8o. - The louvered east portico showing the window that was formerly a door today (right) and during repair in 2022 (Al Cox, right). The wood behind the benches was unpainted.

The Estate of John Douglass Brown

After the death of John Douglass Brown in 1830, the trustee of the property, John Hooff, a cousin of John Douglass Brown, did not move to take possession until 1845. David Barclay, the Richmond tobacconist, had transferred his interest to Mary Brown's brother- in-law Lewis Hooff in 1825. Trustee John Hooff advertised sale at auction of "a certain HOUSE AND LOT, now in the occupancy of Mrs. Mary G. Brown, widow of the late John D. Brown. . . at the same time will be sold a variety of Household and Kitchen Furniture, together with a black woman named Sally, and her two children Thomas and Nancy, and a girl called Nelly, slaves for life."[36]

John Douglass Brown Jr. was the highest bidder, winning back the house, "the family slaves," and the personal property, with the financial assistance of his uncle Lewis Hooff.[37] The entire arrangement appears to have been done to provide ongoing support for Mary Gretter Brown; John Hooff gave her gifts of money on a regular basis after 1830, as did Larwence Hooff. There was an opinion, expressed in a letter and other papers in the family collection, that David Barclay should have done more to help the widowed mother.[38]

The household in 1850 was headed by Mary, age 60, and included daughter Margaret, age 30, widowed in 1835, daughter Ellen D, age 27,

Figure 8p. - Jannett, Margaret, and Ellen Brown c1845 (Family Collection in Shuman).

son John D., age 25, a merchant's clerk, and daughter Jannett, age 21.[39] The inhabitants included two enslaved people in 1850, one female 26 years of age and one nine-month-old male.[40] Family records show that "Aunt Sally" and her children Tom, John (born in the house in 1817 and 1823) and Nancy Thornton (a seamstress born in the house in 1819), and her son William Henry (born in the house in 1843), as well as Nelly Williams (born c1800) were long-term participants in the Brown family's domestic economy.[41]

36 *Alexandria Gazette and Virginia Advertiser,* 29 Aug. 1845, quoted in Shuman 170.
37 Alexandria Deed Book E3:420, quoted in Shuman 2023, 171
38 Undated letter from Michael Gretter to Mary Gretter Brown, Family papers quoted in Shuman 2023, 171-173.

39 US Census, 1850, Alexandria VA
40 1850 US Census, Slave Schedule, 1850, Alexandria Va
41 Mary G. Brown recipe book quoted in Shuman 2023, 152.

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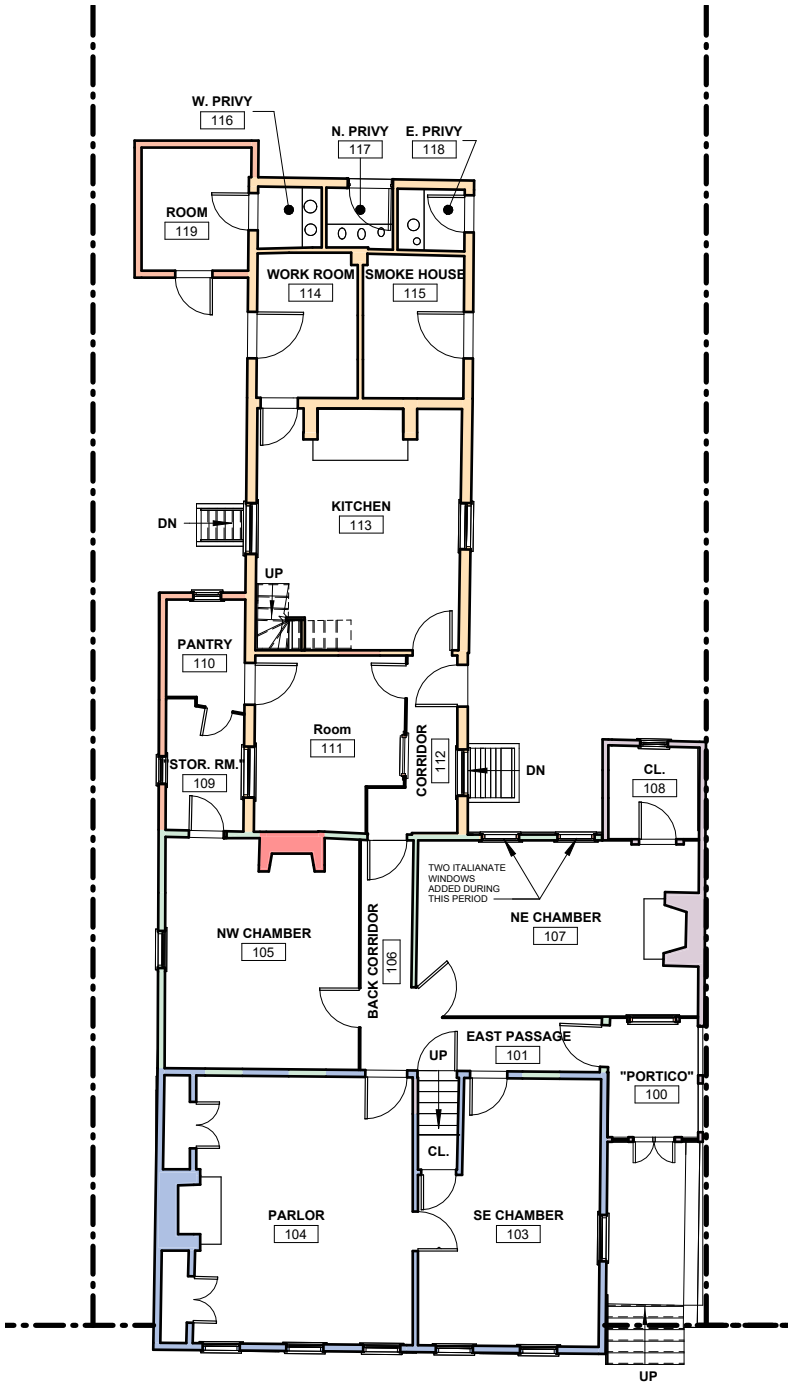
SIXTH PHASE

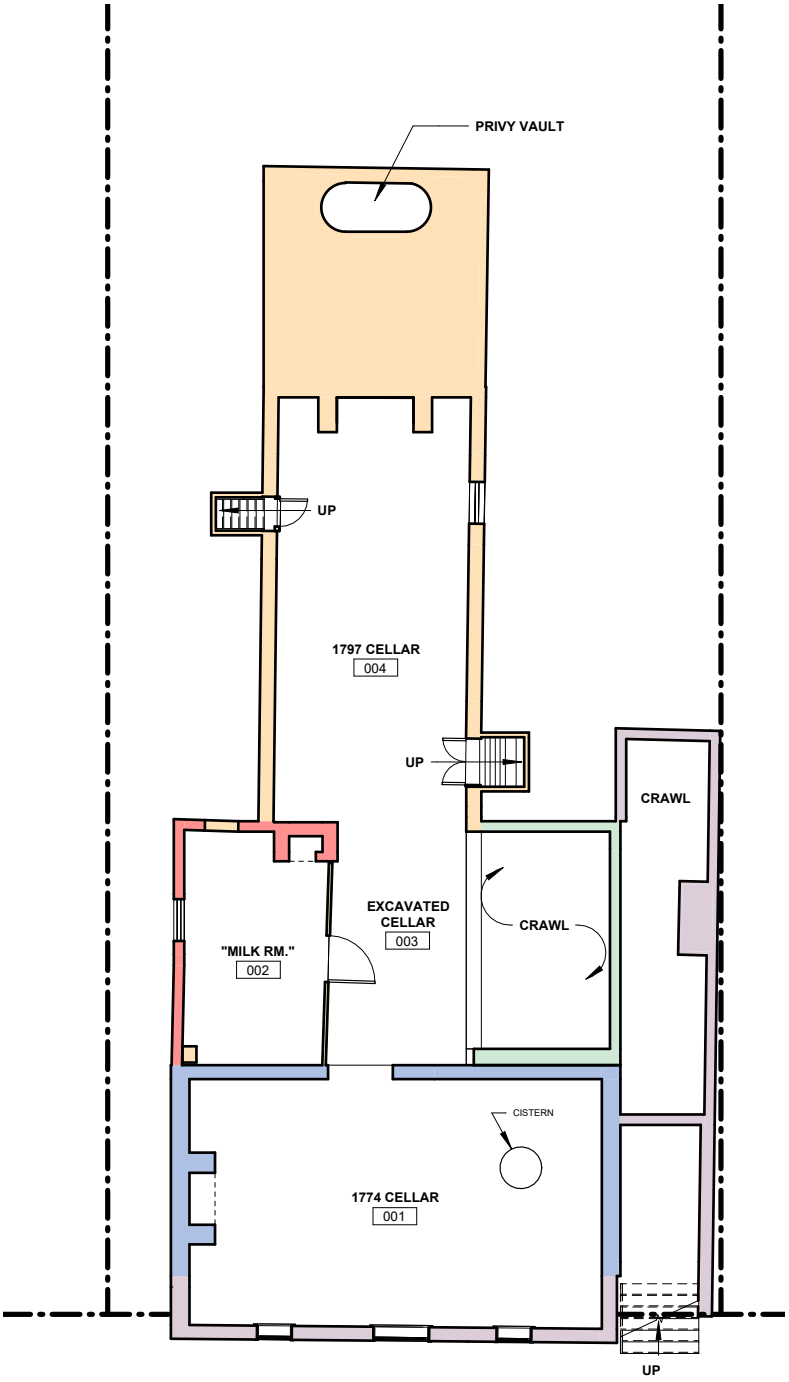


1854-1858 First Floor Plan

N

KEY

- FIRST PHASE - 1774
- SECOND PHASE - 1784
- THIRD PHASE - 1784-1797
- FOURTH PHASE - 1797
- FIFTH PHASE - 1816
- SIXTH PHASE - 1854-1858

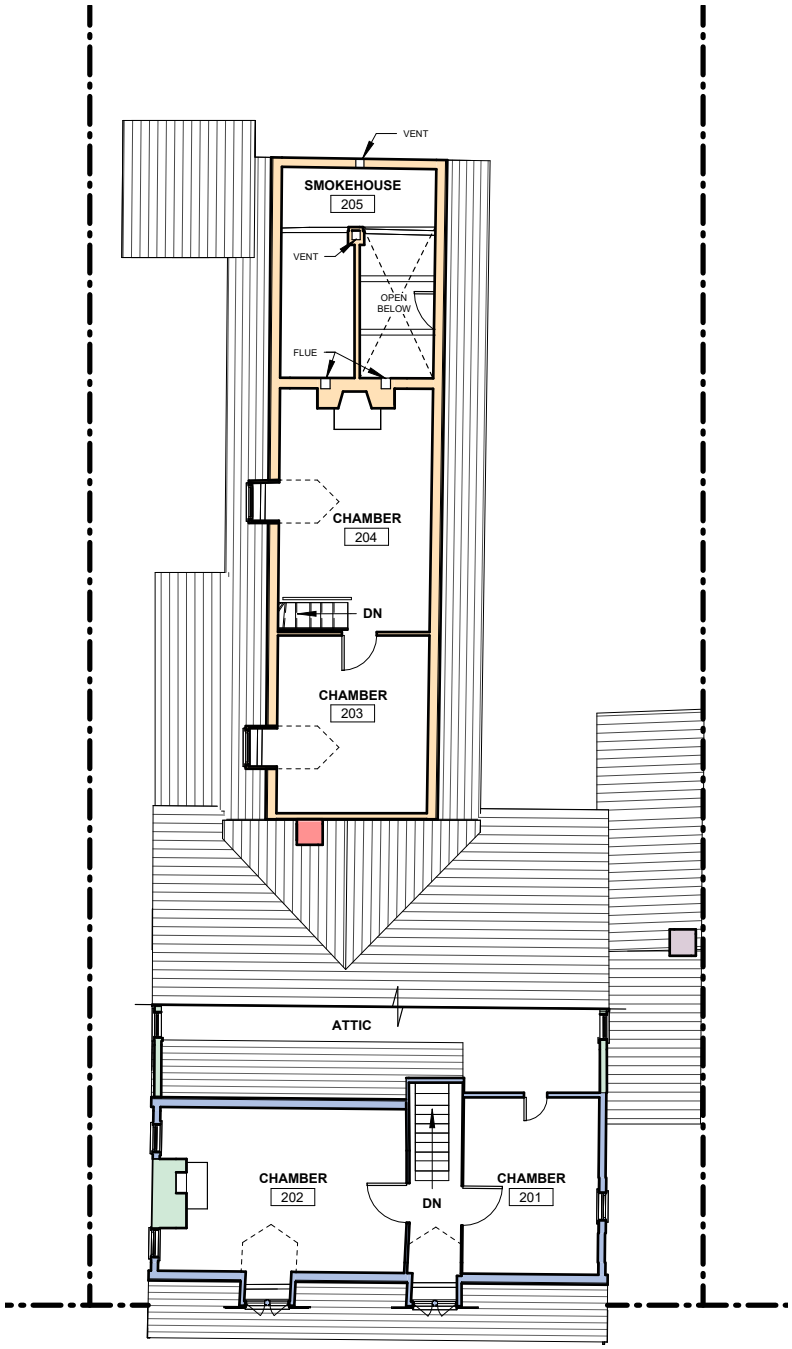


1854-1858 Basement Floor Plan

N

KEY

- FIRST PHASE - 1774
- SECOND PHASE - 1784
- THIRD PHASE - 1784-1797
- FOURTH PHASE - 1797
- FIFTH PHASE - 1816
- SIXTH PHASE - 1854-1858

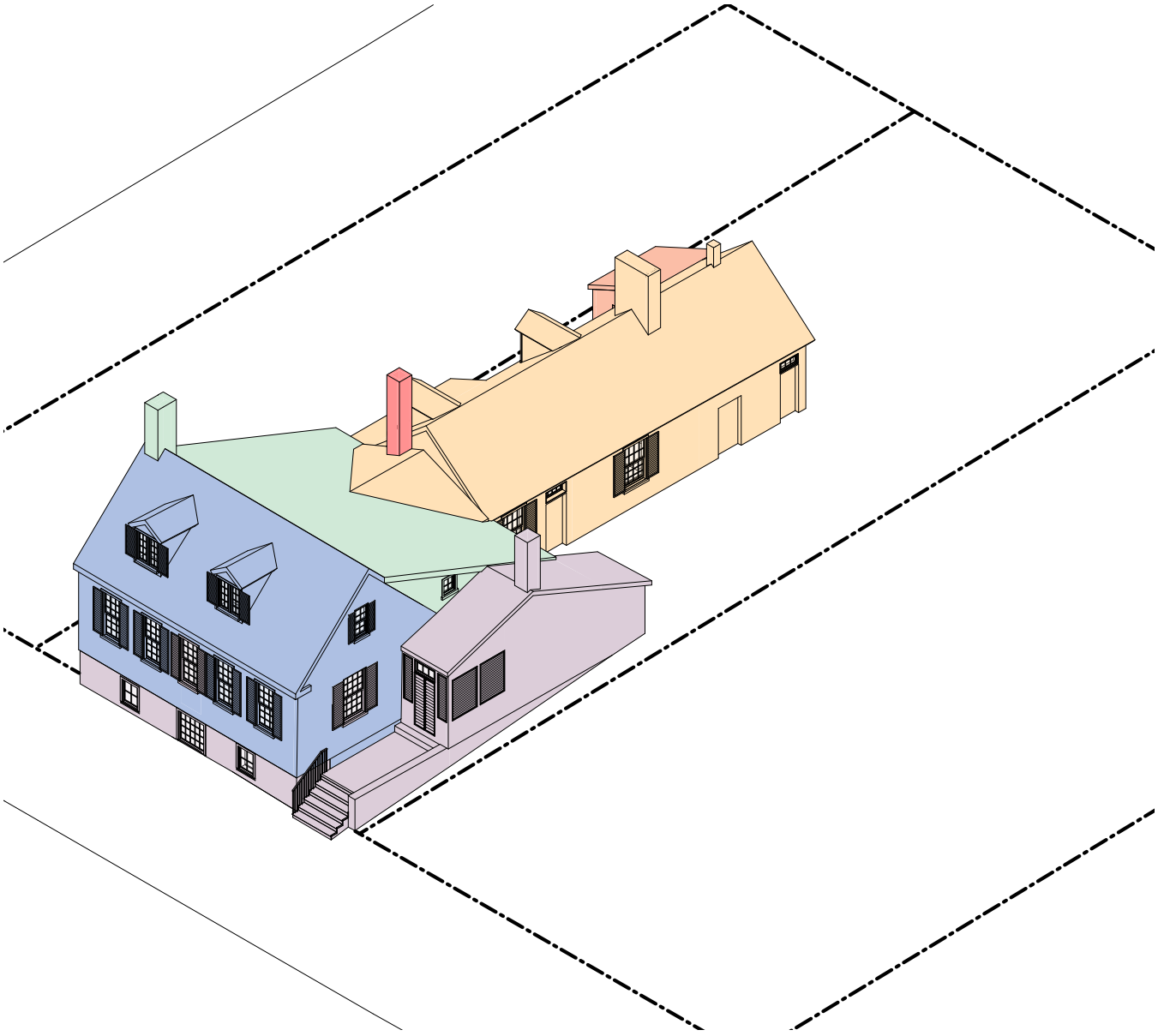


1854-1858 Second Floor Plan

N

KEY

- FIRST PHASE - 1774
- SECOND PHASE - 1784
- THIRD PHASE - 1784-1797
- FOURTH PHASE - 1797
- FIFTH PHASE - 1816
- SIXTH PHASE - 1854-1858



Sixth Phase

Improvements- 1854-1858

John Douglass Brown, Jr.: 1845-1884

Mary Gretter Brown died in 1854, bequeathing land in Fairfax and Fauqier counties, and land in Ohio and Kentucky, She indicated in her will that the house in Alexandria should pass to her daughter Ellen Douglass Brown. She left special items to her other children, including a mahogany bedstead, secretary, washstand, and casters to John D. Brown, Jr., as well as plates, candlesticks, and a ladle and spectacle case, both of silver. She also bequeathed enslaved people to her family members: "Negroes, Robert and Jenny," "Nancy and Charlotte and thier increase in lieu of the said Negroes which belonged to Mrs. Barclay, and "Negro woman called Moll to my granddaughter Helen Barclay."

One of the most interesting features is the mention in the will of a room called the "Front Cha. . er [center letters illeg.] Probably using a customary identifier as the Front Chamber. Daughter Jannett received china, silver, glassware, shovel and tongs, and "the family portrait".[1] Margaret had died before her mother. Although Mary Gretter Brown had left the house to her daughter, son John had already purchased it in 1845 to settle the requirement of the 1823 trust. He once again put the estate up for auction, apparently to clear its title, and purchased it himself again and turned it over to his sister Ellen.[2] John, Ellen, and Mary continued to live in the house until the late 1850s, sharing expenses but making few changes.[3]

Figure 9a. - Jannett Brown Hooff, c1853 (Family Collection in Shuman).

John D. Brown Jr married in 1859 and moved out of the house to Philadelphia. Ellen D. Brown died in 1861. In 1853, Jannett Brown married her second cousin J. Wallace Hooff (1824-1915), the son of family benefactor Lewis Hooff. The Hooffs moved into the Prince Street House in 1857. Although it was officially owned by his brother-in-law John, J. Wallace Hooff had already taken the lead in managing the house in 1854, soon after the death of his mother-in-law.[4]

In 1860, the Hooff household included J. Wallace, Jannett, their three children, and four

1 Alexandria Will Book 6:308, 24 Aug. 1853
2 Alexandria Gazette and Advertiser, 10 Feb. 1854 and Alexandria DB E3:420
3 Bill of Repairs to House Owned by Jno.D. Brown, Ellen D. Brown, and J.W. Hooff, each charged 1/3, 24 April 1854, Family Papers in Shuman, 2023, 188.
4 Shuman 2023, 193

Figure 9b. - J. Wallace Hooff, c1853 (Family Collection in Shuman).

enslaved African-Americans including Tom Thornton, for a total of nine. Tom Thornton continued to live at the house well into the 1880s. The children were Mary Goulding Hooff (1853-1925), who married Edward Stabler Fawcett, the Rev. Douglass Hoof (1858-1936), who married Mary Robbins, and Ellen Douglass Hooff (1864-1947), who married Benjamin Lawrence Wallace.[5]

J. Wallace Hooff worked from age twenty until the beginning of the Civil War as a clerk for his uncle Philip Henry Hooff, a commission merchant for flour, grain, and groceries with a warehouse and store on Fayette Street.[6] In 1861, he began keeping accounts for the U. S. Army Quartermaster in Alexandria and later at the War Department in Washington. During the chaotic years of the war, his wife stayed most of the time with relatives in Philadelphia. Hooff spent the next 54 years working at the War Department.[7]

Soon after the death of Mary G. Brown in January of 1854, Hooff instituted a number of improvements at the house. These included indoor water plumbing[8] and gas lighting. In February 1854 he began recording charges "for repairs on house on Prince St." with James Green & Son, cabinet manufacturers and lumber suppliers, located at the corner of Prince and Fairfax streets.[9] The water connection contracted with Thomas Evans, "House and Ship Plumber," involved 38 feet of pipe, a hydrant in the yard and, later, one in the kitchen. When the water pipe leading to the water main was replaced in 2019 it was found to be lead, although it may not be the pipe dating from 1854. No other new plumbing such as a water closet or a plumbed bathtub is recorded for use by the large family (11 children and numerous others).[10] The privies probably continued in use until the late 19th century or later, perhaps even after sewer lines had become available on Prince Street.

5 Family genealogy chart, verified with official sources, quoted in Shuler 2023, 167-182

6 Betty Hooff Lemons, *Genesis: Hoofs & Hooffs of Virginia 1730 to 1980*, Vienna, Va. January, 1980. quoted in Shuman, 2023, 182-185, 190-193.

7 Most information in this section is credited to Family Papers in Shuman, 2023, 182-185, 2110-211.

8 Virginia-American Water Co., Permit No. 408, April 15, 1854, quoted in Shuman 2023, 193.

9 Family Collection Receipts quoted in Shuman 2023.

10 Repairs in 1854 are said to have included a variety of wood members and nails purchased over the next two months were used to build a "bathroom."

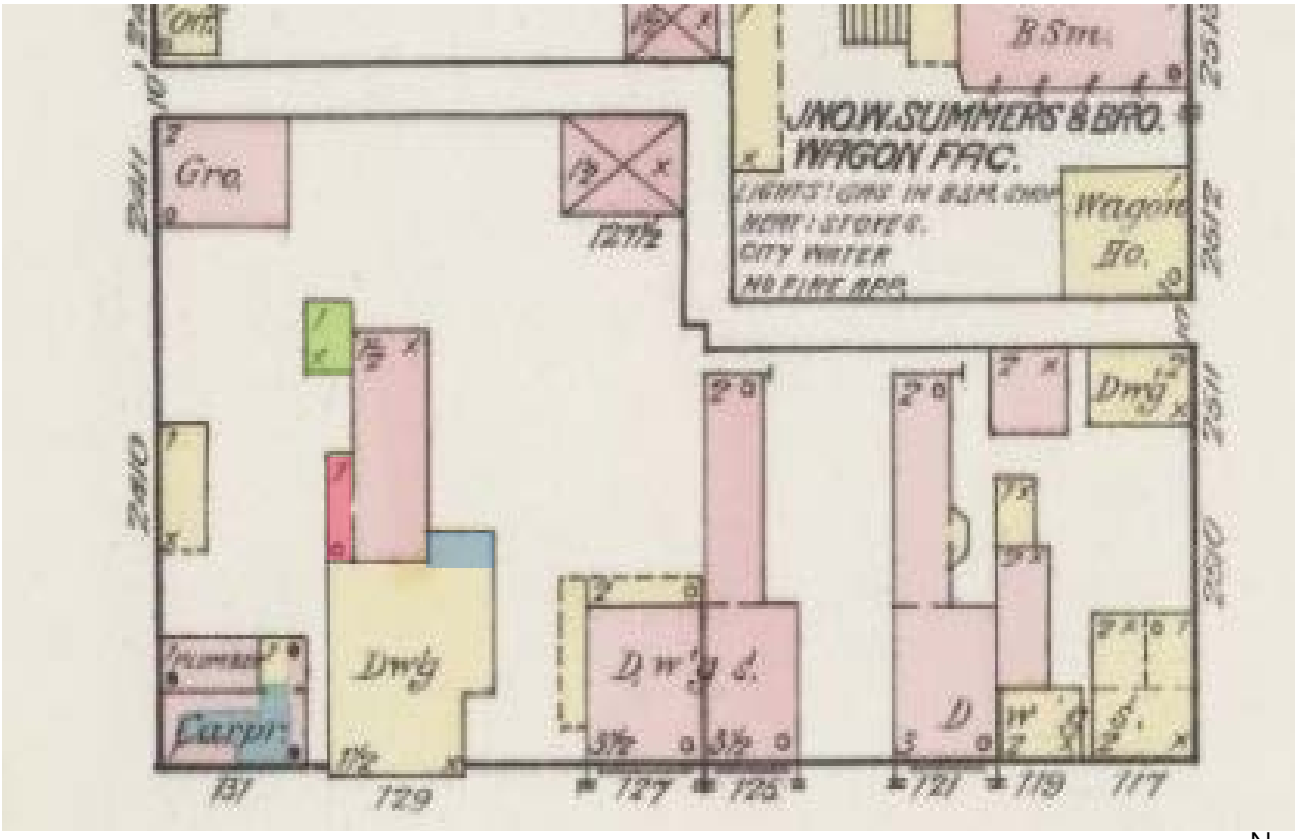


Figure 9c. - 1885 Sanborn Map showing extended section to north of 1784 section in blue, small addition to west of privy in green and already enclosed west porch in red.

When water closets were first installed in Alexandria, the lack of a general sewer system in Alexandra meant that excess water had to be directed into privy vaults causing them to fill more rapidly. Sewers serving the streets around the Hooff's residence were not added until sometime between 1902-07.[11] A small northwest room appears in the first detailed map of the property in 1885 [Sanborn Map 1885]. It was attached to the west side to the west side of the 1797 wing at the location of the west privy. It may have been built to contain a water closet located conveniently close to the privy vault in the decades after the advent of running water but before sewers were extended to this section of Prince Street. Gas lighting was added in 1858. Hooff bought gas light pendants, paper shades, and globe holders.[12] Gas lines and fixtures dating from the 1850s survive throughout much of the house, visible in Rooms 104, 106, 111, and 201 and 202, although none of the globes have survived. The south rooms in the 1774 section were each provided with wall-mounted gas lights, but the rooms over the kitchen, thought to have been occupied by enslaved African Ameircans or African American household servants after the Civil War, show no evidence of plumbing for gas.

11 Tercha, 2017, 6-7.

12 Receipt for gas lights and fixtures, 11 Dec. 1858, Family Collection, cited in Shuman 2023.

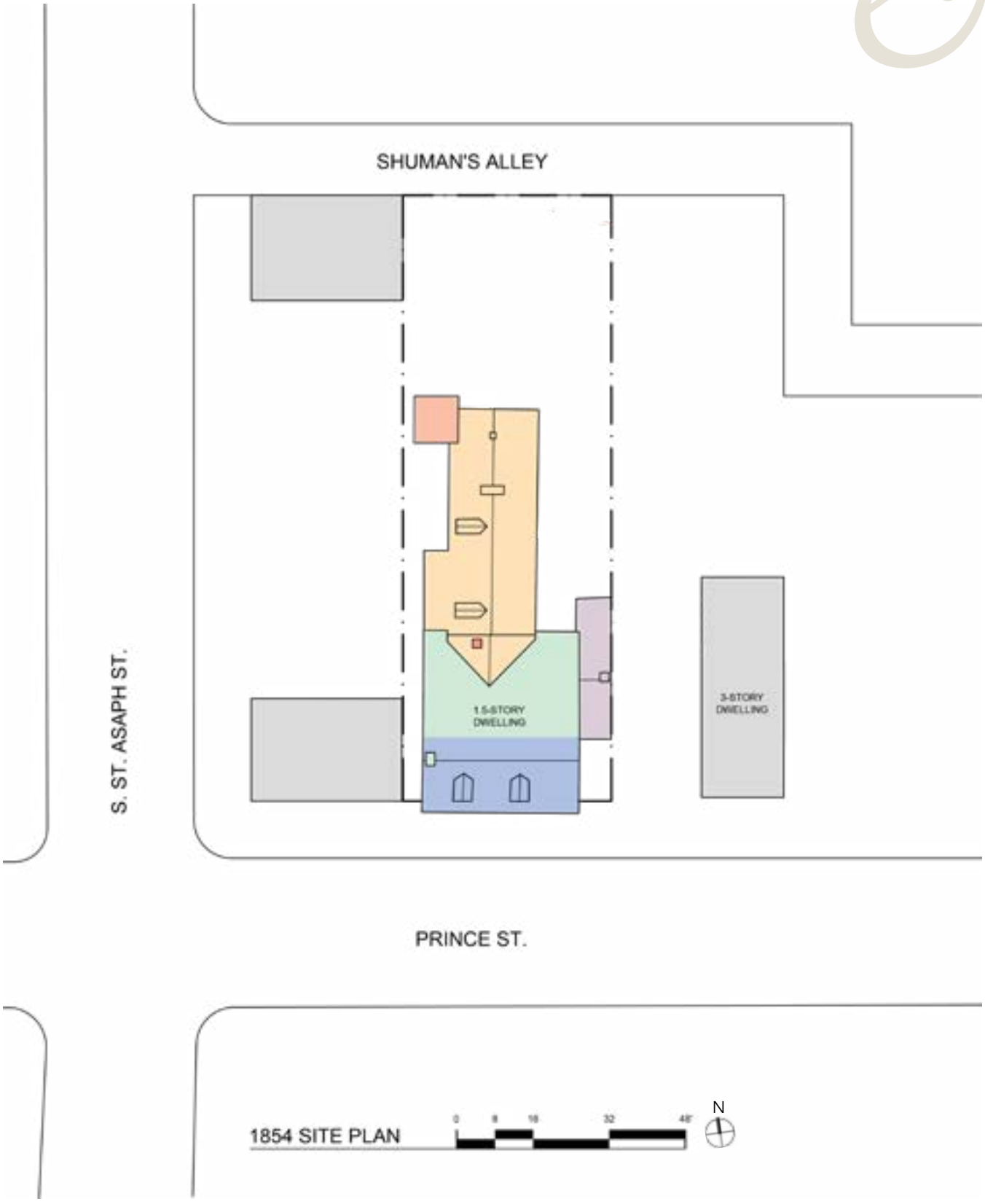


Figure 9d. - 1854 Site Plan Diagram

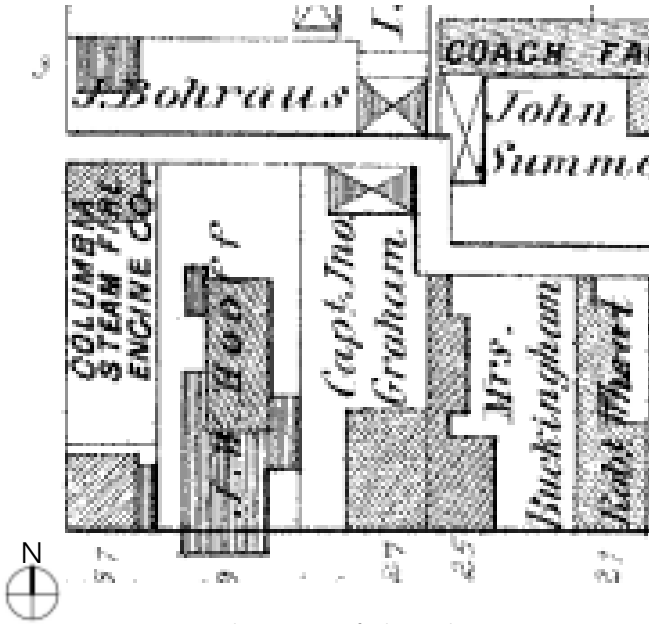


Figure 9e. - G.M. Hopkins, Map of Alexandria, Virginia, Philadelphia: G.M. Hopkins, 1877. This shows the addition to the west of the privies.

The closet (Room 111A) in the south room of the back building was removed, probably at about the same time that the cellar stair in the southeast corner of the kitchen was removed in the mid-19th century (very likely when other changes were made in 1854 to update the house).[13] The central door in the south wall of the kitchen was infilled at the same time. A passage (Room 112) was added along the east side of the room to connect with the kitchen through the former stair door opening. The plain board partition contained a batten door and an inset fixed glass window communicating with the remaining portion of Room 111.

At about the same time, a door was added to communicate with the adjacent room in the 1784 section. The framing visible in 2001 photographs during the reworking of the siding, including views showing the vertical posts in the western wall of the 1784 room, confirms that a single window centered on the room was expanded to the north to contain a double window in the mid-to-late 19th century.

In 1854 Hooff added 68 feet of gutter and "flashing around chimney." The receipts kept by Hooff for 1856 show that the family paid a company called Mankin and Feadley to re-shingle the roof and included tin valleys and spouting. Significantly, the account includes "raising Pantry Floor and Lumber furnished and rafters to same and sheathing 5.00" as well as "cost of labor to do same 20.00."[14] This may well describe the enclosure of the west porch. It was not unusual to enclose a porch or part of one to keep dry goods in a cool, secure environment. This may have coincided with the removal of the adjacent, smaller, close-studded closet in the south room of the 1797 wing, which may have served a similar purpose, and the addition of the L-shaped board partition in the same room.

Photographs taken in 2002 show the work of removing the enclosure from the porch. The frame walls and underside of the rafters of the enclosed area was plastered over split lath, except on the south wall where the flush board was scored to receive plaster directly. The masonry wall on the east was painted. The window into the northwest room was altered into a door by infilling the area above the door head with lath and plaster. The lath, studs, and beaded batten door could well have dated from 1854 or earlier. The mention of rafters in

13 Mark Wenger, Investigation of the Colonnade Ceiling, Fawcett House, 517 Prince Street, Alexandria, Virginia, Mesick Cohen Wilson Baker, Architects, 2018.

14 Invoice from Mankin and Feadly, 14 June 1856, Family Collection cited in Shuman 2023, 197.

Figure 9f. - 2002 Photo from N of the former window in the N wall of the NW Room from the enclosed porch showing the inserted door and scored flush board and plaster (Bierce Collection, Historic Alexandria).

the 1854 invoice may indicate that the roof was completely replaced at that time.[15] The enclosure or rebuilding of the west porch and the addition of the partition in the room would have caused the south room to be very dark, providing a motivation for the addition of the window in the partition in order to borrow light from the window to the east.

In 1858, Hooff added 26 feet of large gutter as well as "7 sheets [metal] on pantry." This may be when the west porch roof was roofed with tin as is shown in the earliest Sanborn maps. Hooff resurveyed the property and added fences between both neighbors.[16]

Most of the changes made by J. Wallace Hooff appear to have been made early in his occupancy. He also had the house repaired in 1876-77, according to a memo among family papers.[17] The work included 225 pounds of white lead for painting the house and made repairs to three stoves. The purchase of white lead suggests that the house was not always whitewashed as indicated by Hooff descendants.

James Wallace Hooff- 1884-1915

J. Wallace Hooff's daughter Mary Golding Hooff had married dentist Edward Stabler Fawcett in 1875. The couple had moved into the Prince Street house after her mother's death in 1879 and shared it with her father, her brother Douglass Hooff (1858-1936), and her sister Ellen Douglass Hooff Wallace (1864-1947). The 1880 Census shows two families within a single household: (1) J. Wallace Hooff, his son and daughter Douglass and Ellen D. and (2) his son-in-law Edward S. Fawcett, daughter Mary G., grandson Wallace., and granddaughter Jannett. There were no live-in employees.[18]

In 1872, John D. Brown Jr., who was in want of money, was pressing J. Wallace Hooff to purchase his share of the house. Brown wrote to Hooff that:

"the condition of the house has been a

15 Receipt from Mankin and Feadly, May1 1856, Family Collection, cited in Shuman 2023, 198.

16 Shuman 76.
17 Shuman 223
18 US Census, Alexandria VA, 1880.

source of Worriment for some time, it is suffering for paint, etc. but really I am not able to do any thing to it at present, and fear it will be a long-long time before it gets anything done to it, if it depends upon me to do it. . . I would not like to have my interest in it go to a stranger, as like Jannett I have a strong attachment to it and would like it to remain as long as we live, either in her family or mine."[19]

Hooff delayed buying out Brown. In 1884, he gave Brown a list of repairs he had made to the house: "Bill of shingles and nail, $49.71; gutter spouting and roofing, $30.40; bill of carpenter shingling $34.50; white lead oil, $2.50, total $117.11; and Insurance, $16; taxes Cpr. $25.65, and Va. $7.50." In 1884, Brown and Hooff came to terms on a valuation of the house at $2,000 and Hooff sent a bank draft to Brown for $1,000. The house was deeded to Hooff.[20]

When the Sanborn map for 1885 was issued, the house was still entirely roofed with wood shingles, except for the west porch which was covered with tin (the Sanborn Map convention indicates "slate or tin").[21] This may indicate that the west porch was altered or rebuilt, as suggested by the rafters and sheathing mentioned above in connection with "raising the floor of the pantry" in 1854.

Hooff replaced some of the wood shingle roof with tin in 1889, but the Hooffs seem to have kept the service wing's shingle roof and were careful to retain, repair and replace the wood

19 August 1872 in Shuman 2023, 234
20 Alexandria DB 14:361.
21 Sanborn Map, 1885.

Figure 9g. - Snow brake irons supporting wooden board shown on the north slopes of the 1784 and 1816 sections in c1960, Historic Alexandria, Alexandria VA.

shingles on the south front through the 20th century, probably to self-consciously enhance the building's historic appearance.[22]A receipt from S. P. Devaughan, copper, tin, and sheet iron worker, "to take off old shingle roof, and for stripping same". . ."Will put on the roof with the old style brand of tin" including twelve gutter hooks and 14 snow break irons". The snow breaks, which appear to have been restricted to the 1784 and 1816 sections, survived until recent reroofing on the north eave of the 1784 addition where the long "catslide" roof could have accumulated a lot of snow.[23] They show up in historic photographs from the north and south. The snow guards on the north slope were no longer in place when the roof was replaced in 2021. The few brackets that were present in 2021 were reused to restore the wood snow guard above the entry to the east porch.[24]

22 Al Cox believes from examination of the roofing and nails during replacement of the roof that it was altered over time in sections.
23 Receipt from S. P. DeVaughan, Family Collection, quoted in Shuman, 2023 225.
24 Personal Communication, Al Cox, Nov. 2023.

Figure 9h. - Snow brake iron (below) and gutter hanger (above), c1889 from the house, referred to in the J. Wallace Hooff receipts quoted in Shuman 2023, 67. Photos 2022 from Historic Alexandria, Alexandria VA.

All historic photographs of the south front since before 1900, and the Sanborn maps, show the sides of the dormers covered with shingles, the double-leaf casement windows, the unusual, but historic positioning of shutters extending to each side at the dormers, and the foundation brick painted white.

The Hopkins Map of 1877 and the Sanborn maps for the house in 1885, 1891, 1896, and 1902 are the first maps detailed enough to show the house and its parts and materials. They indicate that the west porch was already enclosed by 1877, possibly as a pantry. A small room is also shown as early as 1877 opening out of the western privy. This could be interpreted as a room built in the early 1850s to house a water closet after piped-in water became available but before sewers were installed between 1902 and 1907. The Sanborn map for 1891 is very similar, although the buildings on the lot to the west have been replaced. The 1896 map is similar but shows the basic internal divisions of the house as well.

The 1902 Sanborn map shows nearly the same layout as the 1896 map, but the north extension of the 1784 section is no longer shown, nor is the small square frame addition that remains in place in the same area. The plan is the same in 1921, including the small structure in the northeast corner of the lot. The 1902 map shows a small building to the rear of the lot. This was a "shantie" that was built for grandfather J. Wallace Hooff as early as 1886. He appears to have spent much time there in order to find some privacy from the growing family in the main house.[25] He contracted with architect and builder A. J. Fisher for a "frame building erected on his premises" for $105.00.[26]

At some point a portion of the enclosed porch on the west side of the brick service wing was transformed into a bathroom. This opened out of the northwest chamber through a door that had been converted from an original window.[27] The single window in the west wall of the northwest chamber was probably changed into a double when the northwest chamber was darkened by the removal of this window.

25 Letter in Family Collection, quoted in Shuman 2023, 224.
26 Papers in Family Collection, quoted in Shuman 2023, 70.
27 2002 Photos and personal communication, Joe Reeder 2023.

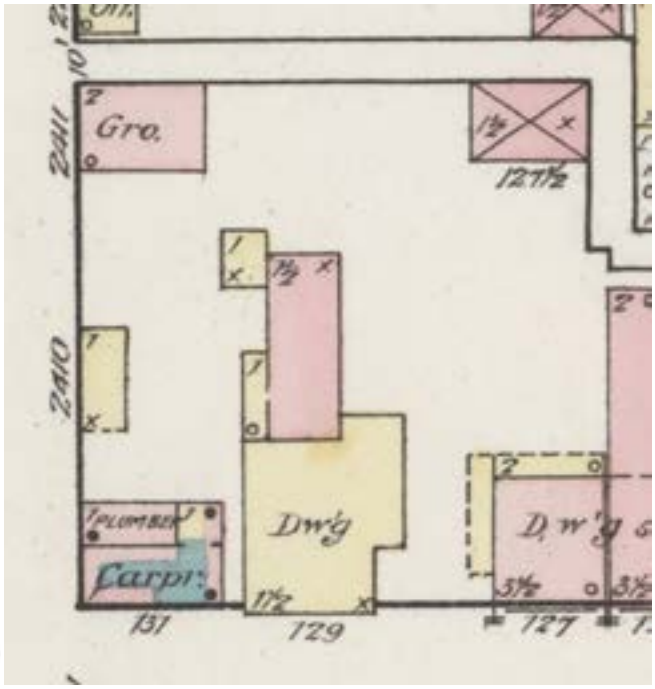


Figure 9i. - Detail, Sanborn Map, 1885

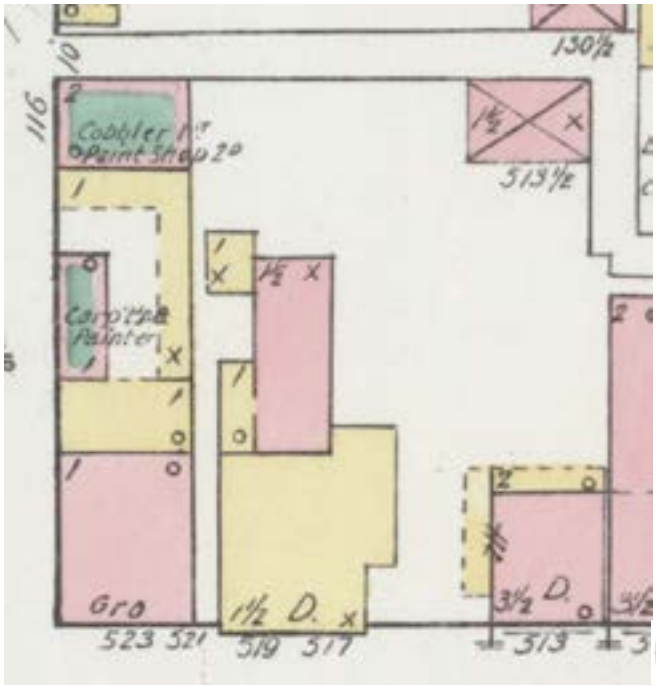


Figure 9j. - Detail, Sanborn Map, 1891

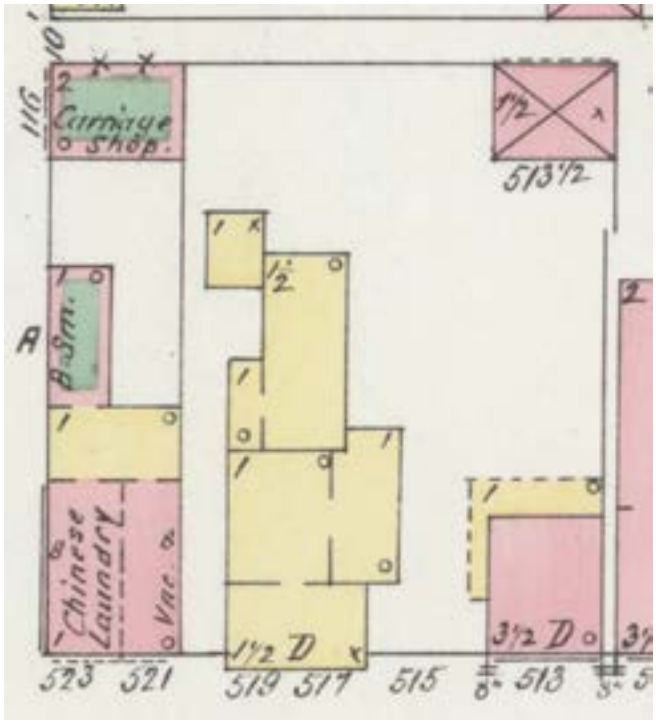


Figure 9k. - Detail, Sanborn Map, 1896, showing the same layout as the 1885 map but with more internal detail.

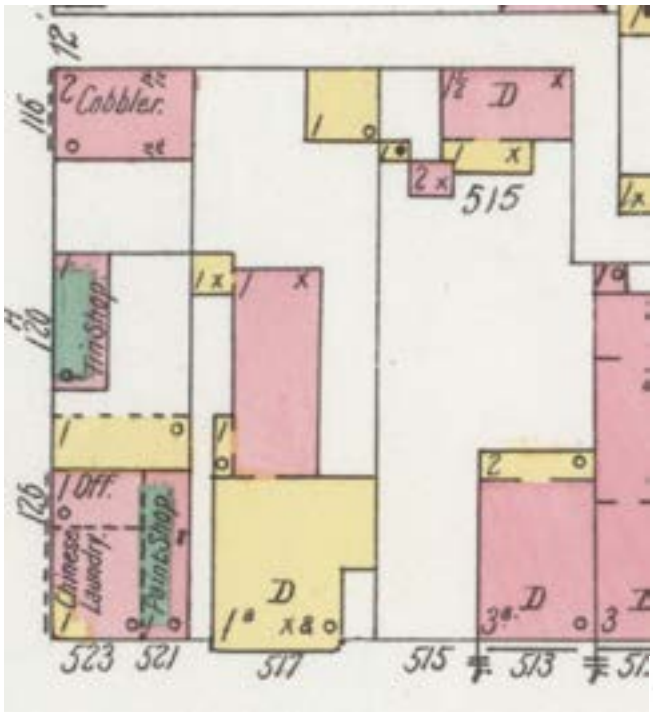


Figure 9l. - Detail, Sanborn Map, 1902.

Figure 9m. - J. Wallace Hooff in the parlor, c1900 [Family Collection in Shuman 2023, 222].

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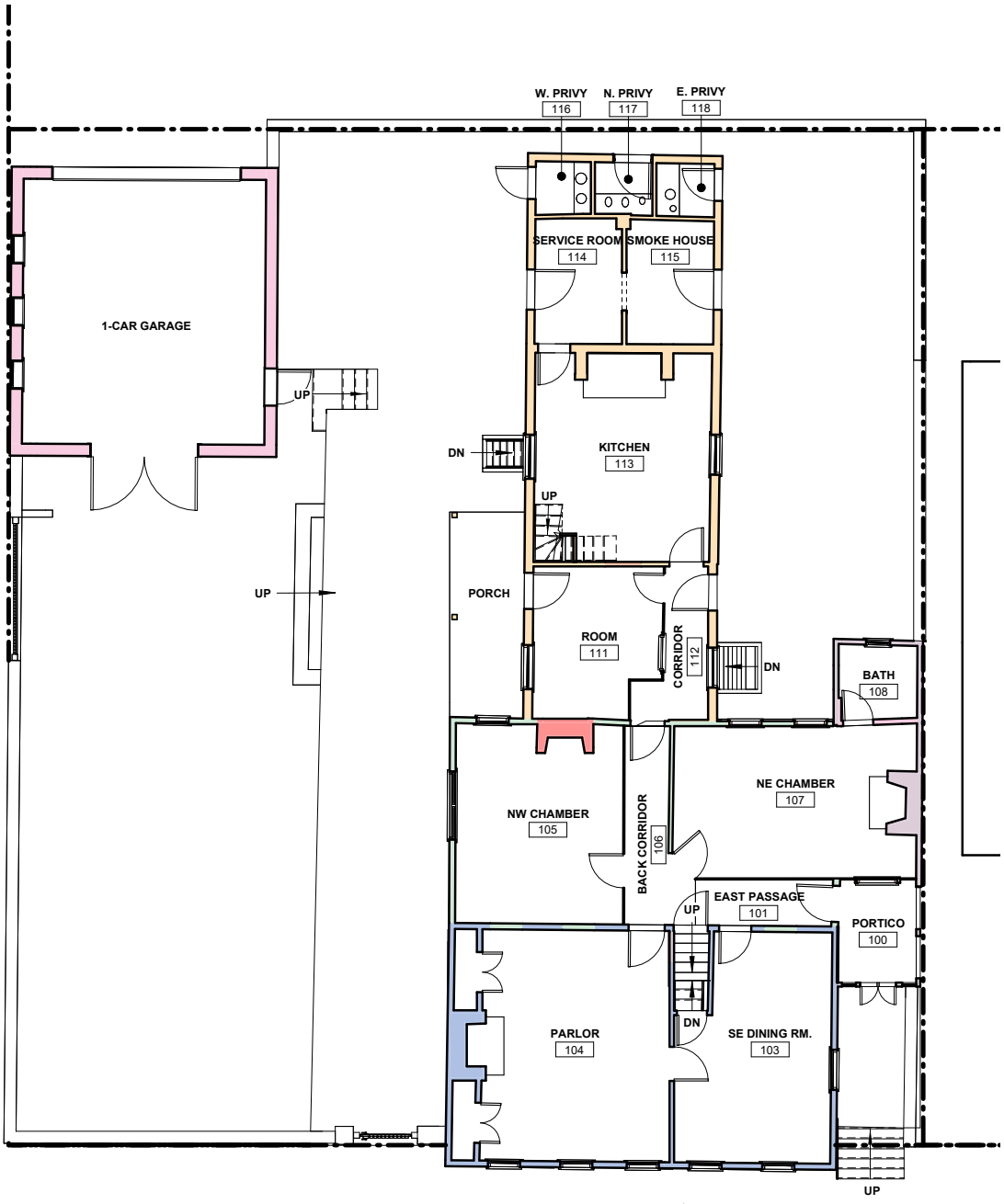
SEVENTH PHASE

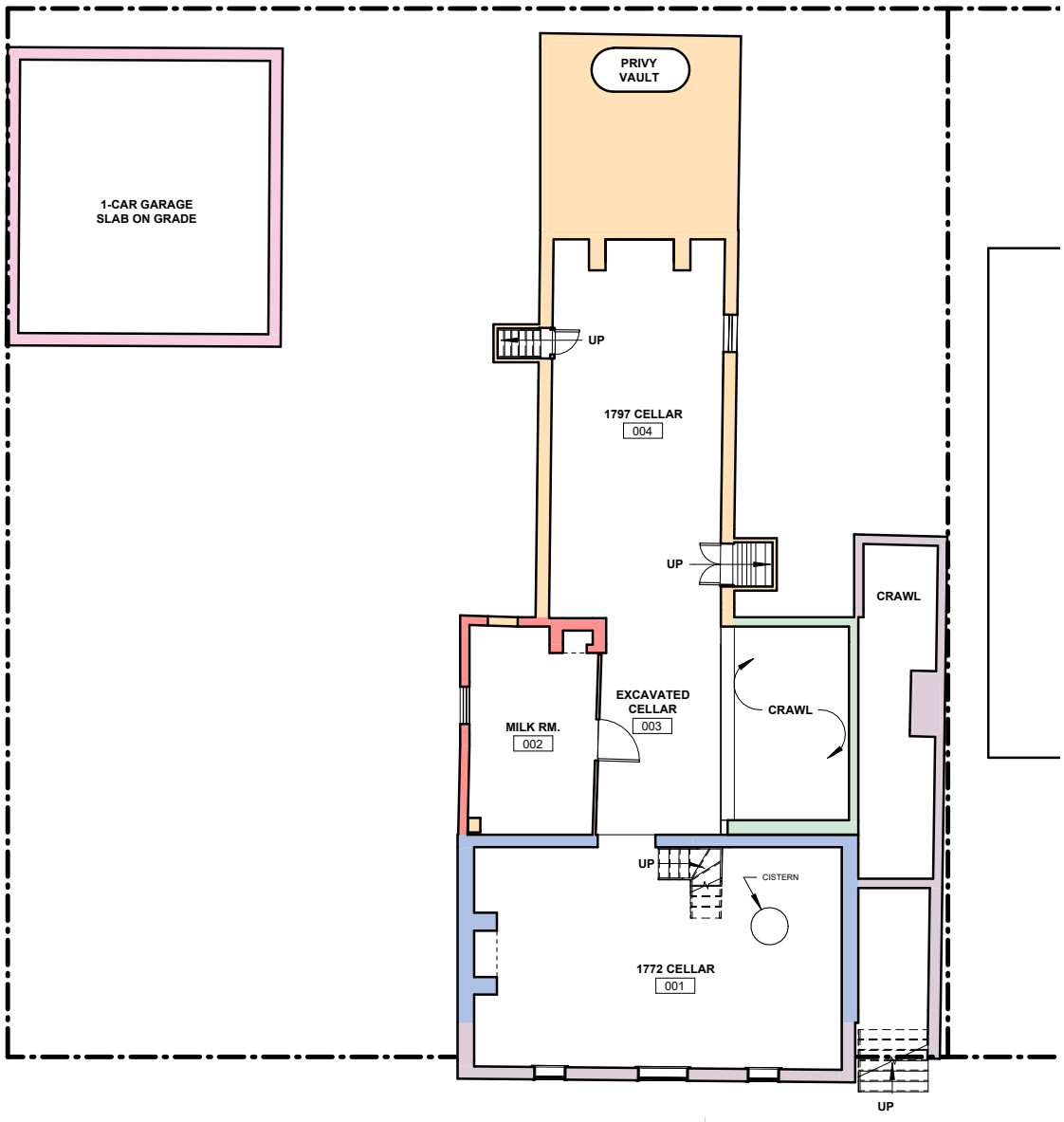


1915-1971 First Floor Plan

N

KEY

- FIRST PHASE - 1774
- SECOND PHASE - 1784
- THIRD PHASE - 1784-1797
- FOURTH PHASE - 1797
- FIFTH PHASE - 1816
- SIXTH PHASE - 1854-1858
- SEVENTH PHASE - 1915-1971

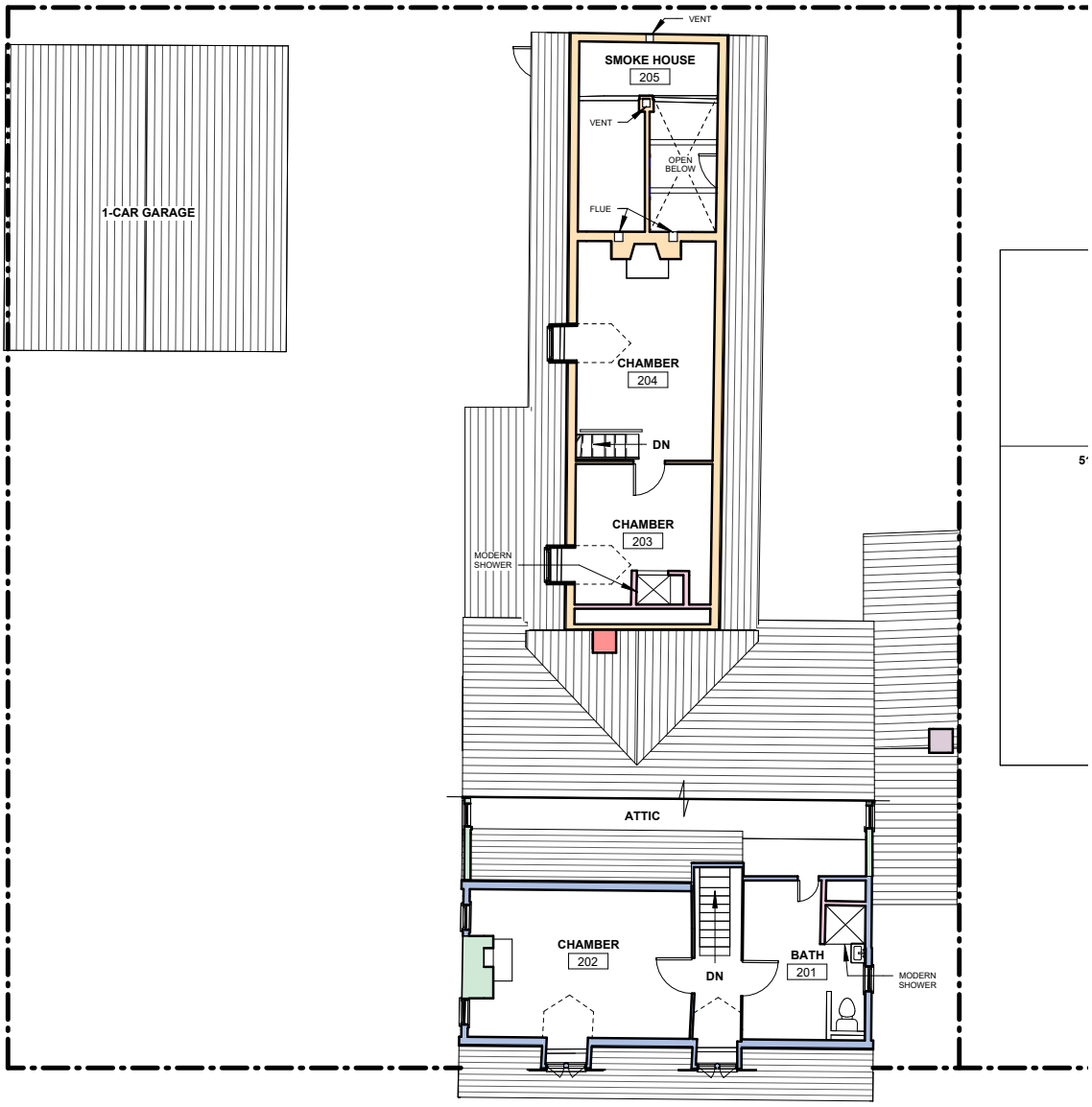


1915-1971 Basement Floor Plan

N

KEY

- FIRST PHASE - 1774
- SECOND PHASE - 1784
- THIRD PHASE - 1784-1797
- FOURTH PHASE - 1797
- FIFTH PHASE - 1816
- SIXTH PHASE - 1854-1858
- SEVENTH PHASE - 1915-1971

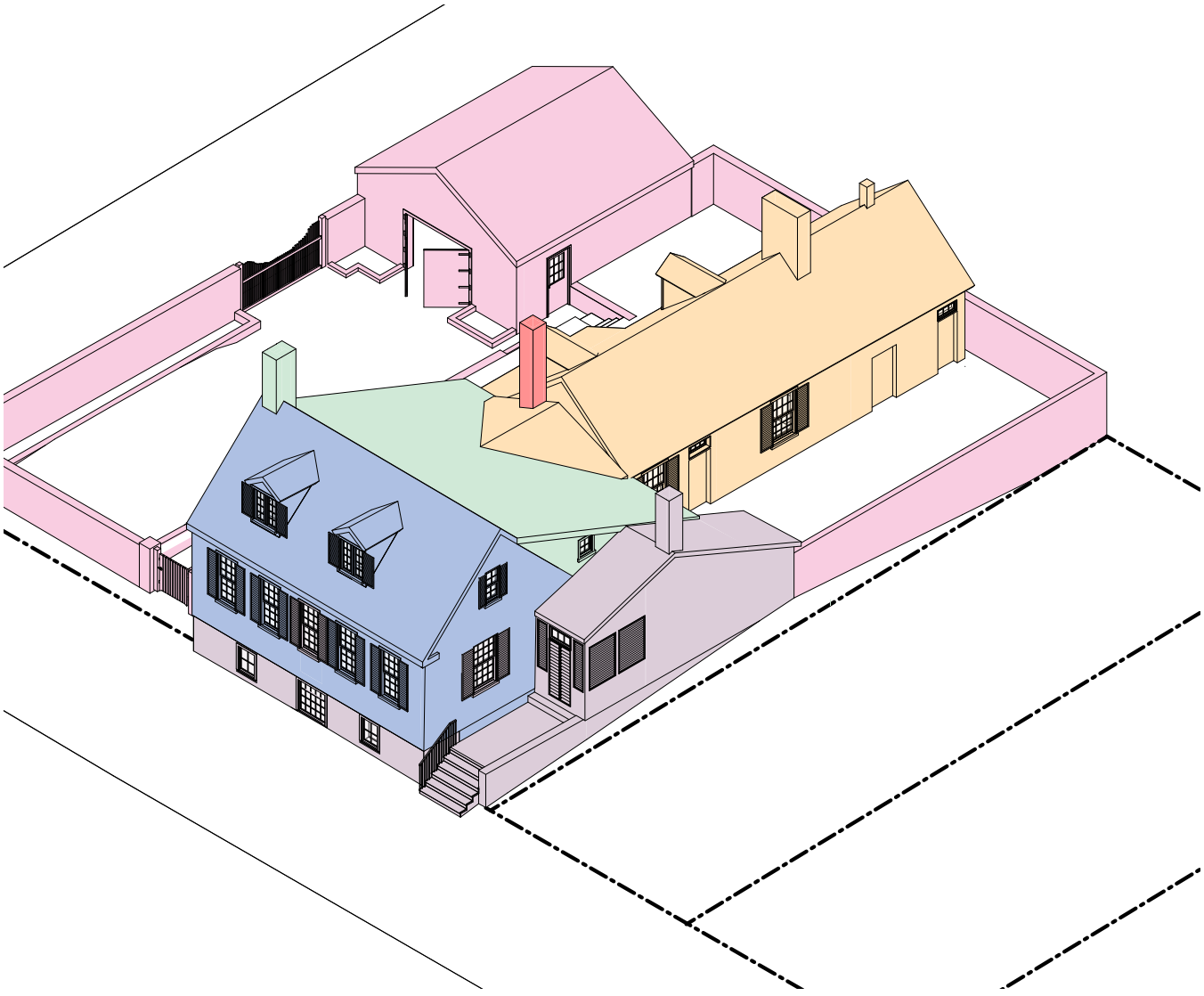


1915-1971 Second Floor Plan

N

KEY

- FIRST PHASE - 1774
- SECOND PHASE - 1784
- THIRD PHASE - 1784-1797
- FOURTH PHASE - 1797
- FIFTH PHASE - 1816
- SIXTH PHASE - 1854-1858
- SEVENTH PHASE - 1915-1971



Seventh Phase

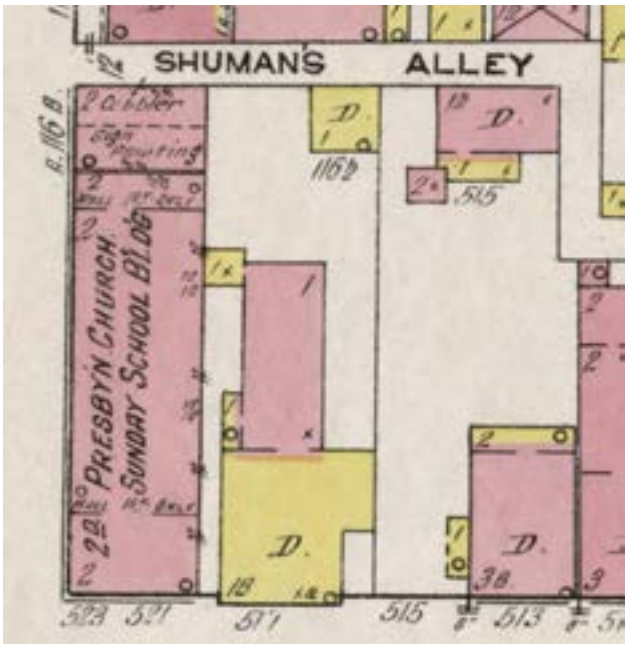
Maintenance- 1915-1971

Janet Brown Fawcett Cheeseman, Susan Stabler Fawcett, Ellen Douglass Fawcett, Lewis Hooff Fawcett, and Mary Golding Fawcett- 1915-1971

J. Wallace Hooff died in 1915. His left his daughter Mary Golding Hooff Fawcett (1853-1925), who had kept house for him since his wife's death in 1879, a life interest in the Prince Street house. Her two siblings inherited shares of the property but they and their heirs later passed them on to the Fawcett heirs.[1]

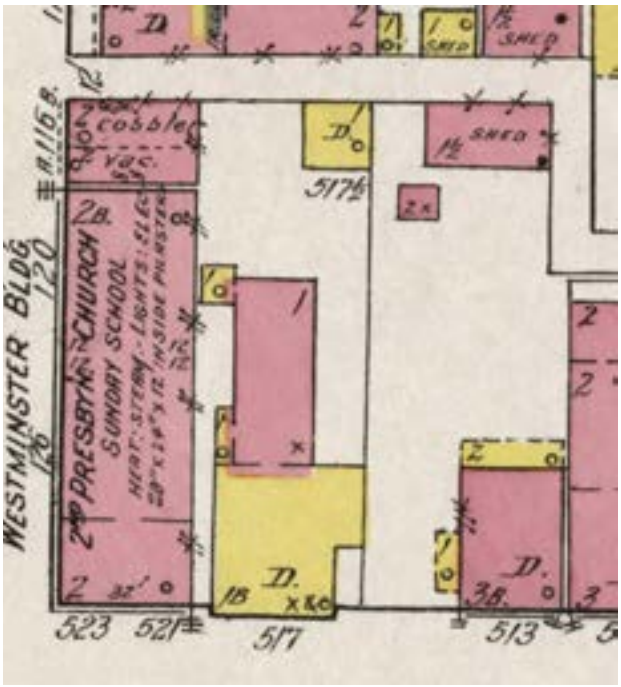
The land around the house had developed during the late 19th century. The formerly vacant lot on the corner held a carpenter and plumber's shop in a small frame building on the Sanborn maps of 1885, 1896 and 1902 show a newer building in the same location housing two businesses: a Chinese laundry operated by Lee Soon and a paint shop.[2] The frame commercial buildings on the corner and along St. Asaph Street were replaced in 1911 by the Westminster Building, a large brick educational structure serving nearby Second Presbyterian Church. The new building extended to the edge of the Fawcett's tract.

In the census of 1900, Edward Fawcett was listed as the head of the household, and Minnie was keeping house. Edward was to die the next year of kidney disease. They were joined by Janet, age 21, at school; Susan, age 19, schoolteacher;



N

Figure 10a. - Detail, Sanborn Map, 1912



N

Figure 10b. - Detail, Sanborn Map, 1921 showing the Westminster Bldg., Small addition to west of privy, and the small house at the back of the lot. The c1816 closet projection to the N is not shown.

1 Chain of Title.
2 1896 and 1907 Sanborn Maps and City directory 1900-1901 quoted in Timeline with Sources.

N

Figure 10c. - Detail, Sanborn Map, City of Alexandria, 1941-1959. It shows a similar layout to the 1896 map, but the small room on the north of the east extension is not shown at all.

along with six more children, including Edward, Jr., Ellen, Lewis, Richard, Mary, and Lawrence, as well as grandfather J. Wallace Hooff, who continued to work at the War Department until age 90.[3] The house was very crowded. As family records show:

> "The house was crowded, so Edward Jr. was sent to live with his father's Leadbetter relatives a few blocks away. He wasn't happy about it. Etched into the glass of a window on the west side of the attic room in the 1774 house is: 'Edward Fawcett at Leadbetters 1896-1901 and very likely longer.' Grandpa Hooff also sought privacy, first occupying the upper floor room with the fireplace, and later building a small one-story building at the back of the lot for his own use."[4]

3 US Census, Alexandria VA, 1900.
4 Family records summed up in Shuman 2023, 239-240.

Figure 10d. - The Fawcetts with Martha Blue, c1930 (Family Collection).

Figure 9s. - Murray-Dick-Fawcett House c1935 (Special Collections, Alexandria Library)

The Fawcetts were served by Black workers, including "Aunt Anna" King, formerly enslaved by the family, who was employed to care for the children in 1889. Lizzie Taylor, an Irish immigrant, worked as a domestic for the Fawcetts in the late 19th century. Martha Blue, an African American, had been employed by the Fawcetts for 29 years as laundress, cook, and maid at the time of her death in 1941.[5]

5 Alexandria Gazette, January 29, 1941, quoted in Shuman 2023, 253

During the Fawcetts' period of occupancy (1870s to 1971) very few changes were made to the house. In 1912 Mary Hooff Fawcett applied for a permit to add a window and repair a shed.[6] This is probably the double window in the NW room (room 105) in the 1784 section. Double sash windows are a form characteristic of the early 20th century. J. Wallace Hooff applied for a permit to replace about 20 square feet of weatherboard and repair the front cellar door. The house was electrified in 1910. J. Wallace Hooff heated his bedroom in the west upper floor chamber in the 1774 wing with coal in the early 20th century. A potbelly stove heated the parlor on the floor below.[7] An oil furnace and radiators were installed in 1940.[8] The closet projection on the NE corner of the 1784 addition doesn't show up on all the later Sanborn maps, but is visible in the 1877 Hopkins and 1885 Sanborn maps. It undoubtedly dates from the early 19th century.

Of the nine Fawcett children who reached maturity, seven would never marry and three of them spent their lives in the Prince Street house. These were Lewis, Ellen, and Susan. At his death in 1915, J. Wallace Hooff left the house and lot as well as the "household and kitchen furniture" to married daughter Mary Goulding Fawcett for life. All other property was to be divided between his son and two daughters.[9] John would inherit the property at Mary's death.

6 Alexandria City Building Permit No. 205, 5 Nov. 1912, quoted in Shuman 2023, 256..
7 interviews with Magaret and John Cheeseman, Shuman 2023, 240 and HABS photographic records, 1936, Library of Congress, Washngton DC,. cited in Shuman 2023, 55.
8 Sue Kovach Shuman, The Murray-Dick-Fawcett House: A Future Alexandria Museum," Alexandria Chronicle, Spring 2019, Alexandria Historical Society.
9 Alexandria Will Book 1C:263.

Figure 10e. - HABS Photo of Westminster Building in 1968 before its demolition.

Figure 10f.- Murray-Dick-Fawcett House in 1975 showing the brick wall and garage before the construction of the courthouse (Special Collections, Alexandria Library). This photo also shows the chimney on the west wall from the 20th century boiler in the basement. The chimney was removed in 2002 by the former owner, who also lowered the brick garden wall by approximately 12".

The Fawcetts made few changes during their tenure other than paint and wallpaper. At Mary's death in 1925, four of the children inherited the property.[10] These included Janet Brown Fawcett (1878-1952), who had married Scranton PA native Lewis Cheeseman, a chemical engineer. At his death in 1934, she moved back home from Florida to Prince Street to join her three unmarried siblings, Susan (1880-1955), Ellen

10 Alexandria Will Book 4:350

Figure 10g. - Resubdivision and consolidation of land of Lewis Hooff in 1970 showing land transferred to the city at the top and transferred to Hooff at the lower left (City of Alexandria Laserfiche #60).

(1886-1965), and Lewis (1888-1971), bringing her sons Richard and David with her. The siblings left their shares in the property to each other in their wills, and Lewis Hooff Hawcett ended up in 1965 with independent ownership after their deaths.[11]

The City commenced planning for an urban renewal project in the early 1960s. In part, it involved demolition of most of the buildings on the 500 block of King Street and the Westminster Building of the nearby Second Presbyterian

11 Alexandria Will Books 35:1, 65:40, 706:696, 706:698, and 707: 698.

Figure 10h. - C. 1960 phoyo of Lewis Hooff a the rear of the house showing the closet of the 1816 extension and the two mid-19th-century windows, Historic Alexandria, Alexandria VA.

Church in 1961. In 1970, the City and Lewis Fawcett agreed to a land swap where he gave up some of his lot on the north for a sum of $6,434.00 and the part of the Westminster Building lot adjoining his.[12] After the demolition of the Westminster Building, the City recorded a permit for the high

Flemish-bond brick garden wall across the rear of the Fawcett property and around the now vacant corner lot and for a two-car brick garage to be built at the back. Calvert 103 Sand Moulded Colonial-Made Brick was used, according to minutes of the Board of Architectural Review.[13] The land traded to the City became part of the site for the new Alexandria District Courthouse completed in 1981.

12 Alexandria Deed Book 710:74.
13 Alexandria Board of Architectural Review, 11 February, 1970.

Richard L. Cheeseman
1971-2000

The house was inherited in 1971 by Richard L. Cheeseman from his uncle Lewis Hooff Fawcett.[14] He had lived there for a few years in the 1930s with his mother Janet. Cheeseman headed Alexandria's Robinson Terminal Warehouse for the storage of newsprint. Cheeseman cared for the house, which was mostly unoccupied and allowed family members to stay or live there, including his son David and his family. Photographs from 1981 show the wood shingle roof being replaced on the south front. Cheeseman eventually donated 62 items from the house to the Lyceum, gave some to family members, and sold others.[15]

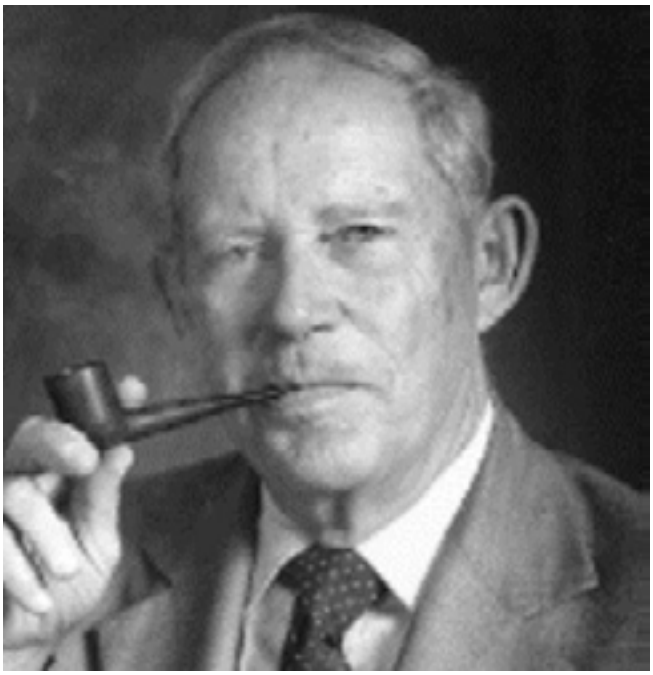
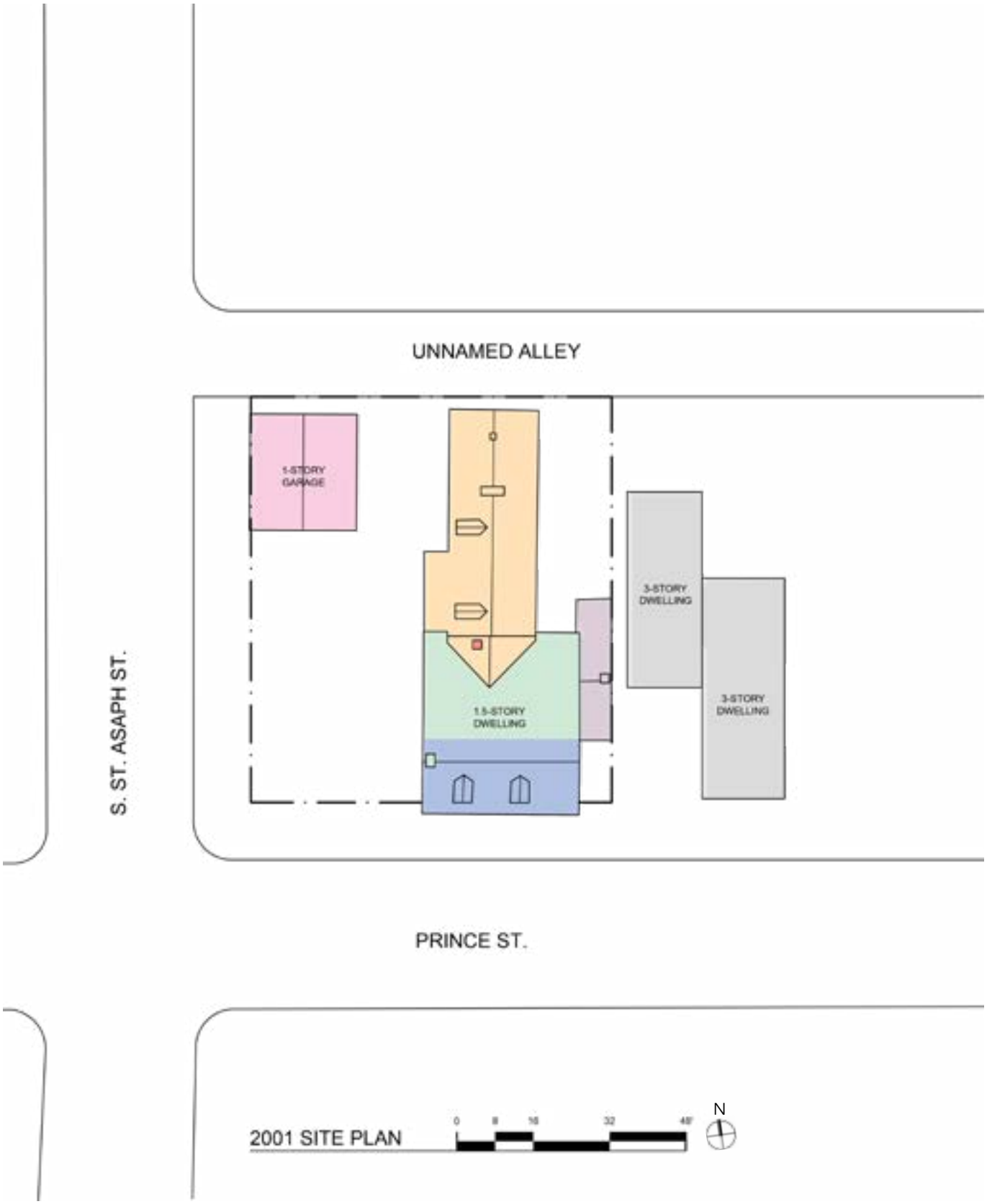


Figure 10i. - Richard Cheeseman (Family Collection, Shuman 2023, 259).

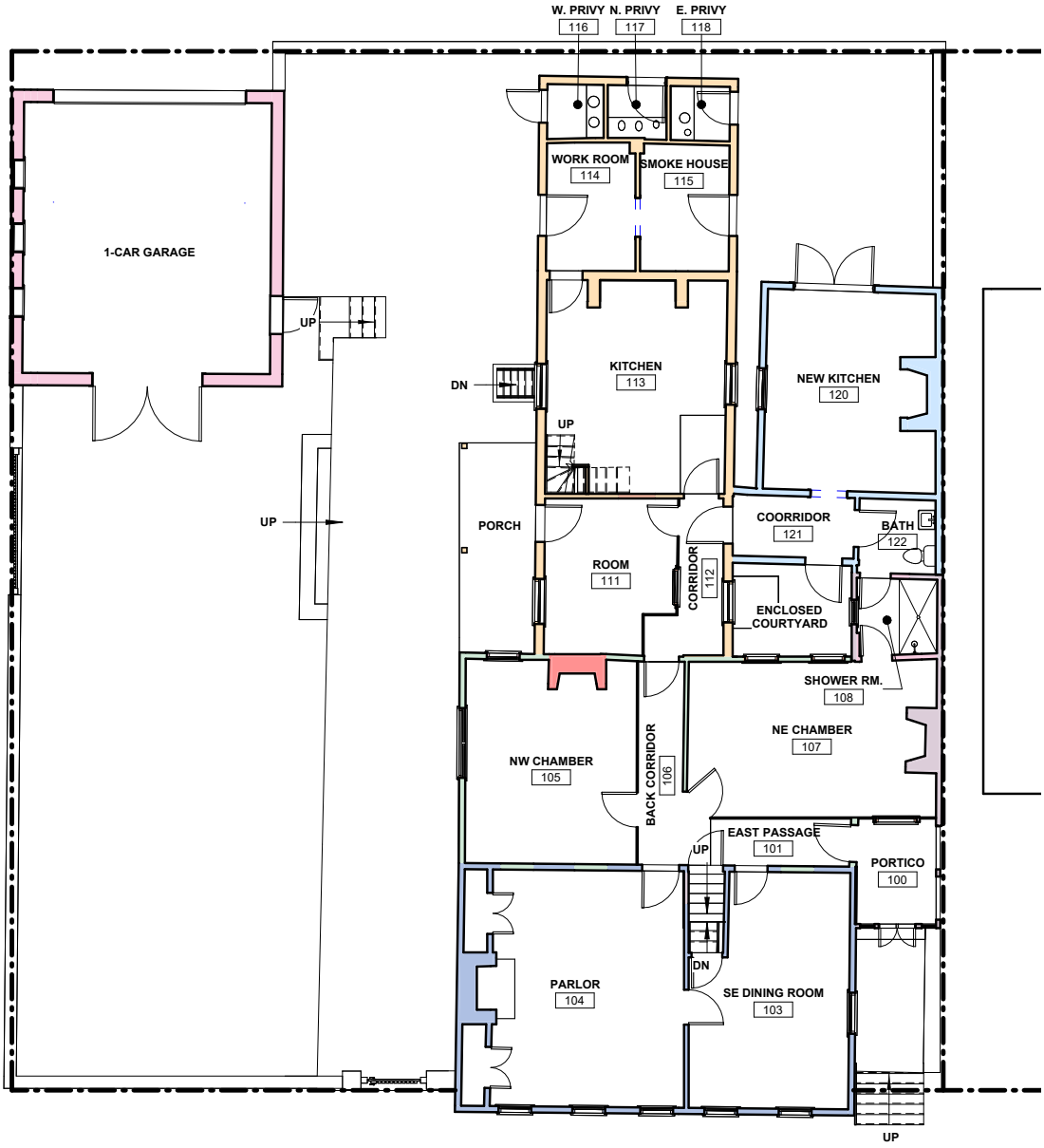
Figure 10j. - Reroofing the south slope of the 1774 roof shown in 1981 photo [Family Collection].

14 Alexandria Will Book 90:690 and Deed Books 150:128 and 719:480..
15 Office of Historic Alexandria, Interviews with Margaret Cheeseman, April, 2019. July 2019, December 2019, Office of Historic Alexandria, Alexandria VA, quoted in Shuman 2023,

EIGHTH PHASE



2001 SITE PLAN

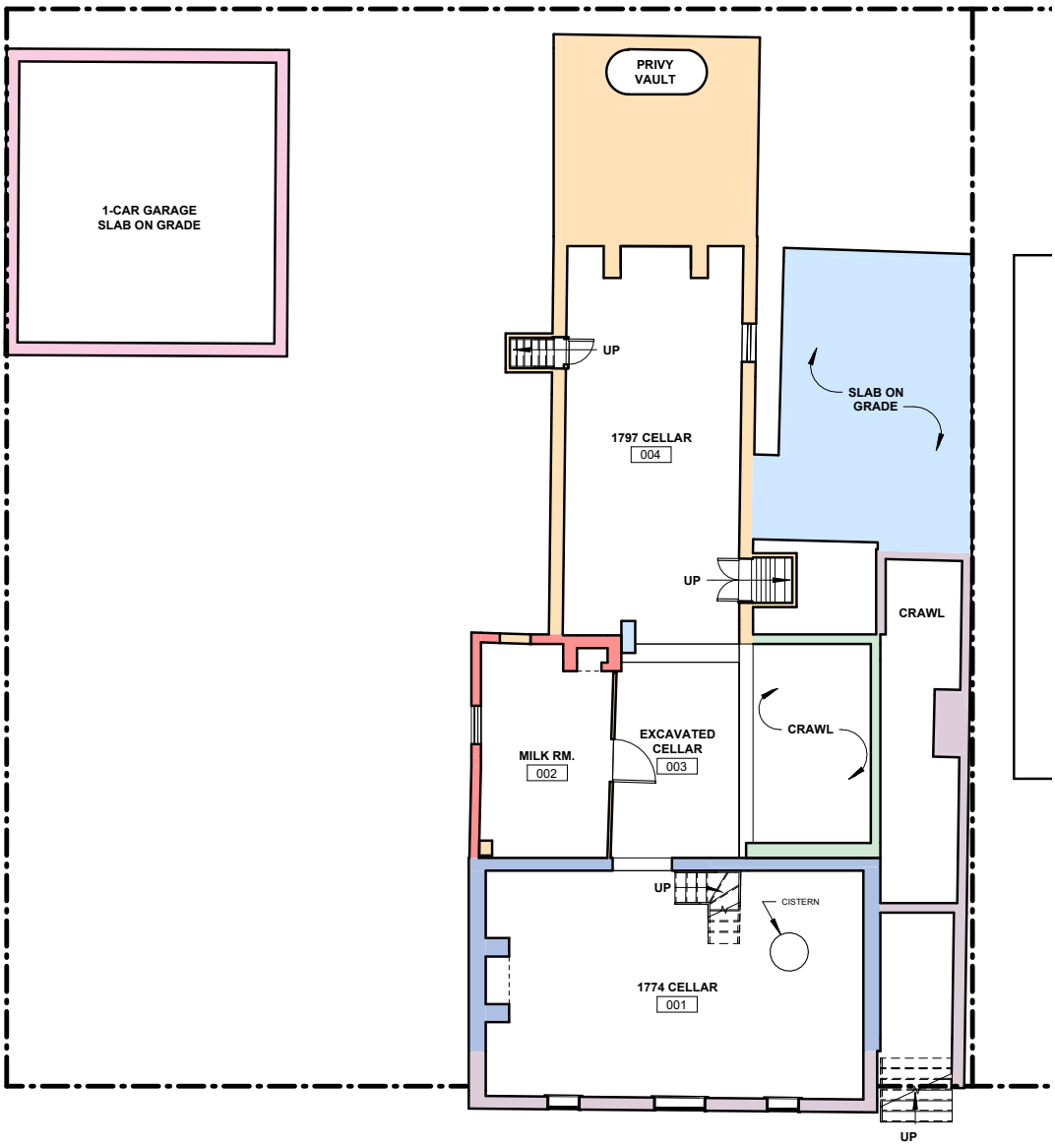


2001-2002 First Floor Plan

N

KEY

- FIRST PHASE - 1774
- SECOND PHASE - 1784
- THIRD PHASE - 1784-1797
- FOURTH PHASE - 1797
- FIFTH PHASE - 1816
- SIXTH PHASE - 1854-1858
- SEVENTH PHASE - 1915-1971
- EIGHTH PHASE - 2001-2002

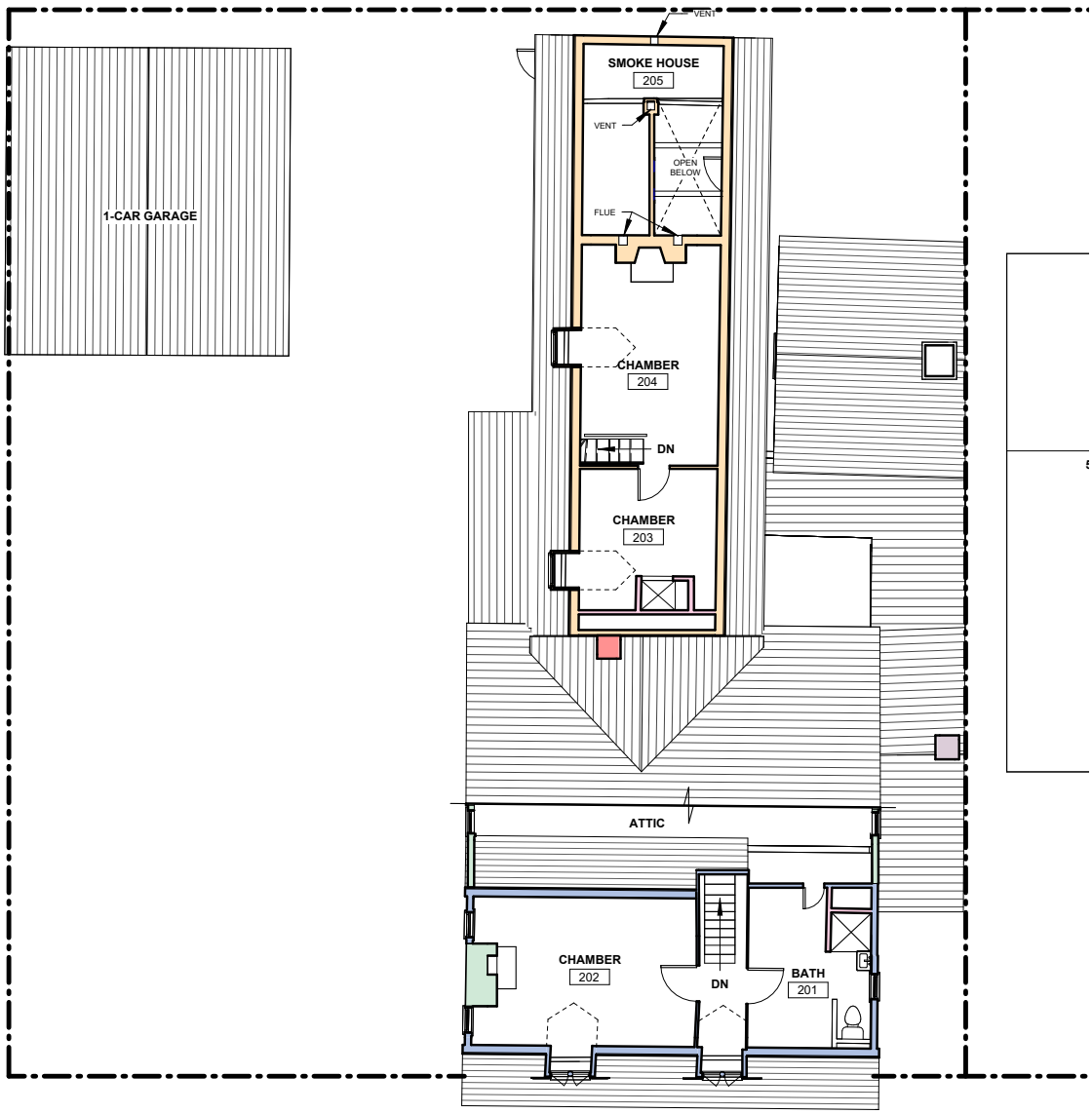


2001-2002 Basement Floor Plan

N

KEY

- FIRST PHASE - 1774
- SECOND PHASE - 1784
- THIRD PHASE - 1784-1797
- FOURTH PHASE - 1797
- FIFTH PHASE - 1816
- SIXTH PHASE - 1854-1858
- SEVENTH PHASE - 1915-1971
- EIGHTH PHASE - 2001-2002

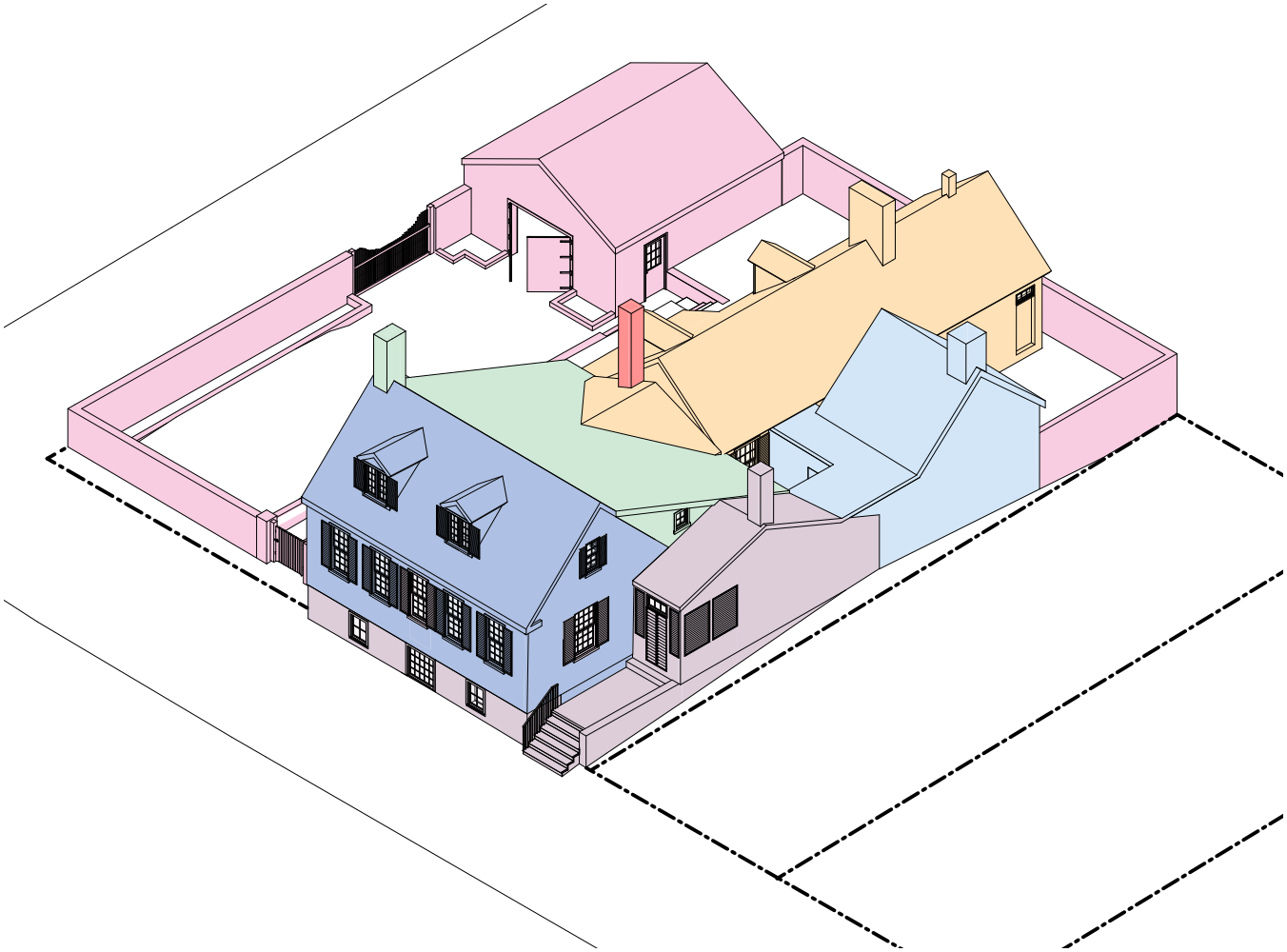


2001-2002 Second Floor Plan

N

KEY

- FIRST PHASE - 1774
- SECOND PHASE - 1784
- THIRD PHASE - 1784-1797
- FOURTH PHASE - 1797
- FIFTH PHASE - 1816
- SIXTH PHASE - 1854-1858
- SEVENTH PHASE - 1915-1971
- EIGHTH PHASE - 2001-2002



Eighth Phase

Rehabilitation 2001-2002

Charles Joseph Reeder- 2000-2017

In 2000, Cheeseman sold the house to entrepreneur, collector, and real estate investor Charles Joseph Reeder. Reeder proceeded with a thorough repair of the building, beginning with the interior. His architect, James McCreary of Franck Lohsen McCreary, explained that "because the house was largely untouched, there was no usable kitchen of which to speak. In addition, it hadn't been lived in for some years. Our goal was to bring the house to a condition where the client could live in it on a continuous basis."[1] The owner and his architect James McCreary applied to the Board of Architectural Review for the following work items. The board agreed to the following scope of work:

1. Approve the Permit to Demolish the following areas:
    a. Portion of the west side of the garage on South St. Asaph Street to permit the installation of windows;
    b. Demolition of a 20th century chimney on the west side of the house; and,
    c. Demolition of portions of the garden wall on the west side of the property and along the Prince Street frontage.
2. Approval of the following alterations as submitted:
    a. Replace existing garage roof with new standing seam metal roof;
    b. Add a pair of carriage lights to rear of garage;
    c. Add cupola to roof of garage;
    d. Replace pedestrian gate on Prince Street;
3. Approval of the following alterations with the condition that the new windows be wood with true divided lights;
    a. Add windows to South St. Asaph Street elevation of garage;
    b. Replace garage doors with new roll up door.

The Alexandria Board of Architectural Review, responsible for alterations to buildings in the historic district, continued discussion on the following items to the October 2001 meeting. They approved set of remaining proposed changes to be made subject to certain conditions:

1. Denial of the demolition of sections of the roof to permit the construction of new dormers;
2. Approval of the addition on the east side of the house;
3. The addition to be clad in clapboard;
4. Either French or Dutch doors may be used on the addition;
5. Careful architectural exploration is to be carried out to restore an 18th century porch on the west side of the house.

The Board said that they "believed that the addition on the east side of the house was sensitively designed and appropriate. The

1 Marieke Cassia Gartner, "Developing History," *Traditional Homes*, 2005.

Board, however, did not believe that demolition of 18th century roof fabric was warranted in order to construct new dormers."[2]

Details of specific work undertaken after BAR review included:

- All seven chimney flues were relined.
- Metal roofs were stripped and repainted.
- Early 19th-century beaded weatherboards on the west gable end was removed, exposing red-painted original wide flush boards.
- Early 19th-century beaded weatherboards were removed from the south front at the same time, revealing wide beaded flush boards. These did not cover the former door opening, which had been infilled with brick, indicating that the weatherboards went on when the door was relocated.
- The flush board siding was reworked using new material stained or painted to blend in.
- The added enclosure ("20th-century") on the west was removed and the west porch, believed to be original, conjecturally reconstructed.
- An added furnace chimney on the west end was removed.
- Floors were leveled and stripped of layers of paint and other finishes.
- The kitchen hearth bricks had been turned over and were flipped to restore the hearth.
- The floors were lowered in the cellar and new brick flooring laid in sand.
- The walls were stripped of wallpaper to expose board partitions.
- A new bookcase was added in the southeast chamber.
- Cellar steps were added in the closet below the enclosed stairs to the 1774 upper floor.

In order to avoid damaging the historic fabric and the appearance of the house, the new amenities needed for Reeder's occupancy, such as a full bath and a kitchen, were added in an addition to the east. The Board of Architectural Review required that the new structure had to be essentially freestanding.

A weatherboarded kitchen structure with large brick fireplace and a high cathedral ceiling was constructed a small distance to the east of the service wing. It was linked to the northeast chamber by means of the former bathroom. Light was brought into the adjoining section of the historic house by means of a small, glazed courtyard between the northeast chamber and the kitchen. Oversize Dutch doors opened from the north wall of the kitchen to the remaining portion of the east yard. The previous owner has indicated that some of the weatherboards from the front of the house were reused on the addition.

The courtyard and its greenhouse roof did not function as planned and considerable damage was caused by moisture penetration over the next twenty years. A copper gutter surrounded the courtyard on all sides to drain the water from the metal roofs around the courtyard. The gutters had either failed or were too small and water had inundated the north wall of the house causing black mold on the interior as well as rotting trim. Mesick Cohen Wilson Baker visited the house

2 Alexandria Board of Architectural Review, 18 July and 3 October 2001.

and made recommendations in 2018 for repair of the section. They advised first removing the greenhouse roof and then determining the level of damage.[3] This work was not undertaken until 2021.

Repairs were made to the privies, which were seriously affected by brick deterioration and near collapse on the interior. Steel was inserted under the thin brick dividing partitions and the floors were reinforced and repaired. The garden to the west was landscaped and partially paved with modern materials.

As part of the undertaking, a series of archaeological excavations were sponsored by the owner from 2000 to 2004. These were located in the basement and in the east and west yards. Since the floors were being lowered, test pits were dug in all three basement rooms. These uncovered an extensive 19th-century terra-cotta drainage system emptying into the well/drain feature in the 1774 section. Monitoring was done of disturbances in the area of the west porch, which did not result in any interpretive data. Test pits and monitoring during the construction of the new kitchen wing in the east yard yielded artifacts suggesting that the east yard was used for refuse disposal in the late 18th and 19th centuries.[4]

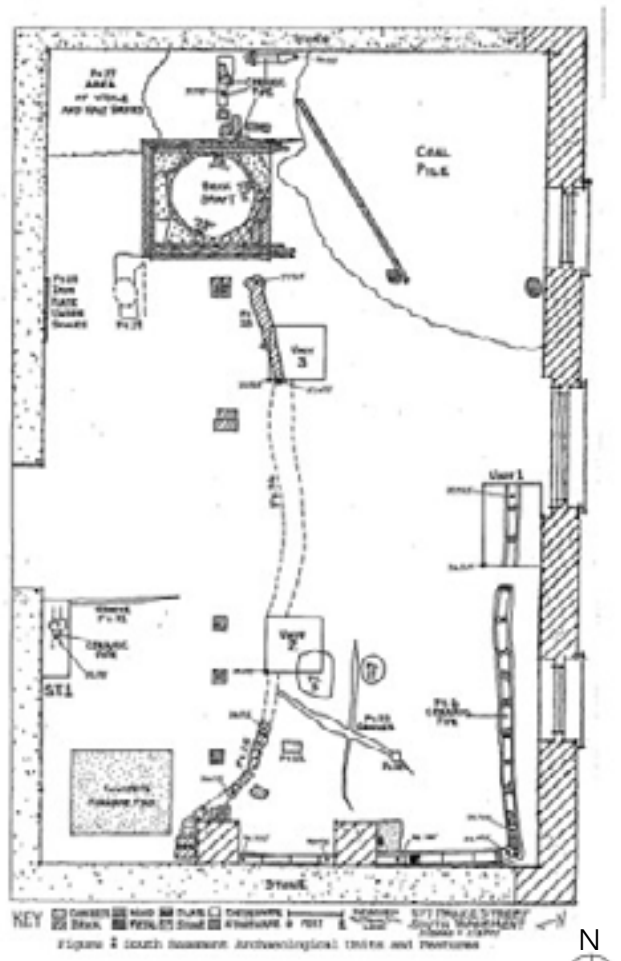


Figure 11a. - Plan of excavations in cellar of 1772 section from Steven Shephard, 2008.

3 Mesick, Cohen, Wilson, and Baker, Architects, *The Murray-Dick-Fawcett (Reeder) House Roof,* 2018.
4 Steven Shephard, Archaeological Investigations at 517 Prince St. Alexandria VA, Alexandria Archaeology, City of Alexandria, 2008.

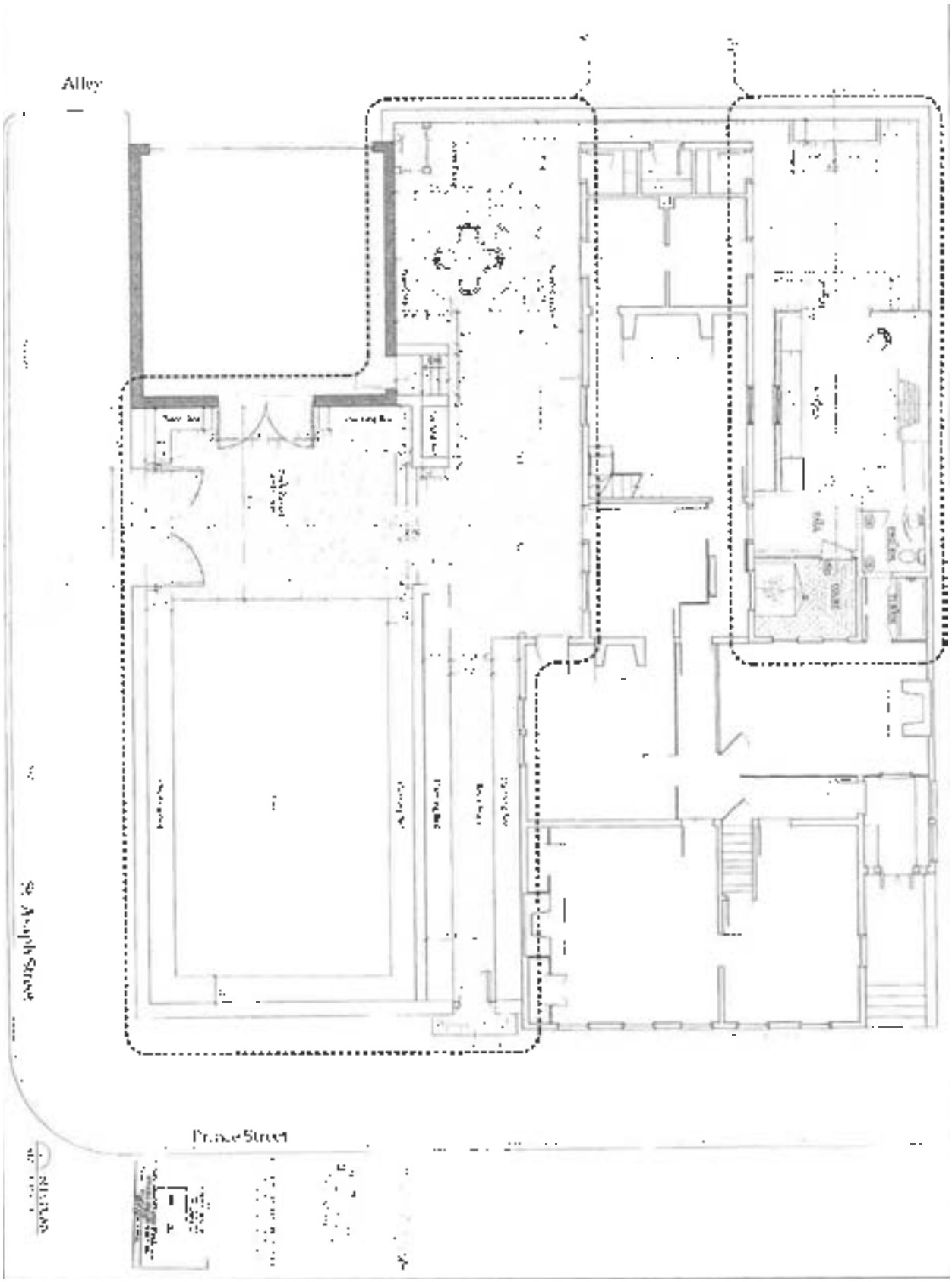


Figure 11b. - 2001 Garden Paths and paving plan by Frank Lohsen McCrery Architects

NINTH PHASE

Ninth Phase

2021-2022

City of Alexandria

The City acquired the property in 2017. A number of key repairs have been made, some as emergency interventions on the interior and another, more extensive project on the exterior in 2022 managed by Alexandria architect Al Cox as a volunteer for the Office for Historic Alexandria. Cox provided the following account.[1] The project was undertaken by Oak Grove Restoration Co.[2] The project was divided into two phases:

2021: Phase I- Roofing Replacement

- The roof was entirely replaced to match the previous roofing in 2021. Except at the 2002 kitchen, the roof was entirely replaced to match the existing roofing materials.
- The existing decking and rafters were repaired and and 100% of the roof area was covered with ice & water shield over 1/2" plywood.
- The south slope of the 1774 section was covered with Alaskan Yellow Cedar shingles individually cut to match the random width and scalloped butt of the original shingles capsulated on the north slope of that section. The shingles were individually dipped in a borate solution and laid over a Cedar Breather membrane.
- The existing standing seam metal roofing was replaced with Roofinox tin coated stainless steel in matching panel widths and seams. All fasteners, flashing, gutters and downspouts are matching stainless steel.
- Chimneys were repointed.
- The framing of the cricket between the 1784 and 1797 sections was repaired. The pyramidal glass roof over the courtyard was removed and the drainage system repaired. Exposed water pipes on the exterior wall in the courtyard, servicing the modern second floor bathroom were removed.
- The ceiling in the south room in the service wing was showing serious signs of collapse. Mark Wenger of Mesick Cohen Wilson Baker, Architects documented the ceiling before it was repaired c2021.[3]

2022: Phase II

- The siding on the west end of the frame section, damaged by the years of exposure since the weatherboard was removed in 2001, was carefully documented and reinstalled over 1/2" plywood, with new Sapele wood milled to match the profile, size and rough sawn character and treated to reassemble the rough-sawn character of the original. No attempt was made to match the exact layout of the original beveled siding since the Bierce photos were not available until 2023, well after the work ws completed. Instead, the work was intended to match the condition existing in 2020.
- The window trim on the west end was removed and reinstalled over the siding due to the increased thickness of the plywood

1 Personal communication, Al Cox, 9 Jan. 2023.
2 Susannah Moore, "From Shingles to Siding: The Restoration of One of Alexandria's Oldest Homes;" *Alexandria Living Magazine*, 22 July 2022 and Oak Grove Restoration Co. "Scope of Work, Phase 2, Restoration of the Fawcett-Reeder House," 2021.

3 Mark Wenger, *Investigation of the Colonnade Ceiling, Fawcett House, 517 Prince Street, Alexandria, Virginia*, Mesick Cohen Wilson Baker, Architects, 2018.

sheathing. The window trim was originally installed over the siding, so it had to be carefully removed to replace the siding anyway. The trim was furred out 1/2" to accommodate the new sheathing and reinstalled.

- West flush sidingremoved and new Sapele boards to match in texture over ½" plywood
- The north wall and outer section of the ceiling joists of the NE Chamber were rebuilt. Portions of the wall and rafters of the northwest corner of the NW Chamber were repaired.
- The north wall siding on the NE Chamber was repaired and one moisture-damaged window was restored.
- Any brick nogging exposed during siding repairs was stabilized using lime mortar.
- The east end siding on the 1772, 1784, and 1816 sections was maintained in place.
- The floor of the east portico was replaced on existing wood joists sistered with treated wood.
- The siding, benches, framed openings, and louvered blinds of the east portico were disassembled and repaired and reinstalled.
- The paved area in front of the east portico was rebuilt using the existing brick paving. A new structural concrete footing was installed below the porch retaining wall and the brick wall, guardrail and wood steps were repaired.
- New wood gates were added to the existing brick garden wall and a metal handrail replaced at the garden steps.
- The dormers, which were in poor condition, were fully restored but the dormer shutters were not restored.
- All modern exterior trim was replaced with Acoya acetified wood.

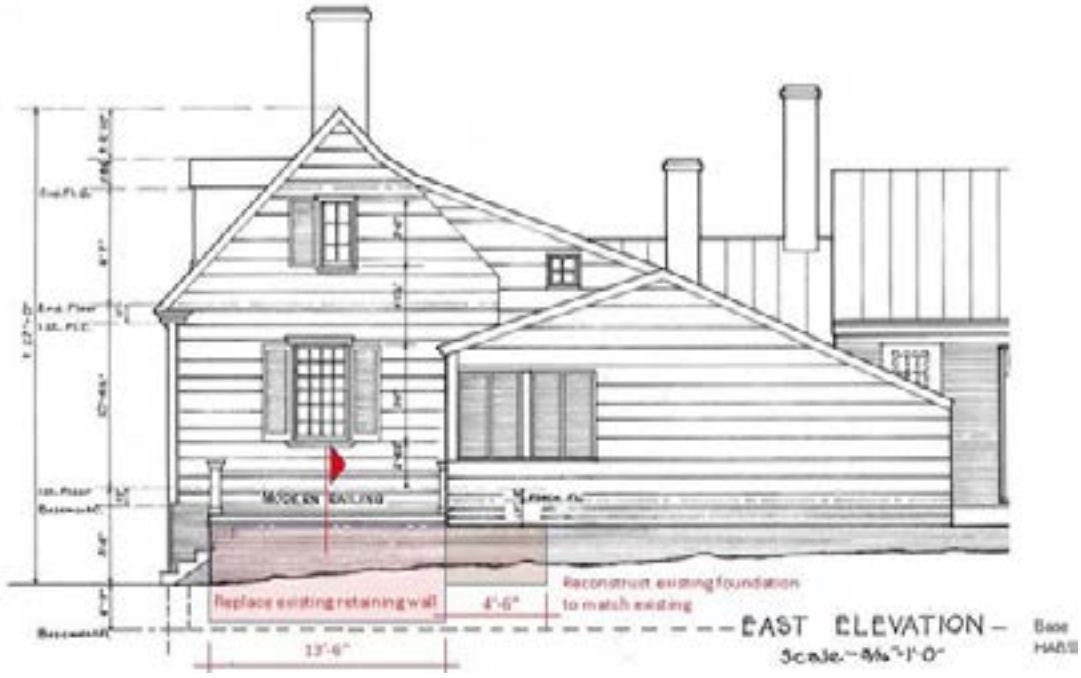


Figure 12a. - East Elevation showing stoop and porch foundation repairs c2021

- Windows and frames were repaired. All window sash were labeled, taken to the shop, stripped in a steam cabinet, restored and reglazed. Frames and exterior doors were stripped and restored on site.
- Only the south and east window shutters were repaired; the rest were stored pending additional research and funding.
- All exterior siding and trim was repainted.
- The NE Chamber ceiling and north wall was completely rebuilt, including the foundation after it was damaged by the added greenhouse roof above the interior courtyard to the north. to the north. The north wall and ceiling were finished in drywall pending further research and restoration of interior finishes.
- The east and west privy doors and door frames were removed and repaired. A new sill was inserted on the east.

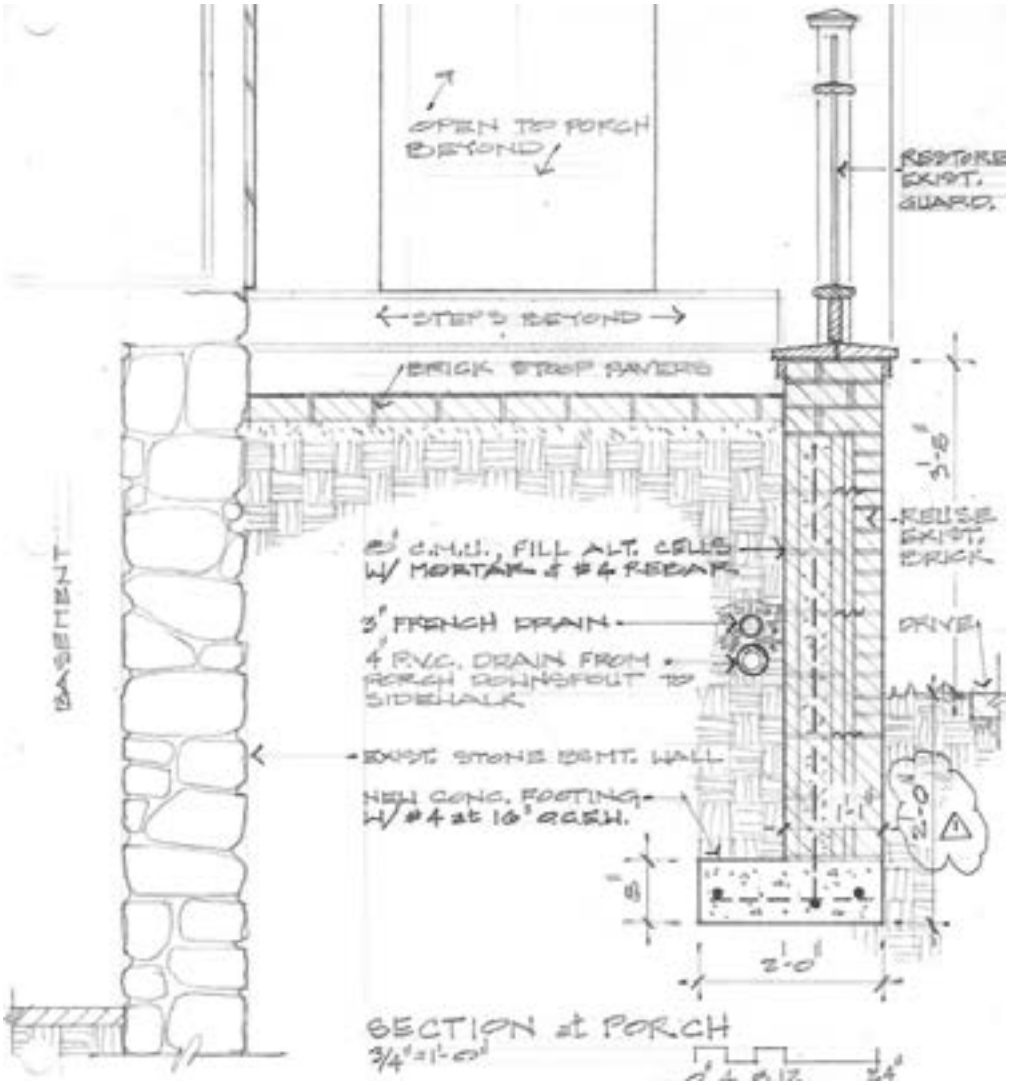


Figure 12b. - Al Cox, Section detail showing stoop and porch foundation repairs revised 10 Oct. 2022.

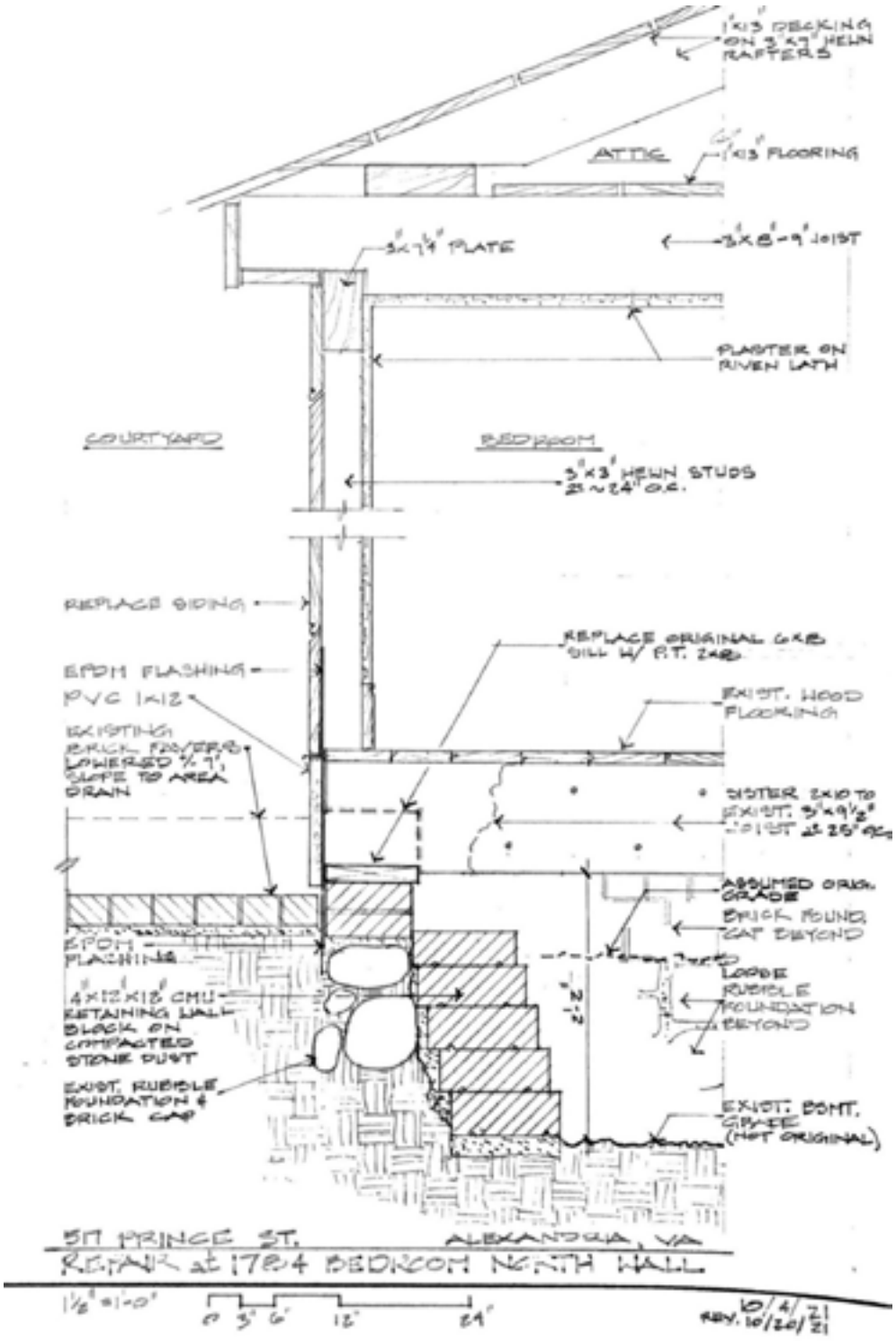


Figure 12c. - Al Cox, Section Drawing for Repair of North Wall of NE Chamber

Figure 12d. - Al Cox, Photo of south face of north wall in NE Chamber before reconstruction, 2022.

Figure 12e. - Al Cox, Photo of East Extension during repairs and insertion of new foundation, 2022..

Figure 12f. - 2023 Site Plan Diagram

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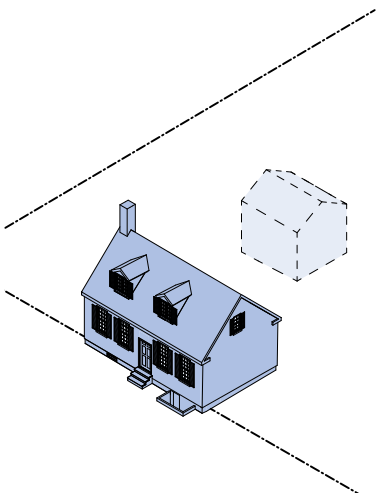
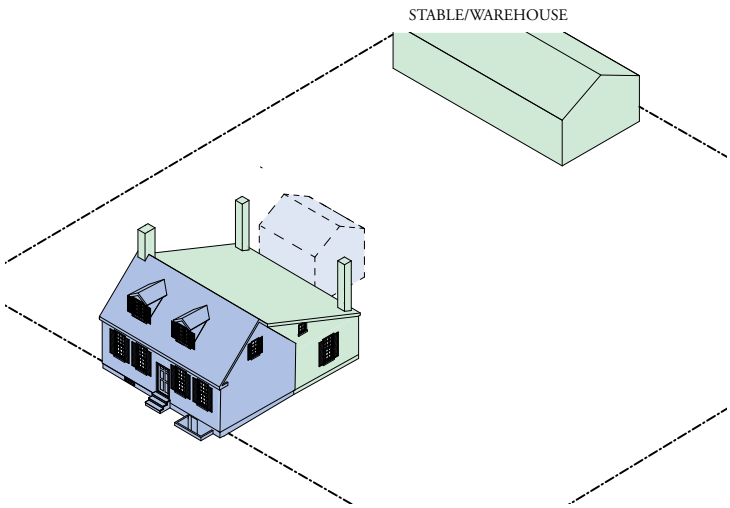
BUILDING CHRONOLOGY DEVELOPMENT OVERVIEW

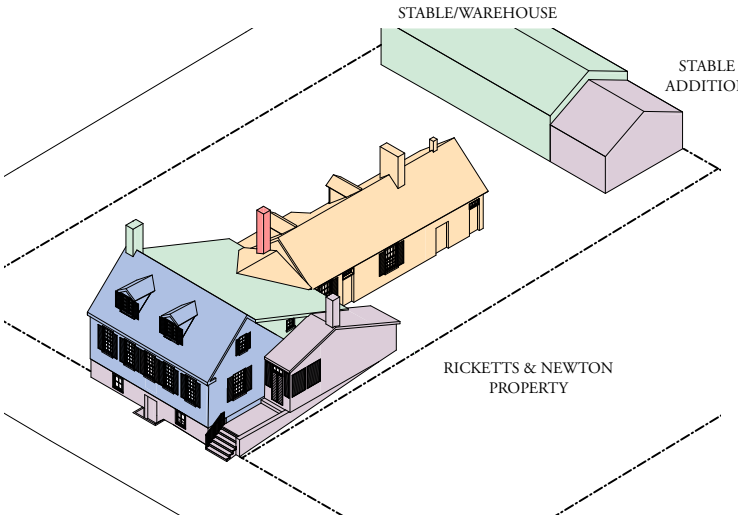
Murray-Dick-Fawcett House
Axonometric Phasing Diagram



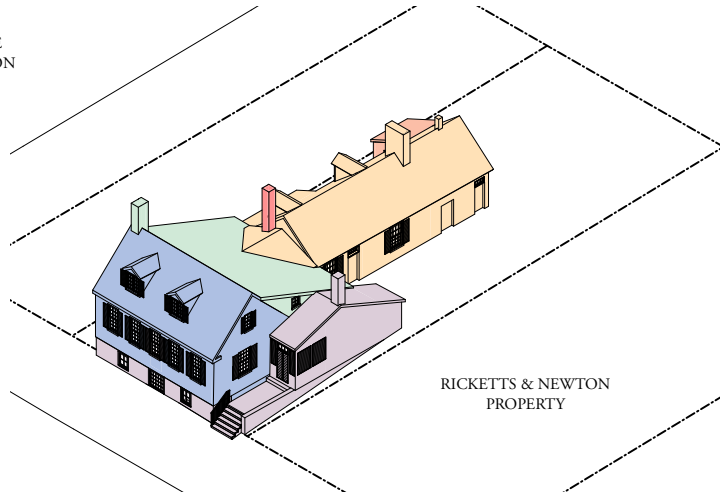
1774-1784



1784-c1790

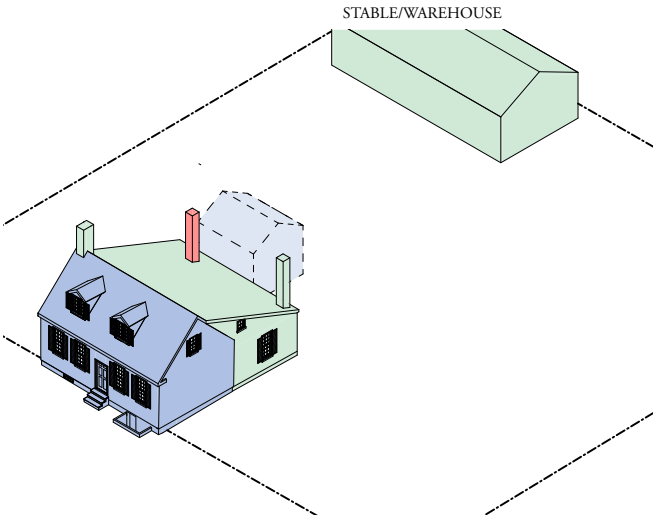


1816-1854

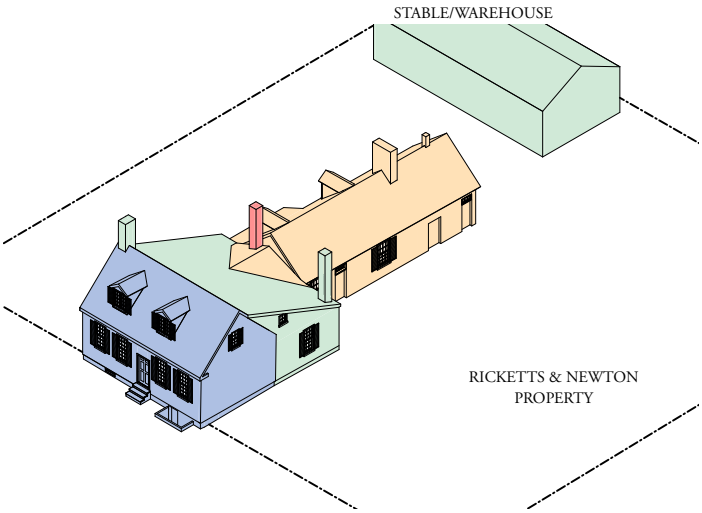


1854-1969

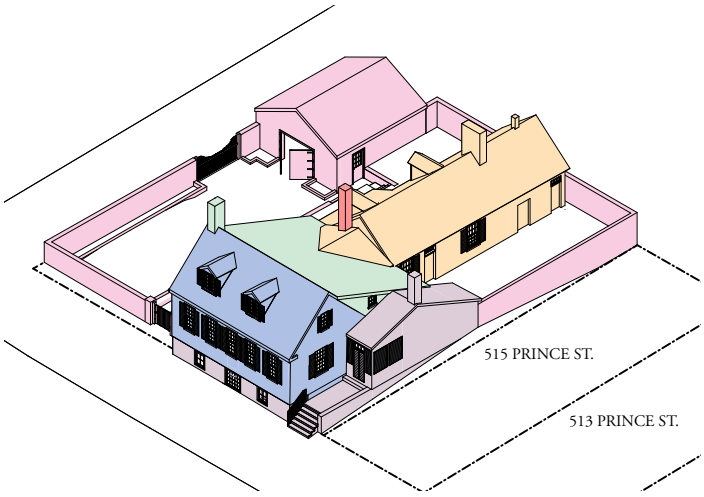
KEY



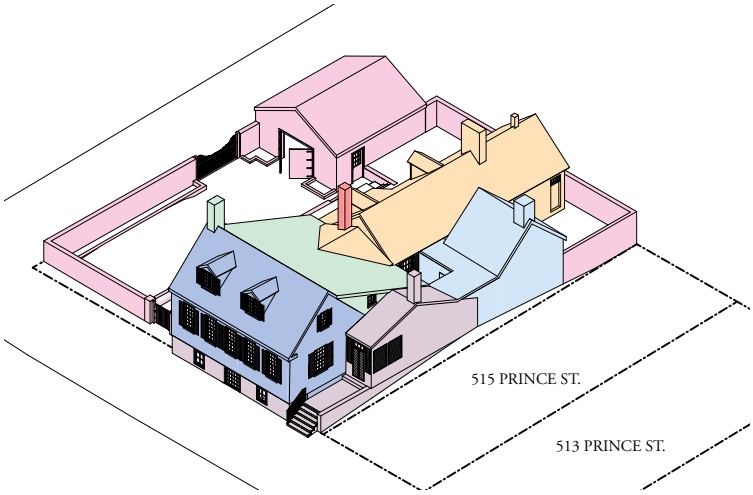
c1790-1797



1797-1816



1970-2000



2001-2017

Murray-Dick-Fawcett House
Exterior Opening Schedule

Unit Number	Room Number	Room Name	Sash Size (U.N.O.)	Description
Basement				
BS1	001	1772 Cellar	27"x35.5"	6-lite (2 over 3) wood inswing casement window w/ protective wire mesh
BS2	001	1772 Cellar	45"x46"	20 lites (5 over 4) wood awning window
BS3	001	1772 Cellar	27"x35.5"	6-lite (2 over 3) wood inswing casement window w/ protective wire mesh
BW1	002	"Milk Rm."	35"x16" M.O.	Unable to evaluate opening
BEH	004	1797 Cellar		Double wood inswing door
BWH	004	1797 Cellar		Single wood inswing door
First Floor				
1S4	104	Parlor	28.5"x67"	9/9 wood single hung window
1S5	104	Parlor	28.5"x67"	9/9 wood single hung window
1S6	104	Parlor	28.5"x67"	9/9 wood single hung window
1S7	103	SE Dining Rm.	28.5"x67"	9/9 wood single hung window
1S8	103	SE Dining Rm.	28.5"x67"	9/9 wood single hung window
1S9	107	NE Chamber	36"x65.5"	12/12 (4 over 3) wood single hung window
1S10	100	"Portico"	36"x79"	Cased opening
1E1	103	SE Dining Rm.	36"x66"	12/12 (4 over 3) wood single hung window
1E2	101	East Passage	35"x78"	6 panel wood inswing door with 4-lite transom and outswing screen door
1E5	112	Corridor		8/12 wood single hung window (4 over 2/3)
1E6	121	Corridor		Wood Inswing door w/ 4-lite transom above
1E7	113	Kitchen		8/12 wood single hung window (4 over 2/3)
1E8	115	Smoke House		Inswing wood door w/ 3-lite transom above
1E9	118	E. Privy		Inswing wood door w/ 3-lite transom above
1N1	107	NE Chamber		4/4 wood single hung window
1N2	107	NE Chamber		4/4 wood single hung window
1N3	117	N. Privy		Inswing wood door w/ wood transom above. Diamond shaped cutout in transom
1N4	105	NW Chamber	27.5"x65.5"	9/9 wood single hung window
1W1L	105	NW Chamber	28.5"x68"	9/9 wood single hung window
1W1R	105	NW Chamber	38"x59"	9/9 wood single hung window
1W2	111	Room	39.5"x75.5"	8/12 (4 over 2/3) wood single hung window
1W3	111	Room		Inswing wood door w/ 6-lite (3 over 2) fixed glazing w/ 4-lite transom above
1W4	113	Kitchen		8/12 (4 over 2/3) wood single hung window
1W5	114	Work Room		Inswing wood door w/ 3-lite fixed glazing and 4-lite transom above
1W6	116	W. Privy		Inswing wood door w/ 3-lite transom above
1W7	108	Shower Rm.		4/4 wood single hung window
Second Floor				
2S11	202	Chamber		(2) 8-lite (2 over 4) wood double inswing casement window
2S12	N/A	Upper Stair Hall		(2) 8-lite (2 over 4) wood double inswing casement window
2E3	201	Bath		6-lite (2 over 3) wood inswing casement window
2E4	N/A	Attic		4-lite (2 over 2) wood inswing casement window
2W2	202	Chamber	20"x45.5"	4/4 wood single hung window
2W3	202	Chamber	20"x45.5"	4/4 wood single hung window
2W4	N/A	Attic	20"x24.5"	4-lite (2 over 2) wood inswing casement window
2W5	203	Chamber		6/6 (3 over 2) wood single hung window
2W6	204	Chamber		6/6 (3 over 2) wood single hung window

	Shutters	Muntin Profile	Condition Assessment	Notes
	N	Ovolo	Fair	
	Y	Ovolo	Fair	
	N	Ovolo	Fair	
	N	-*	-	*Unable to evaluate opening
	N	-	Fair	Not Fully operable due to flexible waterline in the way of swing
	N	-	Fair	
	Y	Ovolo	Fair	Unsure if operable due to sash stops
	Y	Ovolo	Fair	Frame pulling away from casing, Unsure if operable due to sash stops
	Y	Ovolo	Fair	Damaged int. apron, Frame pulling away from casing, Unsure if operable due to sash stops
	Y	Ovolo	Fair	Int. Casing cracking, Daylight seen @ edges of sash, Unsure if operable due to sash stops
	Y	Ovolo	Fair	Wedged shut with cardboard, Unsure if operable due to sash stops
	N	Ovolo	Fair	Unsure if operable due to sash stops
	Y*	-	Good	Lock hardware needs adjusted. *Act as door leaf
	Y	Ovolo	Fair	Unsure if operable due to sash stops
	N	-	Fair	Daylight visible @ top rail - Screen door metal mesh damaged and does not shut properly
	N	Ovolo	Fair	Non-operable
	N	Ovolo	Fair	Operable but door does not shut fully
	N	Ovolo	Fair	Non-operable, visible soot build-up, Sash replaced in 2002
	N	-	Poor	No exterior door hardware - Daylight visible on bottom and sides - Needs new lockset
	N	-	Poor	Door is off hinges and dos not operate correctly, Large notch cut @ bottom handle-side corner
	N	Ovolo	Fair	Non-operable
	N	Ovolo	Fair	Non-operable
	N	-	Fair	Door does not fully open due to warped floor boards
	N	Ovolo	Fair	Non-Operable
	N	Ovolo	Fair	Operable but stool has visible water damage, Casing pulling away from frame
	N	Ovolo	Fair	Operable but stool has visible water damage, Casing pulling away from frame
	N*	Ovolo	Fair	Non-Operable, *Shutter hardware visible, Missing Shutters
	N	Ovolo	Fair	Non-Operable, Does not sit flush with frame, Daylight visible @ sill
	N	Ovolo	Fair	Non-operable, visible soot build-up, Stool showing signs of termite damage
	N	-	Poor	Transom has protective grate on exterior. Plexiglass installed on interior of door glazing, Daylight visible @ top, bottom and sides, New lock hardware needed
	N	-	Poor	Leaf does not shut fully- Frame pulling away from M.O.
	N	Ovolo	Fair	Non-operable
	N	Flat ovolo	Fair	Lock hardware need restoration
	N	Flat ovolo	Fair	Lock hardware need restoration
	N*	Ovolo	Poor	Operable, Daylight visible @ bottom rail. DIY Lock hardware *Shutter Hardware visible, Missing Shutter
	N	Flat	Fair	Non-operable, Daylight visible @ top rail, DIY Lock
	N	Ovolo	Fair	Operable, Casings pulled away from plaster
	N	Ovolo	Fair	Operable, Daylight visible @ upper sash
	N	-	Fair	Non-operable, Daylight visible @ top rail, DIY Lock
	N	Ovolo	Poor	Dormer cheek walls cracking and daylight visible @window
	N	Ovolo	Poor	Dormer cheek walls cracking and daylight visible @window

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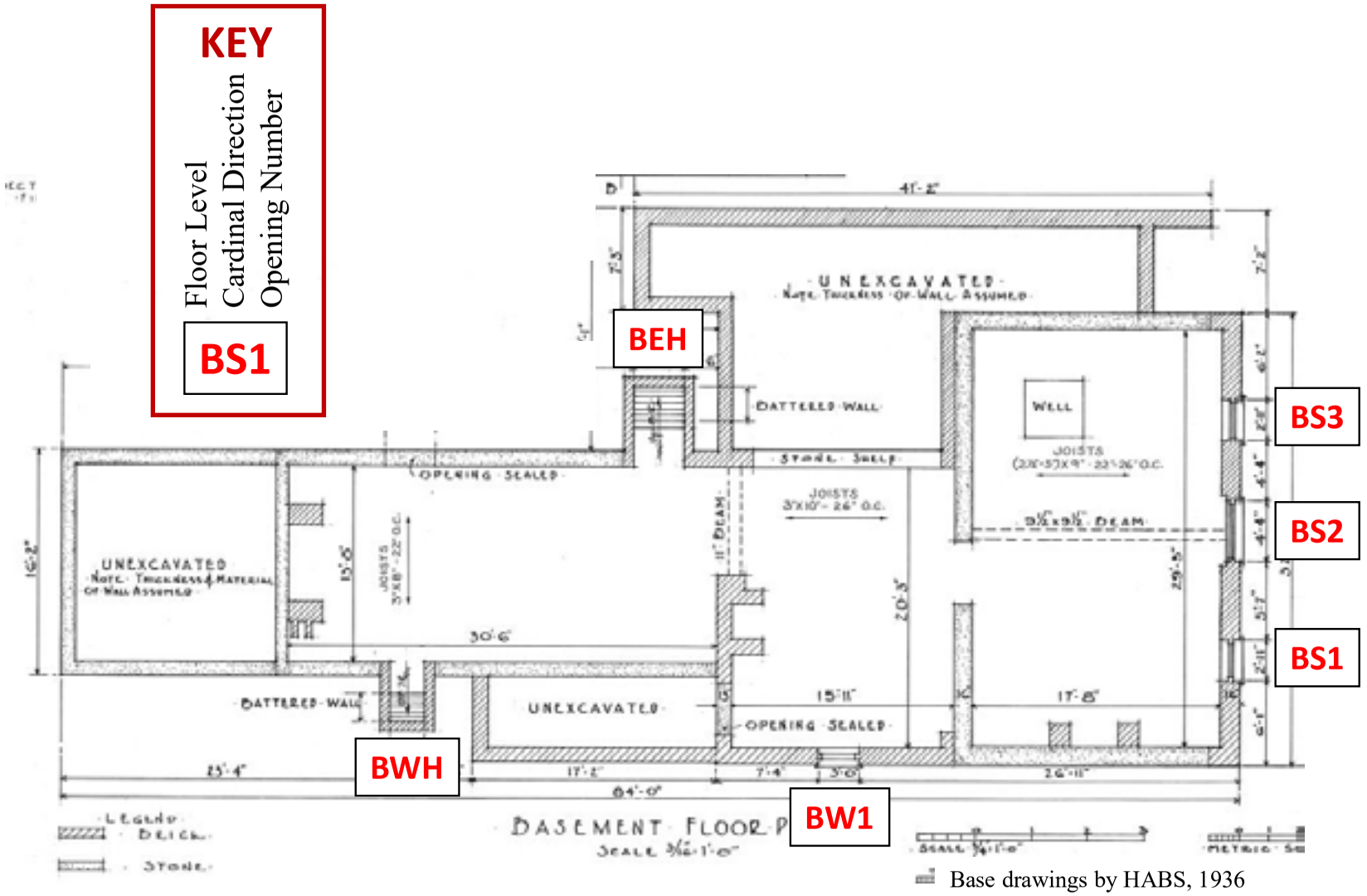
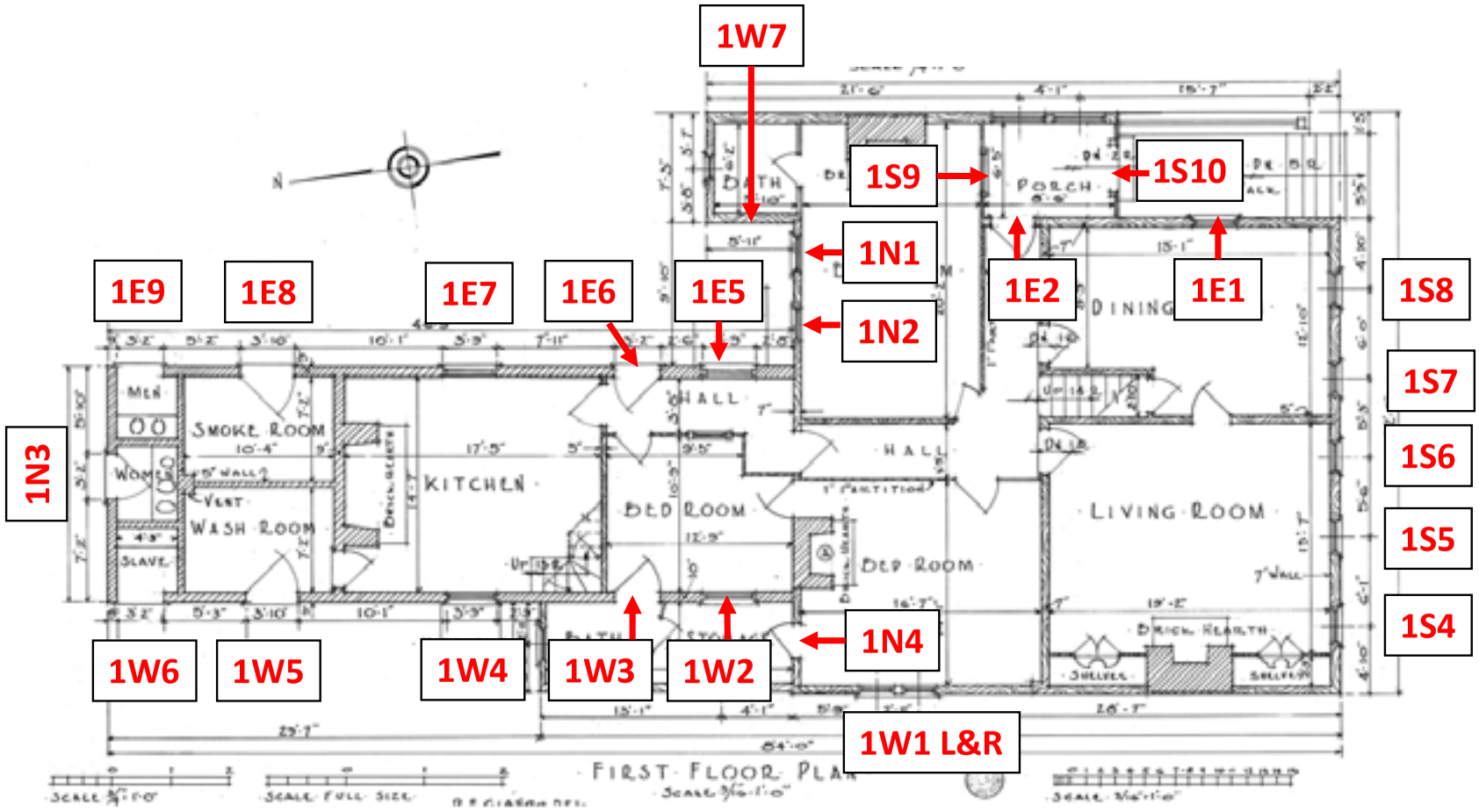


Base drawings by HABS, 1936

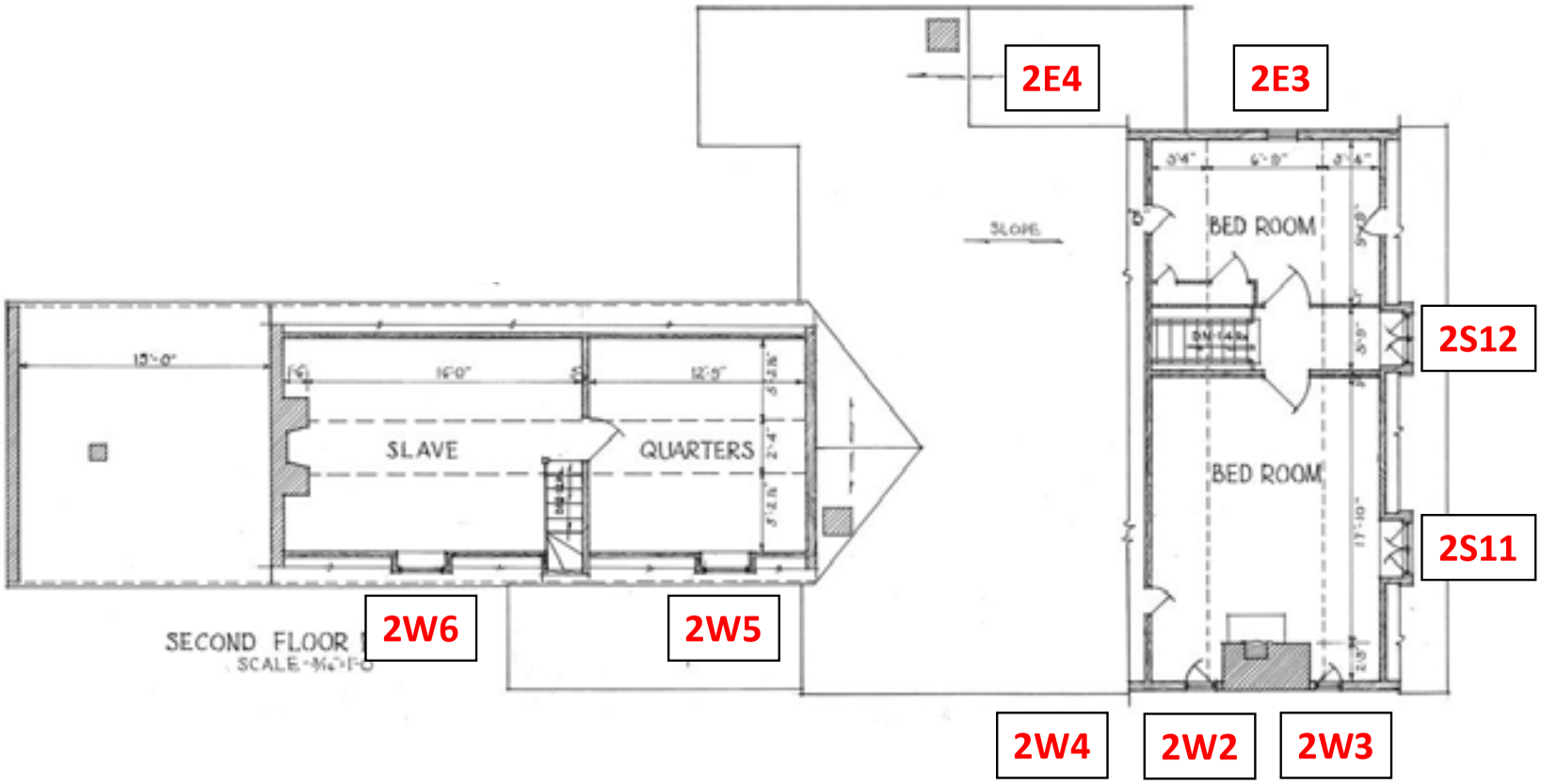
Exterior Opening Schedule 4/29/22

Murray–Dick–Fawcett House 517 Prince Street Alexandria, Virginia



Exterior Opening Schedule rev. 11/10/22

Murray–Dick–Fawcett House 517 Prince Street Alexandria, Virginia



Exterior Opening Schedule 4/29/22

Murray–Dick–Fawcett House 517 Prince Street Alexandria, Virginia

Murray-Dick-Fawcett House Timeline

1740

1749 - The Alexandria city grid is laid out

1750

1760

1763 - The town is extended west to half-way between PItt and St. Asaph Street

1770

ca. 1770 - The Murrays arrive in Virginia

1772 - Timber is harvested for Murrays' house

1774 - Patrick Murray and wife Mary acquire lot 157 from John Alexander Jr. for 13 pound 8 shillings

1774 - One-and ½-story hall-chamber dwelling is built on lot 157 by Patrick Murray

1775 - Patrick Murray is joined by Hugh Neilson in a mortgage for 348 pounds with merchant William Inglis to finance improvements on the lot.

1779 - The town extended further west to include the site of the Murray House

1780

1784 - Patrick Murray adds a second range of rooms in a leanto across the back (rooms: 105 & 107)

1784 - Patrick Murray builds a livery stable at north edge of property

ca. 1780's - Murray household includes Patrick, wife Margaret, daughter Mary, as well multiple apprentices.

1787 - Murray household includes no enslaved persons, and one white servant named Thomas

1788 - Thomas Lovely and a likely relative named Peter Murray join the household

1790

1792 - Murray advertises house and proposes a subdivided lot for sale, but it does not sell

1792 - Murray defaults on his mortgage and the property is transferred to James and Anne Inglis Currie

1793 - The town authorizes paving the streets with stones

1794 - James and Anne Currie transfer the property to Dr. Elisha Cullen Dick following his successful bid at a public auction.

1796 - Dr. Elisha Dick sells the 1/2-acre property to the partnerss in the firm of Ricketts and Newton and Co.

1796 -A lot facing St. Asaph St in the NW corner of the lot is leased by Ricketts and Newton to carpenter John Woodrow. He occupied a house on the site before 1800.

1797 - Brick wing is added to the former Murray House. Room 106 "back passage" was most likely added at the same time as the rear wing.

ca. 1797 - A two-story brick house is built on the easternmost part of the lot. Merchant John Thomas Ricketts, wife Mary Barr Ricketts, six enslaved persons, and six "boarders" occupy this house in 1799.

1799 - The Newton household includes four children, three "hired servants," one enslaved child under 16; and two "boarders."

ca. 1790 - Cellar under Room 111 is excavated, corner chimney is relocated, and bulkhead entry is added for access to the new cellar (Room: 002)

1800

1800 - John Woodrow, his wife, and two apprentices occupy the small house on the north side of the lot.

1805 - The Newtons rent the former Murray house to Capt. O.P. Finley, a Hardware merchant

May 1806 - In return for William Newton taking responsibility for the debts of Ricketts, Newton, and Co., John Thomas Ricketts transfers his half of all the firm's property in Alexandria, DC, and Loundon County to William Newton

July 1806 - William Smith of Dumfires purchases the former Murray House and lot from William and Jane Barr Newton

1806 - William Smith rents former Murray house to commercial baker Benjamin Ricketts.

1806- Woodrow lot sold to Woodrow.

1807 - House is insured for the first time.

1810

1810 - House is rented to a clerk named Charles Chapman with a household of three white and two enslaved Black residents

1810 - Woodrow's lot is occupied by Edward Martin, a blacksmith

1816 - William Smith sells property to merchant John Douglass Brown and his wife Mary Golding Gretter Brown

1816 - The Browns had two daughters, Margaret and Mary Eliza, when they first occupied the house and four more children would follow. (Ellen Douglass Brown, Jannett Hooff Brown, David Barclay, and John Douglass Brown Jr.

1840

1845 - John Hooff takes possession of the house, furniture, and three enslaved persons and advertises the estate for auction. John Douglas Brown Jr. bids and wins his father's property back

1830 - John Douglass Brown passes away. Widow Mary Golding Gretter Brown continues to live in the house with their children.

1830

1828 - Corner lot next to house auctioned off in a commissioners sale to settle estate of William Newton

1823 - John Brown places all his possessions, including his house, furnishings, enslaved people and property in trust to John Hooff, a bank cashier and his cousin, in order to protect the house in case he =is unable to pay large debts owned to his tobacco supplier, David Barclay.

1820

1818 - Brick wall built between J.T. Ricketts and Jno. D. Brown

1817 -Jon D. Brown's house and lot property value is raised by $500 to $2,500, accounting for the changes made ot the house.

1816 - John Brown extends the house to the east, adds a porch at the east where he relocates the front door.

1816 -1823 or later- William Newton estate leased corner lot to Henry Wilbar for use as a school

1850

1850 - The household included Mary Brown, Daughters Margaret, Ellen, Jannett, Son John Douglass Brown Jr., two enslaved people (one female 26 and one 9 mo. male)

ca. 1850 - The foundation under the 1816 expansion may have been extended down when the grade lowers

1854 - John Douglass Brown Jr. clears the 1823 trust from David Barclay by means of a second auction. He then turns over the shares to his sister Ellen Douglass Brown

1854 - J. Wallace Hooff begins repairs on the house including a connection to the new city water system, removal of the closet in Room 111, removal of cellar stair in the southeast corner of the kitchen, addition of a passage in Room 111, and roofing improvements.

1854 - Former Ricketts house demolished and current house constructed on same lot.

1854 - Indoor water plumbing and gas lighting was implemented in the house.

1854 - Family records show additional enslaved occupants including "Aunt Sally" and her children Tom, John, as well as Nancy Thornton, and her son William. Nelly Williams was also an occupant.

1858 - J. Wallace Hooff adds large gutters, tin to a portion of the roof, and fences between the yard and neighbors to each side

1860

1861 - Ellen D. Brown dies and the house is transfered back to John Douglass Brown Jr..

1861- Jannett Brown and J. Wallace Hooff, their children Mary, Douglas, and Ellen, and four African Americans including Tom Thornton occupy the house

1900

1889 - "Aunt Anna" King, formerly enslaved by the family, employed to care for children

ca. 1890 - Lizzy Taylor, an Irish Immigrant, joins the household in the late 19th Century

1890

1889 - J. Wallace Hooff replaces wood shingles on much of the roof with tin

1885 - Sanborn map shows small frame buildings on the previously vacant corner lot

1885 - A small northwest room appears on the first detailed map of the property [1885 Sanborn map]

1884 - J. Wallace Hooff purchases the house from John Douglass Brown Jr.

1880 - Children of Mary and Edward Fawcett, Wallace and Jannett, also occupied the house

1880

1879 - Jannett Brown Hooff dies and the house is occupied by Mary Hooff and husband Edward Stabler Fawcett. The two share the house with Mary's father, widower J. Wallace Hooff, brother Douglass Hooff, and sister Ellen Hooff

ca. 1877 - The west porch is enclosed

ca. 1876 - 225 lbs of white lead paint purchased for the house and repairs were made to three stoves

1872 - John D. Brown Jr. reaches out to J. Wallace Hooff to purchase his share of the house. J. Wallace delays buying out Brown.

1870

1900 - Edward Fawcett is listed as head of household in 1900 census

1901 - Edward Fawcett dies. Widow Mary Fawcett, her father J. Wallace Hooff, daughters Jannett, Susan and six more children including, Edward Jr., Ellen, Lewis, Richard, Mary, and Lawrence occupied the house

ca. 1902-1907 - Sewers added serving this section of Prince Street

1910

1912 - African American Martha Blue is employed by the Fawcetts as laundress, cook, and maid

1910 - House is electrified

1911 - Former commercial buildings on corner lot are replaced by the two-story brick Westminster Building

1912 - Mary Hooff Fawcett applies for permit to add a window and repair a shed

1915 - J. Wallace Hooff dies and leaves the property to three of his children- Mary Golding Hooff Fawcett, Ellen Douglass Hooff Wallace, and the Rev. Douglass Hooff with life tenancy for Mary.

1920

1925 - Mary Hooff Fawcett dies and her four children, Janet, Susan, Ellen, and Lewis inherit the property

1930

1934 - Janet Brown Fawcett Cheeseman joins her siblings in the home with her sons Richard L. Cheeseman and David after her husband Lewis Cheeseman's death

1940

1940 - Oil furnace is added

1941 - Martha Blue passes away after 29 years of working in house for the Fawcett family

1950

1960

1961 - Westminster Building on corner lot is demolished due to city urban renewal project

1965 - Lewis Hooff Fawcett has independent ownership of home after siblings deaths, Janet (1952,) Susan (1955) and Ellen (1965)

1970

1970 - The City, planning a new courthouse to the north of the house, and Lewis Hooff Fawcett agree to a land swap. Lewis agreed to give up a northern portion of his lot for a part of the corner lot adjoining his lot

1970 - Lewis Hooff Fawcett applies and is granted a permit for a high brick wall and two-car garage

1971 - Richard L. Cheeseman inherits house from his Uncle Lewis Hooff Fawcett

ca. 1971 - Richard L. Cheeseman cares for the house. Richard, his son David, and his family occupy the home

1980

1981 - Wood shingles on south front are replaced

1990

2000

2000 - Richard L. Cheeseman sells home to Charles Joseph Reeder

2001 - All floors in habitable sections of the cellar except Room 002 are lowered 12"

2001 - Charles Joseph Reeder begins thorough repairs with architect, James McCreary of Franck Lohsen McCreary. See pg.133-134 for full list of work items. (rooms: 120,121,122)

2001 - West porch enclosure is removed

2001 - The eastern third of the 1784 addition cellar floor is lowered about 18 inches to permit access

2001 - A paint analysis is conducted on the house

ca. 2002 - Archeology study is conducted documenting discoveries made during excavation of the cellar

2010

2017 - The house was acquired by the City of Alexandria

2019 - Water pipe to water main was replaced

2020

2022 - City makes a number of repairs. Some as emergency interventions and others of more extensive exterior work. See pg. 143-144 for full list of work items

2023 - Stoop and portico at the east end are repaired and/or reconstructed

2023 - Historical Structural Report conducted from fall of 2023 to winter of 2023-24

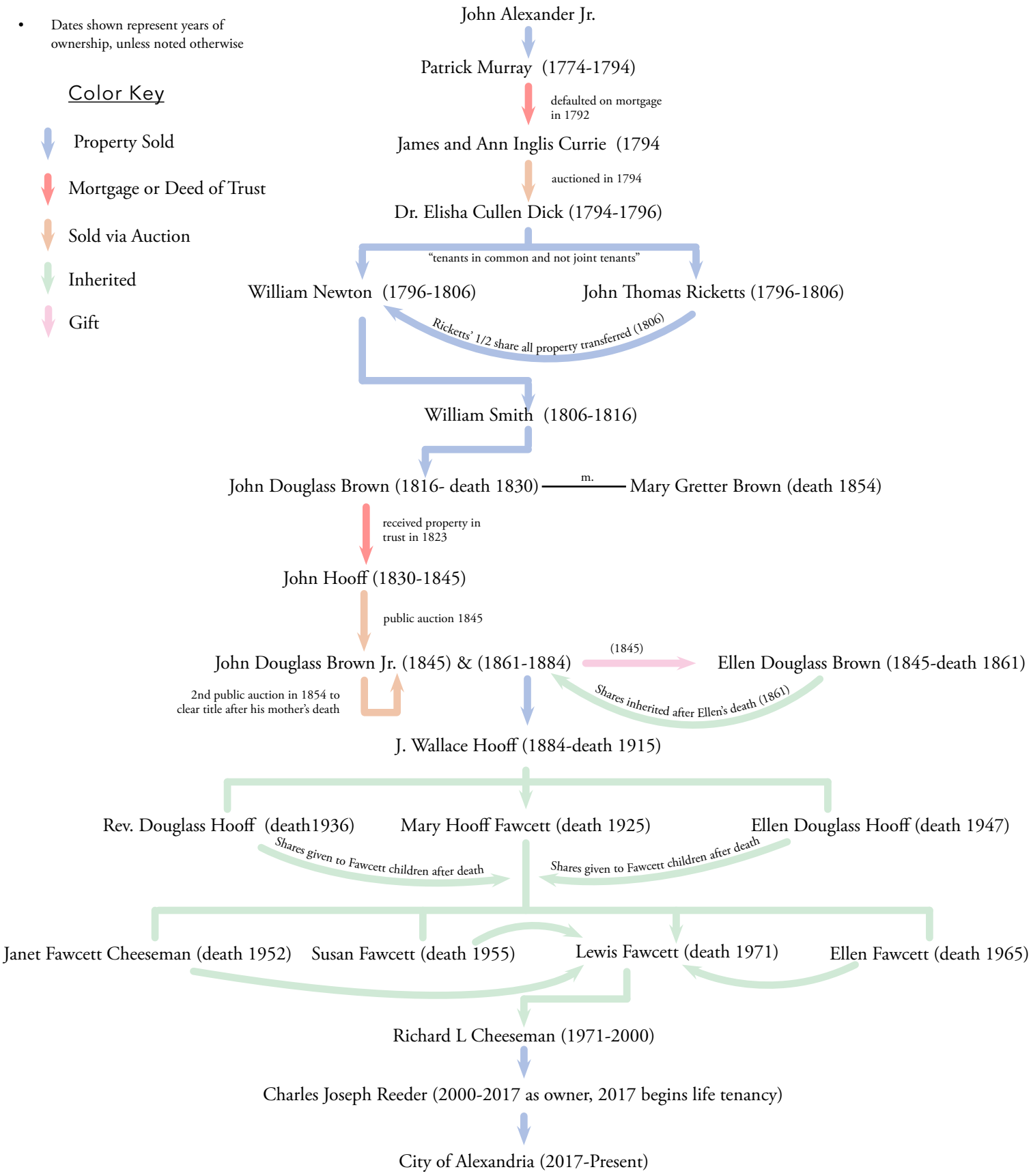
Murray-Dick Fawcett Ownership Timeline

General Notes

- Dates shown represent years of ownership, unless noted otherwise

Color Key

- Property Sold
- Mortgage or Deed of Trust
- Sold via Auction
- Inherited
- Gift



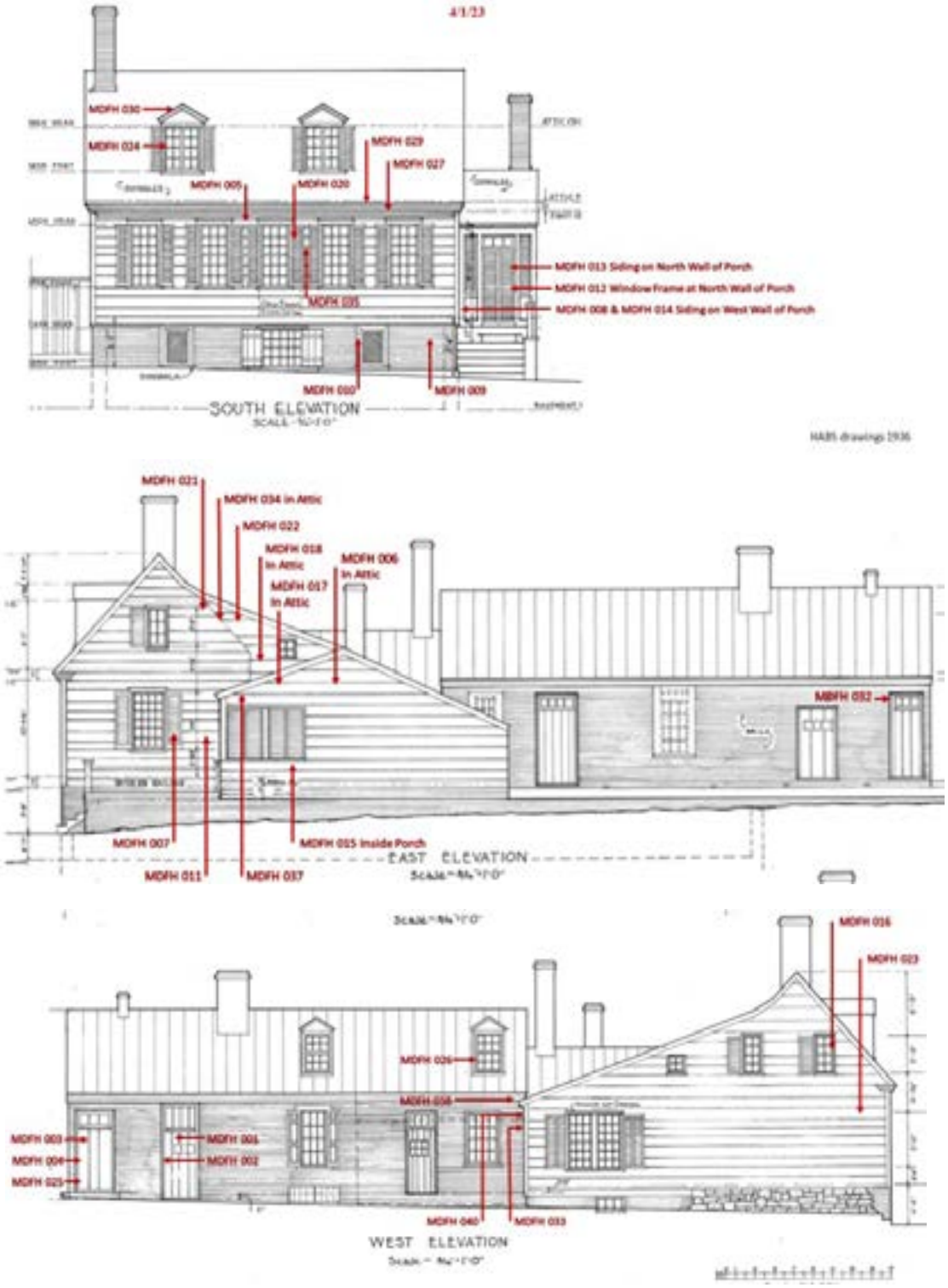


Figure 13a. - The 2022 Jablonski Paint Analysis diagrammed by Al Cox in 2023.

Building Chronology and Development Overview

The building chronology has been variously propounded by authorities over the last century. Many of the narratives concerning the building's change over time have been conjectural and based on incomplete data. In similar fashion, the current study likely contains some errors resulting from insufficient understanding of the building, which has been restored and repaired without a full record being maintained of what was found during the work. This uncertainty is complicated by the obscuring of many features by accumulated layers of furnishings which have yet to be cleared from the house.

The basis for the building chronology comes, in addition to visual interpretation of the physical evidence, from several sources. The first is the HABS record from 1936 and the second is the data from the three paint analyses done in 2001 and 2003 by Frank Welsh, and in 2022 by Jablonski Associates. The third is the dendrochronological study done in 2003 and updated in 2018 by William Callahan, Edward R. Cook, and Camille Wells.

Historic American Building Survey

The Historic American Building Survey began in 1933 as a Depression-era jobs program for unemployed draftsmen. The careful recording of important historic buildings through photography and drawings was managed through cooperative agreements with the National Park Service and the Library of Congress. The Murray-Dick-Fawcett House was among their early projects.

The recorders of the house in 1936 made certain decisions in what they showed on the drawings. In this case the elevations don't show the narrow beaded weatherboard on the west end, nor does it show the west porch on the 1797 wing (although it is shown as enclosed on the first-floor plan). It appears that they were showing what they understood was early in date based on oral history from the family. The room names were apparently based on family oral history as well.

Implications of the Paint Analyses

According to architect Al Cox, the Analytic Grey color chosen for the south elevation in 2022 was taken from a sample on a siding board above the window head that had been protected below the soffit (as well as the later clapboard overlay) and that was believed to be original and unmolested by later siding repairs.

Looking at the paint analyses from Frank Welsh in 2001 and 2003 and the more extensive exterior paint research by Jablonski, it seems to this researcher that there are several potential paths to take. Integrating the various paint studies with the current building chronology has been complex but it seems to work. Recommendations for painting as part of future work:

1. The Nov. 2022 Exterior Paint Study by Jablonski Building Conservation, Inc. showed that the house was apparently not painted until 1797, at about which time the original house and the addition were both painted. The following sequence of periods related to the painting of the house does not align with the phases in the larger document and do not extend beyond c1816:

- First Period: The house as built in 1774 was unpainted and allowed to weather. The roofing shingles are said to have been stained a reddish brown color before the 1784 addition was made. According to architect Al Cox, the length of time the siding remained unpainted was an early estimate by Mary Jablonski of Jablonski Building Conservation based on the amount of oxidation of the wood prior to the first coat. She was unaware at that time of the painted (stained) fascia in the 1784 attic, which would suggest that the trim on the north side of the 1774 section was stained red. In addition, the roof stain is not visible to the naked eye on the shingle sample or in other locations in the attic, despite only being exposed to 10 years of weathering. This needs more research.

- Second Period: The house as expanded in 1784 remained unpainted. As Al Cox has observed, there was red paint capsulated by the 1797 addition on the siding of the north wall of the 1784 addition. It was found during the repairs of 2022.

- Third Period: The south basement windows were painted with a different version of yellowish gray (BM Analytical Gray), below the yellowish gray that is the first layer elsewhere.

- Fourth Period: The brick wing was added in 1797. The flush weatherboard siding on the south front was first painted using a yellowish gray oil paint (BM Greenbriar Beige), as was the trim on the entire expanded house including the trim, cornice, dormers, and some of the door frames on the brick wing (others trim elements show variations on that color). The north, east, and west walls of the enlarged building, as well as the doors on the brick wing, were first painted a dark reddish brown (BM Rookwood Dark Red) at this time. There was no first coat of the dark reddish brown paint behind the brick addition of 1797.

  Fifth Period: The frame portions of the house were repainted using a slightly lighter reddish brown (BM Sweet Rosy Brown). This color was found on all sides including on the east wall of the 1784 section inside the attic of the east extension and the batten doors of the 1797 addition.

- Sixth Period: The east expansion is tentatively dated to 1816. A darker yellowish gray (BM Northampton Putty) is the first paint layer found on the trim, window, and siding on the east expansion. The same color is the second trim color on the 1774/1784 section of the house. This color is the first trim color on the 1797 wing, suggesting that it was first painted when the East Expansion was constructed.

Additional samples needed- Additional information on the colors on the south front is required. There is only one sample that confirms that the first layer on the south front was the yellowish gray oil paint (BM Greenbriar Beige). Similarly, there are no samples from the south front window trim. Since it appears that the beaded weatherboard on the south front and west end was added with the east extension, it is important to compare the color on that siding sampled by Franck Welsh in 2003 (BM China White) with the layers on the rest of the house to see how that layer matched the other parts of the house.

Recommendations: When the beaded weatherboard was removed from the south and west walls it meant that the interpretation of

the house would be made more complex. The paint scheme of the house should match its appearance before the east extension was added and the weatherboard was added to the south front and west end.

The flush weatherboard on the front and all the trim could be painted its original color, yellowish gray (BM Greenbriar Beige). The flush boards on the ends should be painted dark reddish brown (BM Rookwood Dark Red). The east extension could be painted to match for consistency or painted its original Northampton Putty color (see the Sixth Period) on the previous page). Alternately, in order to interpret the period just after the east extension was added, the report indicates that the trim on the entire house was painted a slightly different yellowish gray (Munsell 2.5Y 7/2) paint matching Benjamin Moore BM HC-89 "Northampton Putty." More paint research is needed.

2. In a letter to Richard Bierce dated 11 July 2003, paint analyst Frank Welsh indicated that the weatherboard on the south front was first painted a yellowish white (BM China White). He likely refers to the beaded weatherboard added c1816 to the south front, which was still in place.

This color should be compared to the other parts of the house to confirm when the weatherboard was added.

3. 2001: Interior Paint Study by Frank Welsh involved the principal first-floor rooms and the stair hall on the upper floor. Welsh focused on four initial paint periods, A (Grayish Yellow with Dark Brown on baseboard), B (Grayish Green 1st + Mahogany Graining), B/C (Pale Ocher) C (Grayish Green 2nd + Dark Gray on baseboards), and D (Grayish Green 3rd). He does not provide modern paint matches or Munsell numbers. In some cases, it is hard to interpret the data, but I think I have the gist of the narrative:

- First Period: The house's interior trim as built in 1774 does not seem to have been painted in the first decades.
- Second Period: The interior was first painted at some point after 1784. This period can be seen to include the unsubdivided Room 107 (NE Chamber) in the 1784 addition and the partition between them. The lowest layer of paint (A) throughout the house is a grayish yellow with dark brown on the baseboards. Other than the dark brown baseboards, this finish appears on doors, door and window trim, chair rails, and the 1774 mantel and flanking cabinets.
- Third Period: This paint layer may date from the addition in 1797. The second paint layer (B) throughout the house was added at this time. It is a grayish green with a dark gray on the baseboards and mahogany graining on the doors. This is the first layer in the NW Room, including its mantel. It is found on both sides of the board partition and trim on the east side of Rm 105. The doors in the house were all grained to resemble mahogany at this point and the baseboards were painted.
- Fourth Period: This paint layer is only found around the east passage. A pale ocher paint appears in the east entry passage (Rm. 101) and the adjoining north passage (106) In some cases it is

over third-period grayish green paint, but at the relocated entry door it is the lowest layer on the trim.

- Fifth Period: This paint layer appears to date from the east extension of c1816. The third paint layer (C) extends throughout the house. It is a second variation on a grayish green color with Dark Gray on the baseboards. It is the first layer on the mantel in the East Extension of c1816 and on the door trim to the adjoining Rm 108 (Closet).
- A third layer of Grayish Green was painted throughout at a later date.

Testing of paint sample(s) from the board partition between Rooms 101 and 107 is needed to determine how it fits into the building sequence. Sampling of Room 111 (the Lobby) and Rm 113 (the Kitchen). as well as the baseboard and chair rail on the south wall of Rm. 105 is required to see if there is any first period paint in that room. It would also be good to sample the plaster finishes in selected areas from each of the five periods.

4. 2003: Frank Welsh Exterior Paint sampling- Front wall: First finish- two coats (prime and finish) of Yellowish White (Benjamin Moore China White)
    - First Period: The house was painted a yellowish white on the south front and a Spanish brown on the ends. Here, Welsh was testing the beaded weatherboard on the front of the house, not the flush boards below. This yellowish white color is typical for 19th-century white lead/ linseed oil paints.

Painting the 1797 wing also raises questions about interpretation. Because the brick appears to have been unpainted until the mid-19th century. The east side is painted and the north and west are only partially painted. Based on the survival of material from every period through the mid-19th century and beyond, it would make sense to leave the paint in place. This however, creates anomalies in interpretation. The western paint went on when the west porch was already enclosed and that enclosure is now gone and unlikely to be restored. It probably makes the most sense to remove the paint , either on all walls or just on the north and west.

Dendrochronological Study

The 2003 tree-ring dating study by Callahan et. al, revised and lengthened in 2018 indicated that the house was constructed beginning in 1772, two years before Patrick Murray had formally taken ownership in 1774:

> *"The results of dendrochronological analysis of the Fawcett House yielded three years of last growth for the structural wood: 1772, 1784, and 1797. As most early American builders vastly preferred to shape and join framing members with green, or freshly cut wood, architectural historians generally agree that the felling date of a tree subsequently shaped into one or more framing members is also the year during which the building in which these members survive was under construction. As the configuration of the Fawcett House indicates three distinct building periods, it is thus clear that the original part of the house was constructed*

in 1772, that it was enlarged in 1784. And that it received yet another major addition in 1797."[1]

The dendrochronological study helped to dismiss the many theories that had grown up around the history of the house, although the study itself left out some important changes to the house that occurred outside of the three periods identified.

In spite of the certainty with which the authors cited a construction date of 1772, it appears that Murray may have purchased the timbers or assembled the pre-cut frame of the house made from wood cut two years before he received title in 1774. His house was a wood-framed structure of about 19' by 31' on a stone foundation. In keeping with tradition among Virginians of middle status, he would have used the larger room for general living and entertaining, as confirmed by the two elegant cabinets for display of table wares. The smaller room was usually designated as "the chamber" for the principal sleeping room and venue for more private social engagements.

The Murrays then proceeded in 1784 to nearly double the size of the house with a 16' by 31' lean-to rear addition. The new rooms, which were probably a dining room and new principal chamber, were both heated. They allowed the new rooms on the west to be used as an exclusive suite of formal rooms, possibly renaming the hall as a "parlor" with a "dining room" to its rear.

After purchasing the house in 1795, John Thomas Ricketts and William Newton replaced the Murrays' annexed kitchen with a new, unusually large, brick service wing in 1797. This attached wing, with its circulatory lobby, Kitchen, service room, smoke house, and three privies, may have been used to serve the domestic purposes of both of the adjoining houses of the Newtons and the Ricketts.

The dendrochronology is incomplete in that it would be helpful for purposes of the study to know when the east extension was made and when and if the west porch was added to the wing of 1797.

Dendrochronology Recommendations

Additional dendrochronology would be of great value in understanding interim changes in the building in addition to the three basic dates that have been established.

- The date of the excavation of the cellar of the 1784 section may be possible to establish by sampling the framing around the chimney in the added cellar (Room 002) and by sampling the vertical post on the south wall of the same room.
- The date of the east extension can be established by sampling wood joists in the crawl space and rafters and other framing members in the attic.
- If possible, the remaining piece of roof structure from the west porch could be analyzed for the date of the porch.

1 Callahan et. al, *Tree-ring Dating of the Fawcett House, Alexandria, Virginia, Final Report, 2003*, revised and lengthened, 2018, 4.

Exterior Paint Sample Locations & Results by Date of Construction, 11/19/2022, compiled by Al Cox.

Sample #	Description	First Period Color
MDFH 021	1772 East, Clapboard Above 1854 Entry Porch at Rake Board	SW 2801 "Rookwood Dark Red"
MDFH 011	1772 East, Clapboard at Stoop	SW 2801 "Rookwood Dark Red"
MDFH 007	1772 East, Clapboard Behind Shutter	SW 2801 "Rookwood Dark Red"
MDFH 017	1772 East, Wall Siding Capsulated in Attic of 1854 Addition	SW 2801 "Rookwood Dark Red"
MDFH 018	1772 North, Fascia Behind HVAC Duct in Attic of 1784 Addition	SW 6055 "Fiery Brown"
MDFH 034	1772 Shingle on North Roof Slope in 1784 Attic	SW 6055 "Fiery Brown"
MDFH 020	1772 South, Clapboard Beneath Window 1S6 Trim	BM OC-87 "Capri Coast"
MDFH 035	1772 South, Clapboard on East Side of Window 1S6	BM HC-89 "Northampton Putty"
MDFH 027	1772 South, Cornice Below Soffit	BM HC-79 "Greenbrier Beige"
MDFH 029	1772 South, Crown Moulding on Fascia Behind Gutter	SW 7051 "Analytical Gray"
MDFH 010	1772 South, East End Basement Window Frame BS3	SW 7051 "Analytical Gray"
MDFH 009	1772 South, Paint on Brick Foundation Mortar	PPG 1063-6 "Crushed Cinnamon"
MDFH 030	1772 South, West Dormer Crown Moulding	BM OC-87 "Capri Coast"
MDFH 024	1772 South, West Dormer Frame Fragment	BM HC-79 "Greenbrier Beige"
MDFH 005	1772 South, Top Clapboard, Front of House	SW 7051 "Analytical Gray"
MDFH 023	1772 West, Clapboard	SW 2801 "Rookwood Dark Red"
MDFH 016	1772 West, Window 2W3 Trim	BM HC-79 "Greenbrier Beige"
MDFH 006	1784 Clapboard, Capsulated in Attic of 1854 Addition	SW 2801 "Rookwood Dark Red"
MDFH 022	1784 East, Clapboard Above 1854 Entry Porch	BM 1302 "Sweet Rosy Brown"
MDFH 031	1784 North, Clapboard at Courtyard	SW 7051 "Analytical Gray"
MDFH 019	1784 North, Clapboard Capsulated at East side of the South End of 1797 Kitchen	BM 1302 "Sweet Rosy Brown"
MDFH 033	1784 North, Clapboard Capsulated at South End of 1797 Kitchen, Below West Porch	BM 1302 "Sweet Rosy Brown"
MDFH 040	1784 North, Clapboard Capsulated at South End of 1797 Kitchen, Below West Porch	SW 2801 "Rookwood Dark Red"
MDFH 032	1797 East, North End, Door Frame to Privy	BM HC-89 "Northampton Putty"
MDFH 025	1797 West, North End, Door Frame to Privy	BM OC-97 "Cream Froth"
MDFH 038	1797 West, Fascia Below West Porch	BM HC-89 "Northampton Putty"
MDFH 002	1797 West, North End, Door Frame to Laundry	BM HC-79 "Greenbrier Beige"
MDFH 004	1797 West, North End, Door Frame to Privy	BM HC-79 "Greenbrier Beige"
MDFH 001	1797 West, North End, Door to Laundry	SW 2801 "Rookwood Dark Red"
MDFH 026	1797 West, South Dormer Frame	BM OC-97 "Cream Froth"
MDFH 003	1797 West. North End, Door to Privy	SW 2801 "Rookwood Dark Red"
MDFH 015	1854 East Porch, East Wall Interior Trim Around Shutters	BM HC-89 "Northampton Putty"
MDFH 013	1854 East Porch, North Wall Clapboard	BM HC-89 "Northampton Putty"
MDFH 008	1854 East Porch, West Wall Clapboard (Over 1772 Clapboard)	BM HC-79 "Greenbrier Beige"
MDFH 014	1854 East Porch, West Wall Clapboard (Over 1772 Clapboard)	BM HC-79 "Greenbrier Beige"
MDFH 037	1854 East, Clapboard Below Rake Board	BM OC-87 "Capri Coast"
MDFH 012	1854 Window 1S9 Frame at North Wall of 1854 Entry Porch	BM HC-89 "Northampton Putty"
MDFH 028	Not used	
MDFH 036	Not used	
MDFH 039	Shutter Lath	BM OC-87 "Capri Coast"

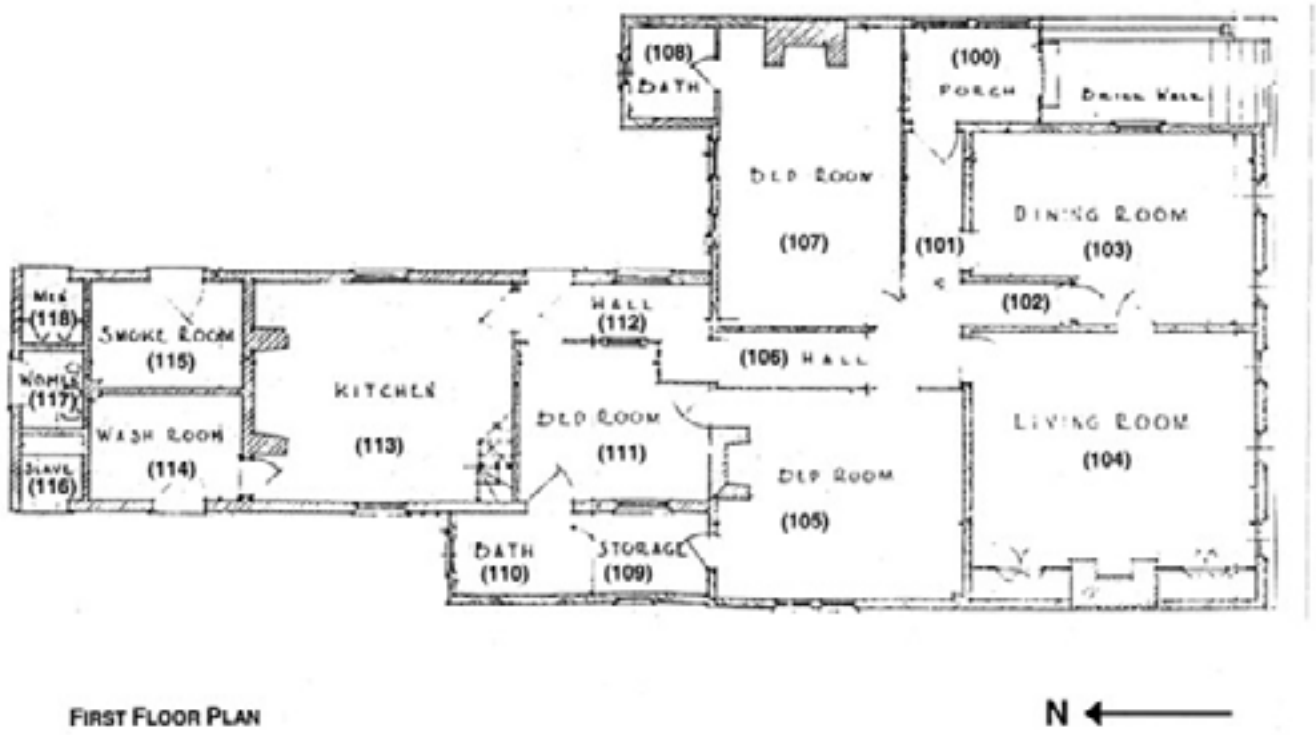


Figure 14a. - First Floor Plan with room numbers from Frank Welsh Paint Analysis, 2003

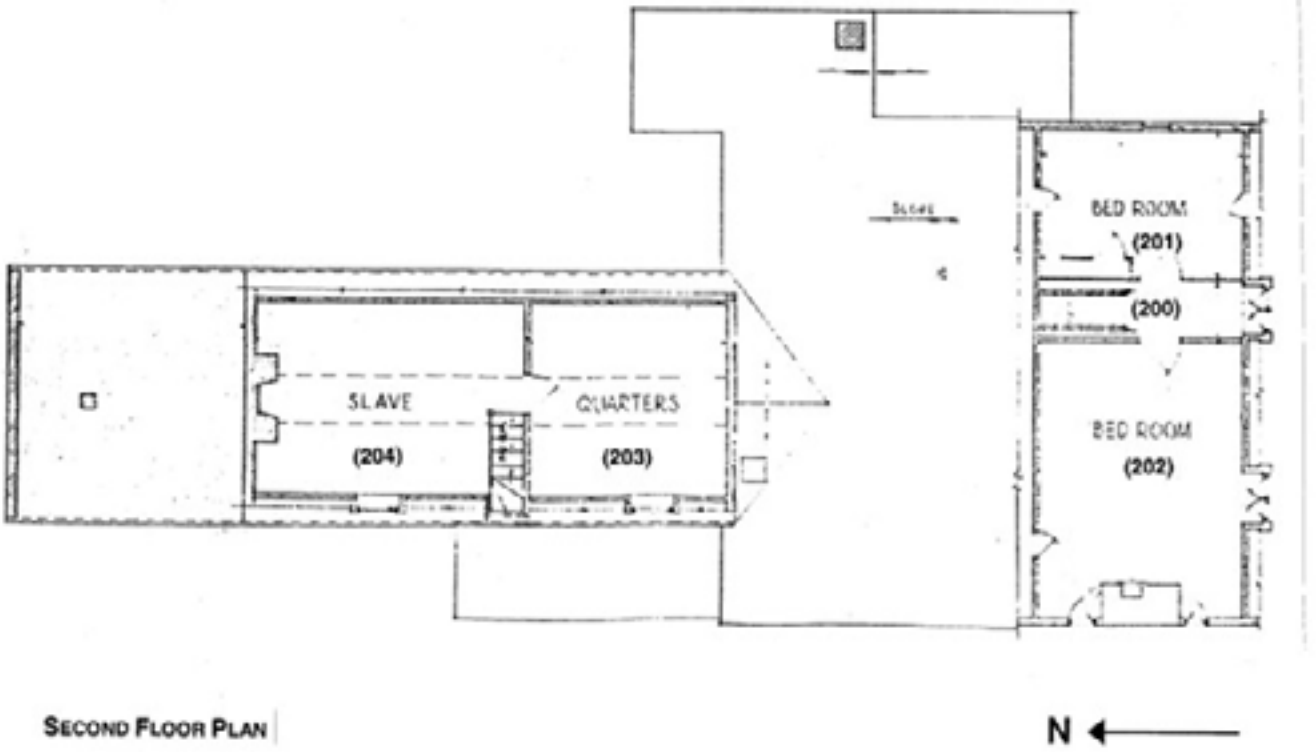


Figure 13b. - Second Floor Plan with room numbers from Frank Welsh Paint Analysis, 2003. Plan derived from the 1936 HABS drawings.

Comparison of Similar Structures in the City and Region

Hall-Chamber House

The original 1774 section of the house takes the vernacular architectural form known to historians as the Hall-Chamber house type. The Hall-Chamber House is a basic kind of house for middling farmers and substantial urban families. Examples are found across the region from the mid-18th century through the first half of the 19th century.

The earliest houses in the Mid-Atlantic region do not survive. Apart from the great houses of the wealthy grandees, what do survive are among the more substantial dwellings built in the mid-to-late 18th century by prosperous farmers and merchants of later generations. By the second quarter of the 18th century, the two-room, hall-chamber form, in which a hall or entertaining room is flanked by a smaller principal chamber, became the conventional house in both Maryland and Virginia.

Two new rooms appeared in the mid-18th century among wealthy owners, the passage and the dining room. The passage, with its ability to screen visitors, was a particularly urban innovation. The new center passage separated what were still the chamber and hall (the single-pile, central-passage form), or in some cases ran beside the hall and chamber which were placed front to back (the double-pile side passage form). The dining room, which often served other purposes in addition to general entertaining room, could also combined with the hall and chamber (the three-room plan without a passage).

Documentary sources indicate the passage was a cool place to sit in the heat of summer and perhaps the lack of one at the Murray-Dick-Fawcett House encouraged the addition the louvered east portico, as close as the Browns could get to a proper passage.[2]

By the later 18th century, the most developed house form included four rooms: hall, chamber, dining room, and a multi-purpose "back room." These components, which made possible additional privacy and formality, were gradually incorporated into the Murray-Dick-Fawcett House over the following years. Similar single-pile houses across the region added the third and fourth rooms of the four-room house in a shed across the rear.

Like the Murrays' house, vernacular houses were often built of squared timber in the established Virginia framing tradition. Virginians had developed a regional framing tradition by the early 18th century, in which the heavy, three-dimensional forms of Anglo-American framing were simplified and standardized, with L-shaped corner posts, modular studs infilling regular ten-foot bays, and pairs of long front and rear walls linked by the joists spanning between them.[3]

2 Mark Wenger, "Town House and Country House: Eighteenth and Early Nineteenth Centuries, in Cary Carson and Carl Lounsbury, editors, *The Chesapeake House: Architectural Investigation by Colonial Williamsburg* (Colonial Williamsburg and the UNC Press, 2013).
3 Dell Upton, Holy Things and Profane: Anglican Parish Churches in Colonial Virginia, New Haven and London: Yale U Press, 1986.

Bernard L. Herman emphasizes the contrast between two ways in which urban housing was manifested at the end of the 18th century. In the town center and near the wharves of Atlantic port towns, builders erected two- and three-story brick shops with residential accommodations above. "Away from the center of the city, however, local builders continued their preference for frame buildings." In the Mid-Atlantic, these houses might include the central-passage plan and the hall-chamber plan like the Murray-Dick-Fawcett House, contrasting with the tightly spaced brick buildings closer to the center. "Parallel developments in Virginia towns such as Alexandria and Fredericksburg show the same process of negotiation with urban cores putting forward the face of a broadly constructed image of urban identity familiar from coastal Virginia to northern New England to provincial British port and market towns."

Houses on the periphery of towns on the Atlantic seaboard tended to follow local building traditions (like the Mid-Atlantic use of frame construction and the hall-chamber plan), while those closer to the commercial center made use of brick and more cosmopolitan rows of store/house combinations typical of cities across the transatlantic world.[4]

The Murray-Dick-Fawcett House appears to be unique among surviving structures pre-revolutionary buildings in Alexandria and other regional towns as an intact dwelling. As a one and 1/2-story frame building, it is similar in scale and appearance to the Ramsay House at 221 King St. and the George Washington Town House at 508 Cameron St. Unfortunately, both of these houses have been reconstructed from questionable data.

Very few hall-chamber houses survive in Mid-Atlantic towns, since they tended to be obliterated as the towns expanded into denser, more fireproof means of construction. Most early buildings in towns were combination house/store structures occupied by merchants. Examples surviving in Petersburg and Williamsburg are long frame buildings with narrower street fronts as opposed to long fronts of hall-chamber and center-passage plan houses (see section on Commercial Buildings below)

As the streets of Virginia towns became more tightly settled in the late 18th century, the hall-chamber house, with its longer street front, was replaced almost universally by the side-passage-plan, which provided greater internal circulation and privacy. The hall-chamber house remained a popular choice in rural locations well into the 19th century, in towns it became less common by the late 19th century.

Adding the 1784 rear addition gave the house some of the features of a side-passage or center-passage house. It is an unusual solution that seems unique to this location. In the same way, adding a brick "back building" to a frame house is an unusual way to update its functionality. Many owners would have started again from scratch like the new owners of the Ricketts House next door did in the 1850s. The willingness on the part of the Newton and Brown families to

4 Bernard L. Herman, Town House: *Architecture and Urban Life in the Early American City, 1780-1830* (U of North Carolina P, 2005) 115-117.

"make-do" with what was clearly an improvised series of additions to an old-fashioned core is what has made the house significant to historians as a document of changing approaches to domestic architecture.

Slavery and Site Layout

The Murray-Dick-Fawcett House illustrates the way that the interwoven living and working lives of free and enslaved persons were organized. Urban residents were able to outsource many needed household food and other items to commercial houses. However, whether or not they included shops or stores, more substantial town houses could be ordered like miniature plantations, with kitchens, washhouses, smokehouses, stables, quarters, privies, as well as warehouses, gardens, and sheds. At a minimum properties included, like the house advertised by Murray in 1792, a dwelling and a kitchen. Washhouses and kitchens both had fireplaces, one for cooking and the other for laundry purposes. Housing for enslaved workers were found throughout the properties, in cellars and garrets, with or without heat.

The Murray-Dick-Fawcett House is missing some of these features and incorporates additional ones. The small room adjoining the kitchen called Wash Room on the HABS 1936 drawing does not have access to a chimney, so it seems unlikely that it was used for washing, which required large volumes of heated water. Physical evidence suggests that it was probably not connected to the kitchen as it is now, so it must have another use. The label of the enclosed room in the cellar as "Milk Room" may suggest a possible function for the room next to the kitchen- that of a dairy, where dairy products were cooled and processed. Occupants of houses in the same tax district of Alexandria did keep single cows for personal use. Nine of the 34 landowners listed on the same page of the tax books for 1813 as the Murray-Dick-Fawcett House owned a cow.[5]

Commercial Buildings

It does not appear that the house built by Patrick Murray was used as a store or other business. Towns in seventeenth and early 18th-century Virginia were almost entirely oriented around commerce. Towns were required in order to concentrate the availability of products and services needed for the organization of commerce and agriculture. In most cases merchants lived in the same structures occupied by their shops and stores, although by the mid-18th century the most financially independent citizens began to build suburban dwellings on the periphery, where the noisome air and bustling activity could be avoided.

Early towns were made up of one- and two-story frame structures like those built throughout the Tidewater region during this period. The half-acre lots appear to have been considered large enough for a main building and the domestic offices and garden needed to support an urban family without rural property. Most buildings were placed near the front edge of the property with the implicit understanding that eventual subdivision of the lots would create a virtual wall of buildings.

The basic building of the Virginia town until the

5 Alexandria Land and Personal Property Book, 1813, microfilm, Library of Virginia, Richmond VA.

antebellum period was the store/dwelling. The value of land for commercial use led to the lining of the principal routes with long rows of these store/dwellings. The gradual infilling of a town's grid took many years, as civic institutions, service functions, and professions multiplied. As space became more valuable, secondary commercial and service buildings spread to secondary streets. The construction and placement of these basic buildings were governed by the grammar of regional vernacular architecture and by rules established by the town government to ensure regularity and safety.

Figure 13c. - Nicholson Store, Williamsburg (1749)

Figure 13d. - Fielding Lewis Store, Fredericksburg (by 1750, restored 1950)

Examples of urban stores in Virginia from the mid-18th century include the store that forms the core of the Market Square Tavern in Williamsburg, the Nicholson Store, also in Williamsburg, and the Lewis Store of 1749 in Fredericksburg. Stores in Virginia tended to be built of framed wood, were placed with their shortest wall to the street (often the gable end) and consisted of an unheated sales room in front and a heated counting room or office to the rear. The owner/shopkeeper and his apprentice employees lived upstairs in a half-story garret, a full second floor, or in a domestic wing. By the time Alexandria was developed, however, gable-fronted structures were banned in the building regulations of 1752, presumably because the drainage of water to the sides prevented buildings from being directly joined.[6]

6 *A Shared Heritage: Urban and Rural Experience on the Banks of the Potomac: A Field Guide for Alexandria, Virginia*, Thirty-Ninth Annual Vernacular Architecture Forum Conference, May 2-5, 2018

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SOURCES

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EXISTING CONDITION SURVEY AND RECOMMENDATIONS

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Existing Conditions Survey and Recommendations

The following narrative is intended to guide the ongoing restoration and repair of the Murray-Dick-Fawcett property for use as a historic house museum. For ease of use and to avoid duplication, it is organized into three categories- description, condition, and recommendations- under each heading. The recommendations will be gathered and prioritized in a later section.

Exterior Overview

The exterior envelope of the Murray-Dick-Fawcett House was rehabilitated in 2001-2002. More recently, some features have been comprehensively restored, including the roof, the weatherboards and windows, the east entry portico and retaining wall, and the north wall of the NE Chamber. Other aspects of the house will require attention in the coming years to preserve the house's integrity. Overall, the exterior is in fair condition, but areas of masonry deterioration are apparent, in particular at the north end of the 1797 Back Building, where conditions include organic growth, efflorescence, and spalling of masonry.

There is significant settlement and a bow in the north wall of the brick ell that may have initially been caused by the adjacent parking garage excavation for the Courthouse and made worse by the open privy pit.

Condition:

Soon after acquiring the house, the City began undertaking two phases of emergency restoration and repair projects, ordered in sequence by the seriousness of the problem. Most work was on the exterior, as described above. As a result of the restoration campaign, the roof, cornice, and walls of the 1774, 1784, and 1816 sections are mostly in very good condition. The 1797 section is mostly in good condition, with the exception of the masonry walls and the areas of the house that are covered by the 2002 addition.

Building Frame

The hewn and pitsawn structural frame consists of approximately 4 x 8 posts and 4 x 4 studs mortised into approx. 9 ½" square sills. The corner posts are provided with down braces. These were visible during the repairs of 2002. The wall members support an approx. 4 x 4 top plate at the front and rear which carries half-lapped 4 x 9 joists that project to form a box cornice. The 2 ¾ x 4 ¼" pitsawn rafters align with the joists and are set on top of the flooring.

The first-floor joists range in size from 2 ¼" to 5" wide and 9 ½" to 10 ½" tall. A 9 ½" square beam spans the cellar at mid-point. The fact that it rests above the south cellar entry door seems to confirm that the central opening is not original. The floor joists under Room 105 have structural issues and are temporarily supported on the periphery by steel lally columns.

Condition:

The frame is largely intact. There has been limited termite damage, particularly along the north wall. The large spans in the cellars have been spanned with steel. Extensive work on the roof framing over the 1784 section has

restored its structural integrity and retained its historical integrity. The western floor joists in the 1784 section are deteriorated and insufficient to independently support floor loading in the future.

Recommendations:

- **Damaged portions of the house framing should be repaired using the most sensitive techniques to avoid damaging original materials.**
- **Repair rather than replace wherever possible.**
- **Follow recommendations of structural engineer to assure the long-term safety and stability of the structure.**
- **Preserve brick nogging in place to the greatest degree possible.**

1774 House

The earliest section of the house consists of a one ½-story, five-bay, hall-chamber house with a wood-shingle-clad, side-gable roof on the south face and a short section of standing-seam metal linking to the roof of the 1784 section to the north. The house is sided with wide, beaded, flush weartherboards that vary considerably in length and width. The weatherboard, like the much of the exterior trim on the house, is of old-growth Southern Yellow Pine.[1] Such flush weatherboards are principally found in the region

Figure 15a. - Interior detail of muntin. Typical south window sash during restoration.

of Virginia immediately south of the Potomac.[2] The boards end in wide, beaded corner boards. The damaged boards on the lower portion of the south front were reworked in 2002, but many on the upper portion were left in place.

The south front features five matching nine-over-nine sash windows (1S4-1S8 on Window Schedule pages 152-155) equipped with one-part architrave trim with an outer ovolo and an inner bead, as well as louvered shutters, three of which are hung on strap hinges. The hinges are screwed to the face of the trim and not equipped with pintles driven into the wood. The shutters on the two eastern windows (1S7-1S8) may be earlier than the shutters on the other three, which are identical. The eastern shutters have larger louver blades (32 per leaf) and narrower rails and stiles than the three to the west (which have about 26 per leaf). The eastern two shutter pairs are hung on butt hinges, since there is no room

3. Jablonksi Building Conservation, Exterior Wood Identification, Murray-Dick-Fawcett House, 517 Prince St., Alexandria VA,, Office of Historic Alexandria, City of Aexandria, Sept. 2023. All but one of 12 samples came from the siding, cornice, and dormers on the 1774, 1784, and 1797 sections.

3. Graham, Willie "Exterior Finishes," in Cary Carson and Carl Lounsbury, editors, *The Chesapeake House, Architectural Investigations at Colonial Williamsburg* (Colonial Williamsburg and UNC Press, 2013) 289-290.

Figure 15b. - Detail, South Elevation, eastern dormer with shutter attachment bar at bottom, Bierce Collection, c2001.

on the upper and lower bars for strap hinges. The shutters were held all open by wrought iron scrolled shutter dogs.

Most of the sashes appear to date from the 18th century. All have relatively narrow muntins with quarter-round moldings. The south wall is topped with a molded box cornice. The classical crown molding consists of a two-part corona with an ogee top member supported on a cavetto that returns about two feet on the gable ends. The bed mold, which returns to the south wall at each end, consists of an ovolo placed above a cavetto.

The original 1774 roof can be seen in the attic of the 1784 addition. It consists of 2 ½" to 4 ¼" wide x 18" long red-stained, round-butt, Atlantic white cedar shingles secured with rosehead nails to laths mounted on the rafters.[3] The south slope of the main roof is clad with recently installed 24" long random width, individually cut round-butt, Alaskan Yellow Cedar shingles installed in 2001 over a layer of Cedar Breather, on a continuous mat of ice and water shield. New 3/4" plywood decking was screwed to the original lath boards with stainless steel screws and flashing. The upper floor is lit by two unusually large, asymmetrically placed dormers (2S11 and 2S12). Each dormer is fitted with a pair of eight-light casement windows, a very unusual feature in 18th-century Virginia. This double width is more typical of dormers in England and Scotland. The asymmetrically placed dormers, carefully restored in recent years, appear to be original. One of the windows is positioned to light the stair and the other is placed in the center of the larger west chamber.

The dormers were comprehensively repaired in 2021 and feature flattened classical cornices returned at the sides and ovolo architrave trim. Both of the dormers on the south front were equipped with shutters held open by wooden members bolted to and extended to each side from the sill. According to restoration architect Al Cox, the hold-backs were modern 2x4s lag bolted to a modern wood sill on the dormers. They would have to have been removed by the roofers each time the shingles were replaced every 25-30 years, as can be seen in the figure 9g on page 117. The shutters were attached with strap hinges and held back by wrought iron shutter dogs similar to those on the first floor. Al Cox has indicated that the rotating operation of the shutter dogs on the dormers was quite different from the wrought iron lever hardware on the facade below (which coincidentally matches those on the c1797 Lloyd House).[4]

With their iron shutter dogs, the use of shutters may be original or they may have been added at some point in the 19th century. The shutters, with the original strap hinges, were removed

2. Expanded Limited Paint Finish Investigation, Jablonki Building Conservation, 2022..

3. Al Cox, Personal Communication, Nov. 2023.

Figure 15c. - Detail, Photograph, c1935, Special Collections, Alexandria Library, Alexandria VA.

and stored in the basement of the Lloyd House in 2022. They appear to be old, but are different from the shutters photographed c1900.

The shutters in the c1900 photo (Fig. 1) and the shutter on the window in the east gable end had more tightly spaced louvers than other shutters on the house. Unlike the most recent ones, and the shutters on the first floor, those shutters did not have intermediate rails, which is an appropriate form to be in alignment with the vertically oriented casements they served. The shutters visible c1900 on the two dormers were slightly different. By the date of a 1935 photograph in the Alexandria Library Special Collections, the shutters matched, with wider bottom rails. The shutter dogs, which were salvaged during the repairs of 2023, were not immediately available for inspection.

The east end of the 1774 house is clad with original, wide, beaded flush boards that vary in width. The straight, beaded rake boards are modern. The boards in the HABS drawings of 1936 are similar in appearance. According to Al Cox, the rake boards were not original and were replaced with similar profile boards when replacing the roofing and siding.

Figure 15d. - Typical south dormer showing original diagonal sheathing that shows no signs of any covering other than shingles.

An off-center, six-light casement (2E3) lights the east end. It might be added but is the only window lighting the east gable chamber. The window (1E1) on the first floor is also off-center and seems to have been placed in response to the position of the east addition. It features ovolo trim, large twelve-over-twelve sash windows, and louvered shutters with butt hinges. It differs from the windows on the south front in its large scale, lack of an inner bead on the trim, lack of strap hinges, and the molded sill. The west end of the 1774 house is clad in wide, beveled, beaded flush boards of varying widths that were reproduced from the originals in 2022. The

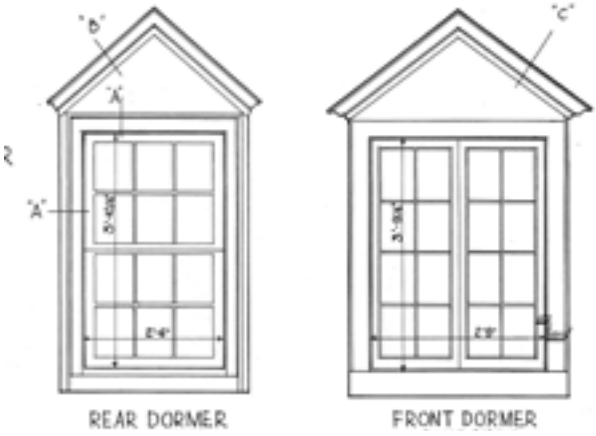

Figure 15e. - Dormer Details, Historic American Building Survey, Fawcett House, 1936, Library of Congress.

gable contains a pair of symmetrically placed four-over-four sash windows (2W2 and 2W3) . They were until recently equipped with louvered shutters hung on strap hinges and one-part ovolo architrave trim. They flank the interior brick chimney which emerges above the roof ridge. The flush boards end in beaded corner boards.

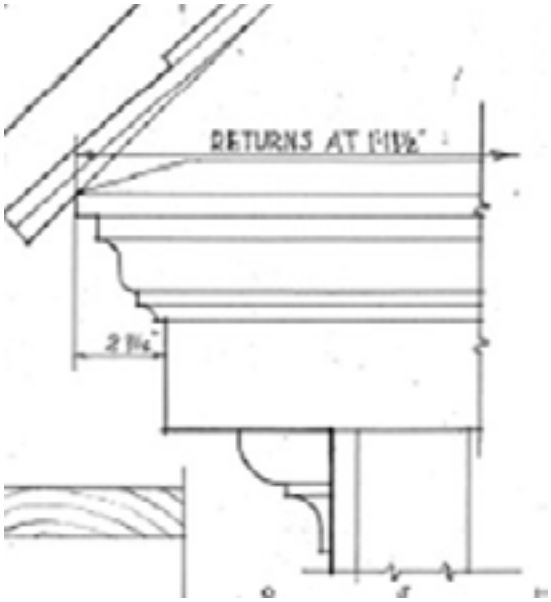

Figure 15f. - HABS Drawing of the south cornice, 1936.

The foundation is of coursed rubble stone with the exception of the south front, where the area above grade is built of Flemish-bond brick, which apparently replaced the stone when the grade was lowered on the street front exposing the rough stonework that was formerly concealed. The brick wraps around the ends slightly. The stone foundation projects proud of the face of the wall on the east end of the 1774 section.

Ed Chappell observed that the v-joint brick mortar profile matches that on the service wing, suggesting a similar period, but unaltered portions of the south foundation incorporate narrow flush joints.

Recommendations:

- **Repair or replace damaged masonry units and mortar joints using best practices and historic lime mortar formulations designed to the match the original mortar in strength, texture, and color.**
- **Consider whether to repaint or clean and remove paint from brick.**
- **The remaining shutters should be repaired or rebuilt and installed in historic locations, including on the south dormers.**

1784 Section

The house was almost doubled in size by a frame addition to the north with a roof that extended from just below the apex of the original roof, creating a "catslide roof" to the rear, covered with recently installed standing-seam metal. The original square-ended wood shingle roof of the 1784 section survives under the cricket

connecting the 1784 and 1797 sections.[5] A small chimney rises on the north wall of the addition. It emerges from the west slope of the large cricket that connects the 1797 service wing to the 1784 section.

The east end of the 1784 addition is partially visible behind the east extension of c1816. It is clad with wide, beaded, flush boards with original paint. The flush weatherboard, like that on the south front, is of old-growth Southern Yellow Pine.[6] On the exterior, the joint between the 1774 and 1784 sections is visible in the flush board siding on the east end. A similar butt joint was visible and has been restored on the west end.

The west end of the 1784 section is similar to the east, but the siding was replaced in 2022 to match what was there previously but which was seriously deteriorated, much of which was not original. A double twelve-over-twelve sash window (1W1 L&R) lights the west side of the northwest room. It appears to date from the early 20th century. It seems to have replaced a single sash window in the same location, which may have occurred in 1912 when a building permit was issued to add a window at the house. A small four-light casement in each gable end lights the attic (2E4 and 2W4).

The north wall of the 1784 section is exposed to the east and west of the 1797 wing. The short western section of wall beneath the west porch roof contains a window (1N4) reused from another site that replaced the door that had been in that location since the mid-19th century until it was removed by the previous owner c 2002. A photo from 2002 shows that the opening was previously a window. The section of wall to the east of the 1797 wing was clad with what appeared to be original wide flush board from 1784. The wall was rebuilt in 2002 and again in 2022 because of water damage from the intersection of the roofs above. The mid-19th-century-style four-over-four sash windows (1N1 and 1N2) have been recently rebuilt. The 2002 addition that infilled the east garden area did not conceal the north wall, which is visible in the "courtyard" of 2002. Many original 1784 siding boards are encapsulated by the south wall of the 1797 addition and were accessible for paint samples in 2022.[7]

The foundation of the west end of the 1784 section is of brick, placed almost entirely below grade. The east half of the foundation is of a few courses of brick laid on a shallow fieldstone foundation. A low vent (BW1) on the west side, visible in 1936, was later infilled with brick. A large opening in the foundation to the west side of the chimney, now blocked by the west porch appears to have served as an entry. The 1784 framing appears to be similar to the 1774 section.

Condition:

The 2002 addition, while it has served its purpose of providing modern services (kitchen and) to the house, has caused tremendous damage to the historic structure.

- *The poorly designed roof drainage will*

3. Al Cox, Personal Communication, Nov. 2023.
3. Jablonksi Building Conservation, Sept. 2023.

3. Al Cox, Personal Communication, Nov. 2023.

continue to cause damage

- *Poorly installed plumbing pipes are subject to regular freezing.*
- *The wing also makes it impossible to interpret the west yard and its relationship to the 1797 wing.*
- *Its historic-looking design is incompatible with the period of significance of the house.*

The 1784 Section was extensively restored in 2022 where moisture damage had accumulated at the point where it intersected the courtyard roof that had been installed in 2002. The siding on the north, west, and east sides has been restored. The foundation below grade under the north wall has been secured and supported by a modern block wall.

Recommendations:

- **Remove the 2002 wing.**
- **After removal of the 2002 wing, it will be necessary to repair the points where the addition was connected to the 1797 and 1816 sections.**
- **The roof joists and ceiling in the Northeast Chamber (Room 107), temporarily repaired in 2022, should be raised, leveled. Decisions about the type of siding, the character of the historic window, and the foundation reconstruction will need to be determined after the framing is exposed on the interior. Leave the added double window in the west end of the 1784 section.**

1797 "Back Building"

The Service Wing or "Back Building" consists of a single structure 46'-9" long by 16'-2 wide. The brick wing was built using six-course American bond and is now covered with a recently installed standing-seam metal roof. The box cornice has a simple molded crown and no bed mold. An original tapered rake board is encapsulated beneath metal roofing trim at the north gable. The trim elements that were sampled were, like the siding and trim on the older portions of the house, were of old-growth Southern Yellow Pine.[8]

The brick has many coats of whitewash and/or paint, except for the north end, which was only partially painted. It is not known when the east wall was painted.

Similarly, the brick foundation on the south elevation was not originally painted and was painted oxide red before it was painted white. The removal of the enclosure of the west porch revealed that the brick was unpainted up to the time that the porch was enclosed. The recently rebuilt west porch consists of historic rafters and new intermediate rafters attached to the original box cornice. The rafters are carried on a ledger nailed to the fascia of the back building and on the original beam supported on two new square posts. A modern ceiling of beaded boards is attached to the bottom of the rafters.

The east and west sides are similar but possess subtle, meaningful differences. The south

3. Jablonksi Building Conservation, Exterior Wood Identification, Murray-Dick-Fawcett House, 517 Prince St., Alexandria VA,, Office of Historic Alexandria, City of Aexandria, Sept. 2023. All but one of 12 samples came from the siding, cornice, and dormers on the 1774, 1784, and 1797 sections.

room or "Lobby" has a door on each side and a window on each side (1E5 and 1W2) corresponding to each other. All the batten doors to the exterior present beaded board faces to the exterior and interior. The doors to the Lobby have transoms which align with the tops of its two large, recently restored, eight-over-twelve sash windows. A six-light sash has been set between the battens in the west door. The kitchen is lit by a large, central eight-over-twelve sash window (1E7 and 1W4) on each side. There was no direct external entry to the kitchen.

The service room (Room 114, possibly a dairy) facing west and the Smoke House (Room 115) facing east are parallel. Neither of them had transoms and both have had three-light sashes added into the doors to provide light to the interior. A tall transom was inserted over the door on the west. The doors to the east and west privy rooms are similar and equipped with batten doors and three-light transoms. The center of the north end of the service wing is the location of a door to the central privy room. This batten door is topped by a place for a transom that is infilled with boards. A small two-course gap in the brick serving as a vent is centrally located in the gable. The two chambers on the upper floor are lit by conventional 6/6 sash dormers (2W5 and 2W6) on the west side

Condition:

The exterior of the 1797 section is not in as good repair as the rest of the house. The mortar in the brick walls is in poor condition and the east side is partly rendered with stucco or plaster.

The north gable end showed signs of settlement and bowing, probably caused by the courthouse parking garage excavation and/or instability in the open privy pit. The mortar is eroded or missing from many of the joints. While the wood trim, windows and doors, and most of the cornice are in good condition, the brick masonry remains unrestored on all three sides. The cornice between the new kitchen and the 2002 wing is unrestored.

Recommendations:

- **Remove the 2002 wing.**
- **Repair the areas where the addition was connected to the 1816 addition.**
- **Use hand-operated tools to remove as much cement stucco and plaster from the east wall as possible.**
- **Repair bowed north wall. Consider adding tie rods in the wall tied to the ceiling joists in the ell.**
- **Any future excavation at the alley, demolition of the adjacent garden wall or repair of the interior privy walls will require stabilization of the north wall first.**
- **Repair or replace damaged masonry units and mortar joints using best practices and historic lime mortar formulations designed to the match the original mortar in strength, texture, and color. Follow directions of structural engineer to reinforce and repair cracks and other structural issues.**
- **Consider whether to repaint or clean and**

remove paint from brick.

- **Remove and re-caulk the joints between brick and door frames.**

1816 East Extension

The east extension extends about eight feet from the original east end to the lot line. The east addition enlarged the northeast chamber. The north slope of the gable roof of the east extension is aligned with the 1784 roof. It extends to the south as a louvered portico (Room 100) and to the north as a storeroom or closet (Room 108), all apparently a result of a single campaign.

The east wall is a stud wall and encloses a brick interior chimney. It is clad with wide beaded weatherboards, similar to the 1774 and 1784 sections but overlapping instead of flush.. The portico and the storeroom are separated from the chamber within by 1" vertical board partitions containing early doorways. The south doorway has been infilled with a twelve-over-twelve sash window and the north door has been relocated several feet to the west to make room for the added shower of 2002 in the former storeroom (Room 108). The west wall of the portico interior is clad with a layer of beaded flush board applied over the original board from 1774.

Room 108 appears as a on the 1936 HABS drawings. A historic photo shows the north end of the with its window and siding as they appeared in the 1960s (image #55, page 64). It is very likely that the window now on the west wall of Room 108 was relocated from the north wall in 2002 and that a significant portion of the framing remains within the modern finishes.

The projection containing Room108 at the northeast corner is historic and was likely constructed at the same time the northeast chamber and the east porch construction. The siding on its east facade was only repaired and repainted, so there is little information about the framing behind that siding. How to handle the exterior wall finishes and window that section will depend on what is during demolition of the adjacent section.

Except for the entry porch, there was no access to the crawl space to look for evidence of the original fireplace footing or framing with a live edge that may provide dendrochronology to date this addition.. Therefore, there is a lot of information that can be gained from very careful deconstruction off the 2002 bathroom addition.

Condition:

The portico of the 1816 Extension was extensively restored in 2022 when its floor and walls were repaired where deteriorated. The former storeroom (Room108) was heavily altered in 2002 when it was joined to the new rear addition and made into a shower room. The siding on the east side has been restored.

Recommendations:

- **Remove the 2002 wing, being careful to preserve all historic materials and features of the adjacent sections.**
- **After removal of the 2002 wing, it will be necessary to repair the points where**

the addition was connected to the 1816 addition.

- **Remove or relocate the existing HVAC condenser from the flat sectrion of roof of the 2002 wing.**
- **Regrade and repave the east yard to slope away from the building.**
- **Based on the period of interpretation, consider the restoration the siding and window as shown in the 1960s photo.**
- **Decisions about the type of siding, the character of the historic windows, and the foundation reconstruction will need to be determined after the walls are uncovered.**
- **Rebuild the roof over the 1816 storeroom (Room 108).**

Interior Description

General

The Murray-Dick-Fawcett House is filled with irreplaceable finishes and materials. Such furnishings as will remain are for the most part not original to the house but have sensitive environmental requirements for long term maintenance. Building systems have been in place for at a minimum several decades.

Condition:

The interior of the house has not been restored since work was begun c 2002. Wood trim and plaster has been repainted, but has been damaged by moisture infiltration since then. Wallpaper had been stripped from the board partitions and left unfinished with historic finishes exposed. The floor was sanded and refinished, but the flooring needs attention where the finish is damaged, floor boards are weak or detached, and where radiators were removed.

Recommendations:

- **Doors and Door Hardware: Clean and maintain hardware as needed.**
- **Floors: Clean and even out finish by rotary buffing the floor gently and treating with an appropriate wax. Do not sand. Patch places where plumbing has been removed.**
- **Light Fixtures: Retain the light fixtures in place until a decision has been made to reproduce a historic lighting scheme. Check to see if they need rewiring.**

1774 House

Cellar (Room 001)

The cellar of the 1774 section consists of a single rectangular room (17′-9″ x 29′-6″) with exposed rubble stone walls on the sides and rear and brick on the south front above the sidewalk grade. The brick chimney breast projects into the room at the west end. It is supported on a vaulted arch below the first-floor firebox. The joists are exposed above. The hewn and pit sawn oak joists measure from 2 ¼ to 5″ in width and 9 ½″ to 10 ½″ in height and spaced from 22″ to 26″ on center, span from back to front. A larger (9 ½″ x 9 ½″) beam spans at the center of the house. The beam is seated at the eastern jamb of the north door, but it is suspended over the central door on the south suggesting that the door might have been added.

Figure 15g. - Interior of south wall at east bay.

A 20-light sash occupies a roughly-centered street opening, flanked by two cellar windows. The 4'-0" by 6'-7" framed central opening extends to the floor with reworked jambs. It was hung with a pair of batten shutters with early strap hinges. While the shutters have been replaced, similar historic ones show up in early photographs. Evidence in the foundation indicates that the central opening replaced an earlier door in the position of the window to the east, probably when the original central first-floor entry was moved to the east end c1816.

The central opening is flanked by large, square untrimmed windows to each side. There is no evidence of any vent openings on the north wall. There is no visible evidence of whitewash on any interior surfaces.

A large (4'-0" x 6'-7") doorway with an early unbeaded, pegged, mortise-and-tenon timber frame gives access to the adjoining sections of the house. The door is missing, but the pintles for the two original strap hinges remain. It seems that the door must have been added when the cellar of the 1784 section was excavated post-1784. An open winder stair added in 2002 rises under the first-floor stair. A well or cistern is located near the northeast corner of the room. The room has a modern brick floor added in 2002, when the floor was lowered by four inches. The flooring of the first floor is undercut and gauged.

Condition:

The foundation of the 1774 building is in fair condition and is not seriously taking on moisture or at structural risk. The interior mortar joints have been poorly repointed using inappropriate materials and techniques.

Recommendations:

- **Remove the modern stair to the first floor and repair the joists and flooring.**
- **Use hand-operated tools to remove as much cement mortar as possible.**
- **Repair or replace damaged masonry units and mortar joints using best practices and historic lime mortar formulations designed to the match the original mortar in strength, texture, and color. Follow directions of structural engineer to reinforce and repair any cracks and other structural issues.**
- **Excavate the well and reinforce the top for safe and historically appropriate interpretation. Archaeological excavations/ monitoring to be provided by Alexandria Archaeology, Office of Historic Alexandria.**

First Floor

The first floor of the 1774 section contains two rooms, including a 17'-10" by 19'-2" Hall (Room 104) to the west and a smaller (13'-1 by 19.3") Chamber (Room 103). The two rooms, with ceiling heights of about 9'-3", are moderately tall by regional standards. Both rooms feature "genteel" moldings on the six-panel doors-ovolos and fillets on the stiles, rails, and panels on the principal faces, with ½" thick vertical boards on the rear on the two exterior doors, attached with multiple nails. The exterior doors were originally attached with 1'-1" HL hinges and the interior door between the rooms with 9 ¾" to 10" HL hinges. The main entry on the south, adjacent to the interior cross partition, was relocated, probably c1816, to the east end of the 1784 addition. The window that replaced it appears to have reused some of the trim from the door or from another window from the same period. A smaller version of the same door opens under the stair into what was originally a closet. Doors and windows are provided with one-part architrave surrounds with rounded ovolo trim on the outer edge.

Hall (Room 104)

The Hall is heated by an interior chimney at the west end and lit by three windows on the south front. The Hall features a 3'-6 ½" wide by 1'-6 1/2" deep square-sided fireplace with a shelf-and-architrave mantel. The mantel features with an ovolo architrave molding forming double crossettes at the corners and is surmounted by a large flat plaster panel above. The shelf is supported on a cornice with a shallow decorative drilled ornament on the shallow frieze, a ovolo bed, and a corona made up of a cavetto and astragal molding. The chimney wall is topped by a small Neoclassical cornice. The hearth is an added one of marble and corresponds to an invoice addressed to then-owner John Douglass Brown in 1817.

The room is surrounded by a classical chair board with a bead on the lower edge and a top composed of a torus supported by a cavetto and astragal. An operable single-light transom was added over the door to the Chamber (Room 103) probably in the later 19th century.

The chimney breast is flanked by cupboards for the display and storage of household china and silver, as would be appropriate for the family's principal entertaining room. The cupboards consist of a pair of cabinets above and below the chairboard to each side of the mantel. The cupboard openings are surrounded by raised panels and framed with single crossette facings to match the mantel. The interior of the cupboards retain early paint finishes, including a grayish green paint on the undersides of the

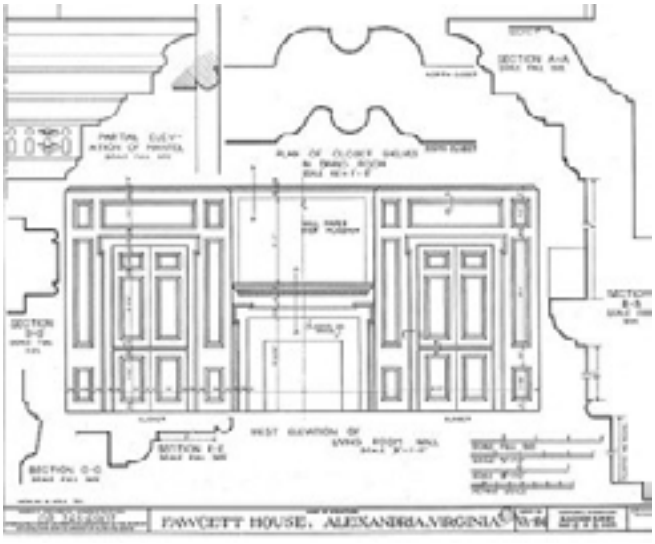

Figure 15h. - Hall mantel wall and plan of cabinet shelves, HABS drawings 1936.

Figure 15i. - Decorative graining on the interior of the southern cupboard door in the Hall.

shelves and intact decorative graining on the interiors of the doors.

There has been a question in the minds of historians concerning the possible addition or alteration of these features after the construction of the room. The decoratively shaped shelves in the two sets of upper cabinets are different from each other (the ones to the south being more elaborate) and the faces of the cupboards appear later than the trim in the rest of the room. According to Ed Chappell, "the second-period . . . woodwork is very similar to the original, and it appears that the joinery in front of both sets of cupboards is second period, with smaller beads and the doors always hung on butt hinges."[9]

The plastered wall over the mantel suggests that the wood paneling to either side might be added over an older finish of plaster. However, the chairboard and base do not extend into the cabinets, which, along with the variation of the shelf profiles, might suggest that parts of the cupboards are original.

Condition:

- *Ceiling: Good condition. Painted gypsum wallboard.*
- *Walls: Fair condition: Plaster walls appear to have been painted c2002 over previous wall paper. The paint and paper is peeling on the south front, possibly from damage that occurred before the weatherboard was repaired.*
- *Window and Door Trim: Good condition, Non-historic curtains and curtain hardware.*
- *Baseboard and Chairboard: Good Condition.*
- *Interior doors: Good condition.*
- *Door Hardware: Good condition.*
- *Floor: Fair condition. Some wear and staining on the finish.*
- *Hearth: Marble hearth in fair condition.*
- *Light Fixtures: Good condition. The fixtures in the room consist of two gas sconces surface-mounted on the chimney breast and a non-historic electrified chandelier*

9. I have depended for a portion of this detailed description on the analysis in Edward A. Chappell. "Murray-Dick-Fawcett House, 517 Prince Street, Alexandria, Virginia, Dec. 2017," typescript, Office of Historic Alexandria, City of Alexandria, Virginia.

Recommendations:

- **Ceiling, Walls, and Trim: Touch up damaged paint until a decision has been made to restore a historic paint scheme.**
- **Light Fixtures: Retain the gas lights and shades. Retain the chandelier in place until a decision has been made to reproduce a historic lighting scheme. Check to see if the chandelier need rewiring.**
- **Relocate the ceiling HVAC registers and thermostat to the degree that is practical, based on recommendations in MEP report.**

Figure 15j. - Stair 102 looking SE.

Stair (Room 102)

The stair originally rose via a set of winders from a door in the northern end of the dividing partition. At the time that the East Passage (Room 101) was added (c1816?) the stair was altered by straightening out the run with five straight treads so that it emptied into the passage and provided more options for privacy and internal circulation. Double-struck, hand-headed, machine-made nails were found in the lower run of steps by Chappell and Lounsbury, consistent with a date from c1790-1830s.[10] The new Federal-style stair door, hung on butt hinges, is different from all the other doors in the house. The original stair door from the Hall was likely relocated as the current door from the Southeast Chamber into the same passage. It matches the door between the Hall and the adjacent Chamber. Modern railings.

Condition:

- *Good. Painted plaster wall and wood baseboard. Clear finished treads with painted risers.*

Recommendations:

- **Repaint walls and trim as it needs to be repainted.**

Southeast Chamber (Room 103)

The original Chamber on the east has trim just like the Hall, including ovolo architraves at the openings and a low beaded base. Two windows on the south and one on the east light the Chamber. It is clear from internal evidence that the Chamber and the room above it have

10 Chappell 2017.

never been equipped with fireplaces. The room is surrounded by a classical chair board with a bead on the lower edge and a top composed of a torus supported by a cavetto and astragal. The different trim on the interior of the over-sized and off-center window in the east and of the Chamber suggests that this opening was added.

Condition:

- *Ceiling: Good condition. Painted gypsum wallboard.*
- *Walls: Good condition: Plaster walls are painted, possibly over wallpaper.*
- *Bookcases: Good condition. Bookcases and base cabinet with paneled window jamb extensions and window seats were added in 2002 on south wall.*
- *Window and Door Trim: Good condition.*
- *Baseboard and Chairboard: Good Condition.*
- *Doors: Interior doors: Good condition.*
- *Door Hardware: Good condition.*
- *Floor: Good condition. Some wear and staining on the finish.*
- *Light Fixtures: Good condition. Non-historic chandelier.*

Recommendations:

- **Ceiling, Walls, and Trim: Touch up damaged paint until a decision has been made to restore a historic paint scheme.**
- **Remove 2001 bookcases and restore window trim to match the trim in Room 104.**
- **Relocate the ceiling HVAC registers to the degree that is practical.**

1774 Upper Floor

The half story upper floor contains two small bedchambers (Rooms 201 and 202) corresponding to the rooms below. They open out of an original lobby (Room 200) at the top of the stairs, with thin partitions to each side, occupying a landing at the top. The doors have ovolo architrave trim matching that on the first floor.

A pair of dormers light the west room and the stair landing. The east chamber is lit by a casement in the east gable. A pair of casements provide additional light to the west chamber. The smaller chamber at the east end is set apart by a beaded vertical board partition. The partition of the west room is plastered but is very thin, suggesting it might have begun as a board partition matching the one to the east. The doors have matching raised panel doors and HL hinges corresponding to those on the first floor as well as evidence of historic locks. A rough chimney and fireplace rise in the west end, containing a small fireplace with a coal grate. Beaded base wraps both rooms. Small, apparently original hatches in the kneewall give access to the areas behind the kneewalls in both chambers.

Condition:

- *Walls and Ceiling: Fair condition. The plaster walls and ceilings in Chambers 201 and 202 and the Lobby (Room 200) are original. They show signs of past moisture damage, delamination, and patching.*

- *Window and Door Trim: Good Condition. Painted wood. The window trim at the casements has been partched and smeared with drywall compound. Modern curtain hardware.*
- *Doors and Door Hardware: Good Condition. Preserve evidence of former door hardware.*
- *Chimney and Firebox: Intact Condition.*
- *Floor: Good condition. Some wear and staining on the finish.*
- *Light Fixtures: Good condition. Non-historic.*
- *HVAC: Conspicuous modern registers are located in the ceilings.*
- *Plumbing: The East Chamber (Room 202) was remodeled in 2002 as a bathroom.*

Recommendations:

- **Ceiling, Walls, and Trim: Touch up damaged plaster and paint until a decision has been made to restore a historic paint scheme. Remove low partition around the toilet in Room 202. Patch walls and ceiling after removal of bath fixtures.**
- **Chimney and firebox: Clean and maintain the existing firebox, chimney, and hearth as found. Remove paint from hearth.**
- **Floor: Patch places where plumbing has been removed.**
- **HVAC: Relocate or improve the ceiling HVAC registers to the degree that is practical.**
- **Plumbing: Removed all plumbing fixtures and patch openings in floor and walls.**

1784 Section

Cellar (Room (002)

The cellar (Room 002) under the west half of the 1784 wing was clearly added between 1784 and 1797. The entry to the cellar of the 1784 addition appears to have been on the north wall at the west corner, where seams are visible in the brick foundation below a narrower window opening now blocked with stone. It is likely that the bulkhead at that spot was removed when the ell was built and a window substituted, blocked later to make way for the west porch by 1807.[11]

Room 002 is set apart at the west end containing a vaulted brick chimney base for Room 105 above. The chimney base has been rebuilt and the adjacent brick has been heavily repointed. Modern brick piers support a modern steel beam spanning a wide opening to the 1797 section. The brick and the ceiling joists in Room 002 have formerly been whitewashed. The upper part of the west wall has been repointed with inappropriate cement-based materials. There is evidence of moisture penetration on the face of the west wall, but it does not appear to be active.

An angled trimmer (header) in the northeast corner ceiling structure is integral to the floor framing. It corresponds to an angled seam in the floorboards in the room above. This kind of the framing indicates the existence of a corner fireplace. Physical evidence supports the idea that the corner fireplace was removed when the cellar was excavated between 1784 and 1797. It was replaced at that time by the current fireplace.

11 Virginia Mutual Assurance Society policy 123, 1807

The header supporting the hearth is not framed into the joists but is supported on nailed ledgers.

A blocked cellar vent opening (shown open in 1936 HABS drawings) is located in the center of the west wall. A large doorway to the west side of the chimney was blocked with brick infill, most likely when the 1797 addition was made. This led from steps in an exterior bulkhead entry. A smaller vent, also infilled, took its place. This was probably blocked when the west porch was added at some point after 1797. This corner of the cellar is difficult to see today, due to stored materials in the cellar.

The boiler for the radiant heating system is located in the southeast corner of Room 002. The ceiling joists are partially supported on temporary lally columns that indicate that structural repairs are needed. See structural engineering section for details.

The eastern third of the cellar consists of a shallow crawl space (it was lowered about 18 inches in 2001). The foundation is of stone below the grade with two courses of brick just below the sill (the northern foundation was replaced in 2002, but photos from before the work appear to indicate the same kind of foundation wall [Richard Bierce, photos 2002, Historic Alexandria]. The low foundation wall on the south and east is made of poorly pointed stone supporting a few courses of brick. The unexcavated section is separated from the excavated portion by a 3/4-height rubble stone bulkhead or retaining wall.

The stone wall does not align with the framed cross partition between the rooms on the floor above, but it does align perfectly and appears to be continuous with the east side of the brick service wing of 1797 with its full cellar. It seems, therefore, that the Room 002 was widened to the east to form Room 003 with the construction of the 1797 wing. The stone cross wall was added when the 1797 wing's stone foundation was built in order to connect the 1774 and 1797 cellars.

An open-slat partition of early date (wrought and cut nails) walls off the western half of the 1784 cellar. The slatted batten door was able to be locked. The space within the partition (Room 002 called "the Milk Room" by 20th-century descendants of the Brown family) is whitewashed and floored with early bricks laid in a herringbone pattern The area outside the Milk Room, labeled as Room 003, serves as a passage between the 1774 cellar and the 1797 cellar.

Since the 1784 cellar would not have originally served as a link or passage between the 1774 and 1797 portions of the building before 1797, it seems likely that the slat partition was added in 1797 to provide security that wasn't needed before between it and the newly created Room 002.

Condition:

- *Masonry: Fair Condition. The foundation of the 1784 addition is in fair condition and is not seriously taking on moisture or at structural risk. The mortar joints have been poorly repointed using inappropriate materials and techniques. The infilled opening to the west of the chimney includes loose and insecure masonry.*
- *Ceiling Structure: Poor condition. The ceiling structure is showing structure instability and is temporarily supported with lally columns.*

Recommendations:

- **Use hand-operated tools to remove as much cement mortar as possible.**
- **Clean, repair, and/or replace damaged masonry units and mortar joints using best practices and historic lime mortar formulations designed to the match the original mortar in strength, texture, and color.**
- **Make structural repairs. Follow directions of structural engineer to reinforce and repair any cracks, support the floor joists, and ameliorate other structural issues. Preserve the evidence in the framing of the former corner chimney.**

Figure 15k. - 1784 Cellar, slat partition looking southwest into the "Milk Room."

- **Repair the deteriorated mortar at the former cellar door opening infill to the west of the chimney base.**
- **Retain and conserve the historic slat wall and brick floor in Room 002.**

Figure 15l. - Crawl space looking SE under 1784 section.

First Floor

The main floor of the addition of 1784 consists of two rooms- a northwest room (Room 105) and a northeast room (Room 107). The rooms were separated by a conventional plaster stud partition. The rooms were originally of the same widths as the rooms in the 1774 house but, at 16'-6" deep, were about three feet shallower. The ceiling height in the 1784 section is about 1'-6" lower than that in the 1774 section.

Room 105 is centered on an interior fireplace on the north wall and served by an exterior door to the east of the fireplace. Room 107 is thought to have been heated by a another chimney before the construction of the east extension, but its location has not been determined. All the doors in the 1784 section have Georgian details that closely match those in the original section from 1774.

Today, the shapes and forms of the two rooms have been changed by a series of additions and subtractions. Room 105 was reduced c1797 by the insertion of Room 106 (the back passage) that connected the hall door with the exterior door to the yard. The new passage was defined by a beaded board partition with a six-panel door to Room 105 very similar to the doors in the 1774 Section. Room 107 was reduced in depth c1816 by the insertion of Room 101 (the east passage) along its south side. At the same time its loss of depth was compensated for by its elongation into an Eastern Extension that included a portico facing south and a storeroom or closet extending to the north (Room 108).

Northwest Room (Room 105)

Room 105 has a mix of trim elements resulting from the layering of changes over time. The south wall features a beaded beam under the ceiling probably intended to support the ceiling joists. A corner post in the southwest corner supports the beam and is similarly sheathed with boards.

The original window in the west end was replaced in the late 19th/early 20th-century by the current double window, which was shifted about 3 feet to the north. A door was inserted at an early date beside the chimney to permit direct entry to the 1797 wing. The beaded batten door has an ovolo architrave trim on the north side.


Figure 15m. - Room 105 mantel looking north.

The chimney is fronted with a Neoclassical, Federal-period mantel incorporating a shelf-and-architrave form. The Neoclassical shelf is supported on a tall frieze with end blocks and central tablet as well as a dentil course. The two-part architrave has a quirked ogee and astragal molding. The room is surrounded by a Neoclassical chair rail that is continuous on the walls, including the added board partition. The room was plastered above and below the chair rail.

Figure 15n. - Chair Rail on the east side of the board partition between the Back Passage and Room 105 at the north jamb of the door.

Condition:

- *Ceiling: Good condition. Painted plaster.*
- *Walls: Good condition: Plaster walls are painted, likely over wallpaper. The board partitions on the east have been stripped of later finishes and paper.*
- *Window and Door Trim: Good condition.*
- *Baseboard and Chairboard: Good Condition.*
- *Doors: Interior doors: Good condition.*
- *Doors: Interior doors: Good condition.*
- *Door Hardware: Good condition.*
- *Floor: Good condition. Some wear and staining on the finish.*
- *Light Fixtures: None.*
- *HVAC Chase: A drywall chase spans the door beside the chimney to Room 111.*

Recommendations:

- **Ceiling, Walls, and Trim: Touch up damaged paint until a decision has been made to restore a historic paint scheme.**
- **Relocate the ceiling HVAC chase to the degree that is practical.**

Back Passage (Room 106)

The Back Passage (Room 106) was taken out of Room 105, probably when the service wing was added in 1797. The vertical board partition has a Neoclassical ogee and astragal chair rail and a beaded base on both sides. Original gas lines and fixtures from the 1850s are located on the east side of the partition. The area below the chair rail is treated as a flush board dado that is flush with the chair rail, suggesting that it was added. The east wall of the back passage is the original east wall of Room 105.

Figure 15o. - Back Passage looking north.

Condition:

- *Ceiling: Good condition. Painted gypsum wallboard.*
- *Walls: Good condition: Plaster walls are painted, possibly over wallpaper. The board partition on the west has been stripped of later finishes and paper.*
- *Window and Door Trim: Good condition.*
- *Baseboard and Chairboard: Good Condition.*
- *Doors: Interior doors: Good condition.*
- *Door Hardware: Good condition.*
- *Floor: Good condition. Some wear and staining on the finish.*
- *Light Fixtures: Good condition. Non-historic fixtures including strip lighting.*

Recommendations:

- **Ceiling, Walls, and Trim: Touch up damaged paint until a decision has been made to restore a historic paint scheme.**
- **Light Fixtures: Retain the gas plumbing in place.**
- **Relocate the ceiling HVAC registers to the degree that is practical.**

East Passage (Room 101)

The East Passage (Room 101) was added somewhat later (c1816?) to connect the east entry with the Back Passage. The east passage was added in conjunction with the construction of the East Extension. The vertical beaded board partition extends east along the corridor and beyond the east entry door to form the exterior wall of the extension. It is equipped on the interior with a Neoclassical chair rail and beaded base. The south wall of the east passage is the original south wall of Room 107.

Condition:

- *Ceiling: Good condition. Painted gypsum wallboard.*
- *Walls: Good condition: Plaster walls are painted, possibly over wallpaper. The board partition on the north has been stripped of later finishes and paper.*
- *Window and Door Trim: Good condition.*
- *Baseboard and Chairboard: Good Condition.*
- *Doors: Interior doors: Good condition.*
- *Door Hardware: Good condition.*
- *Floor: Good condition. Some wear and staining on the finish.*
- *Light Fixtures: Good condition. Non-historic fixtures including strip lighting.*

Recommendations:

- **Ceiling, Walls, and Trim: Touch up damaged paint until a decision has been made to restore a historic paint scheme.**
- **Relocate the ceiling HVAC registers to the degree that is practical.**

Northeast Room and Store Room (Rooms 107 and 108)

The NE Room (Room 107) retains original features on the west wall only. The north (exterior) wall was rebuilt one or more times- most recently in 2022 to correct moisture problems. The original stud partition between Rooms 105 and 107 extended all the way to the north wall of the 1774 section. It was truncated when the East Passage was inserted into Room 107 in c1816-17. The original door was rotated 45 degrees on its north jamb to ease the corner into the back passage. At that time, the east wall of the 1784 section was pushed out about eight feet and an internal chimney added at the center of the new east end. The mantel has a Neoclassical mantel with a surround with a symmetrical profile and bullseye corner posts. The surround is topped by a molded shelf. The mantel is appropriate for a c1816 date for the East Extension.

The north wall extends from the east wall in the form of vertical boards matching the south wall. A small Store Room or Closet (Room 108) which was used as a bathroom in the 20th century, was an integral part of the original east extension, balancing the portico to the south. The original location of the door to the store room is visible in the partition but the door was shifted west in 2002 to make room for the shower placed in Room 108. The section of the exterior wall to the west was rebuilt in 2022.

The two four-over-four sash windows in the north wall were repaired/replaced with later 19th-century trim. No original interior finishes or features on the north wall remains when the repairs were made in 2022 because this section had been repaired by Joe Reeder. Some of the flush siding on the north wall was original and was reinstalled. The north wall did continue to incorporate some early exterior and interior finishes until the most recent repairs. The damaged ceiling and roof structure was rebuilt at the same time. While most of the ceiling slopes due to settlement, the repaired section has a flat profile that extends back part of the way from the north wall. An original gas line from the 1850s is located on the west side of the partition.

Figure 15p. - Room 107, (Northeast Chamber) northeast corner, looking NE. Note the door to the Closet (Room 108) in the board partition. See the repaired ceiling at the top.

Figure 15q. - North wall of Room 107 looking northwest showing rebuilt windows and ceiling.

Condition:

- *Ceiling: Good condition. Painted plaster sloping with the ceiling joists. A recently added section of gypsum wallboard is inserted that is level in order to intersect with the rebuilt and leveled north wall.*
- *Walls: Good condition: Plaster walls are painted, likely over wallpaper. The board partitions on the south and north have been stripped of later finishes and paper. The north wall has been rebuilt with new drywall interior finish intended to be temporary until a more complete restoration is possible.*
- *Window and Door Trim: Good condition.*
- *Baseboard and Chairboard: Good Condition.*
- *Flooring. The historic flooring is worn and the finish is damaged. The former store room has a modern tile floor.*
- *Light Fixtures: None in Room 107. Modern fixtures in 108.*

Recommendations:

- **Demolition: Remove all of the existing plumbing fixtures and finishes. Include the water and sanitary drain pipes that run through the yard and the cellar of the back building.**
- **Framing: Review and preserve original framing members in place.**
- **Ceiling and Walls: Level the ceiling framing and finish, if that can be done without damaging any remaining original plaster. If leveling is not practical, then the new flat ceiling needs to be blended into the existing ceiling.**
- **Trim: Touch up damaged paint until a decision has been made to restore a historic paint scheme. Add new finishes in the Store Room- probably plaster or gypsum wallboard, depending on evidence on structural members.**
- **Window and Door Trim: Add new window and door trim based on evidence in wall framing and historic photographs.**
- **Floor in Room 107: Clean and even out finish by rotary buffing the floor gently and treating with an appropriate wax. Do not sand unless necessary.**

- **Floor in Room 108: Remove tile floor and subfloor in former store room. Reconstruct historic floor to match adjacent flooring.**
- **Relocate the ceiling HVAC registers to the degree that is practical.**

Figure 15r. - Room 107 showing angled door to the Back Passage (Room 106).

1784 Attic

The attic of the leanto 1784 section contains intact sections of the round butt original shingles of the 1774 and of the 1784 section. The attic is unfinished and is lit by small casements at each end.

Condition:

- *The attic of the 1784 section is unfinished, with exposed structural members, and generally dirty and dusty. The access panel is intact.*

Recommendations:

- **Secure floor boards in the walk space and improve access to the attic space for future maintenance and interpretation.**
- **Relocate duct work as appropriate.**
- **Clean, accession, and/or deaccession the material left in the attic.**
- **Improve wiring and lighting.**

Figure 15s. - Attic of the 1784 Section looking south at the original section of original shingle roof.

1797 "Back Building"

The third section of the building is a one ½-story "quite specialized"[12] brick service wing. The wing, built, according to dendrochronology, in 1797, contains a south room that appears to have served as a collection point for household circulation. The unheated room originally linked the kitchen to the main house, provided access to the cellar under the service wing, and

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permitted the principal entry to the entire house from the east and west yards. The central room in the wing was the kitchen. A set of three privies at the north end were separated from the kitchen by a pair of work rooms. A pair of bed chambers on the upper floor were accessed from the kitchen.

Cellar

The 1797 section has a long, undivided cellar (Room 004) under the kitchen and south room. The stone cellar walls are fully below grade. The kitchen chimney at the north end projects into the cellar and rests on a vaulted brick base. The vaulted brick hearth, rebuilt in 2001, is visible from below. The cellar was originally lit by a window on the east side, now blocked with brick. The cellar is entered from the exterior by two stairs: from the west by a narrow, very steep ladder stair located under the kitchen window. It is enclosed by a brick bulkhead. A wider, less steep stair, also enclosed by a brick bulkhead, is located under the east window of the south room. Both have modern doors at the bottom and modern wood sloping bulkhead doors above.

The exposed joists are hewn and pitsawn. They range in size from 2 ¾" to 3 ½" by 7 ¾" to 8 ¼". Evidence of a stair from the first floor to the cellar is found in the kitchen floor framing. The opening, set against the east wall in the SE corner of the kitchen, is 2'-9" wide and 5'-3" long. The cellar was provided in 2002 with a modern brick floor.

Condition:

- *Masonry: Fair Condition. The foundation of the 1797 addition is in fair condition and is not seriously taking on moisture or at structural risk. The mortar joints have been poorly repointed using inappropriate materials and techniques. The SW corner was rebuilt in the past in brick with cement mortar.*
- *Ceiling Structure: Fair condition.*
- *Floor: Good Condition. The floor is of modern brick.*
- *Lighting Fixtures: Modern fixtures.*
- *Wiring: Fair condition. Exposed wiring is visible throughout the cellar.*
- *Plumbing: Fair Condition. Wide variety of plumbing pipes and conduits are run exposed on the ceiling.*

Recommendations:

- **Masonry: Clean, repair, and/or replace damaged masonry units and mortar joints using best practices and historic lime mortar formulations designed to the match the original mortar in strength, texture, and color.**
- **Structure: Make structural repairs. Follow directions of structural engineer to reinforce and repair any cracks, support the floor joists, and ameliorate other structural issues.**
- **Flooring: Retain the modern brick floor.**
- **Lighting Fixtures: Reuse existing fixtures or replace as recommended by engineer.**

- **Wiring: Remove nonfunctional wiring and rewire as recommended by engineer.**
- **Plumbing. Remove nonfunctional plumbing.**
- **Enlarge the basement entry on the west side to improve access to cellar. Coordinate monitoring/excavations by Alexandria Archaeology, Office of Historic Alexandria.**

Figure 15t. - 1797 Cellar. Base of Kitchen fireplace looking northwest.

First Floor

The walls of the brick wing are effectively U-shaped, with the open south end abutting the 1784 section. In the area of the south gable, the builders erected a frame wall on top of a girt to infill the space and infilled the frame with brick.

Lobby (Room 111)

Room 111 (Lobby) measured 12'-8" by 14'-10." Here referred to as the Lobby, this room was closely examined by Mark Wenger in 2018 after damage from moisture exposed framing members in the ceiling. The room is plastered, riven laths attached with cut nails on the ceiling joists in contrast with the kitchen stair and the original studs, which were built with wrought nails. Wenger thought that the ceiling lathing nails indicated that the room was plastered or replastered after 1805. An internal store room was removed in the mid-19th-century and patched with plaster over inserted sawn laths.

The door in the center of the wall between the Lobby (Room 111) and the Kitchen (Room 113) was removed at the same time in the mid-19th century that the cellar stair was removed. A break in the surbase and base on both sides of the wall represents the door's west jamb, and the wall between that and the current kitchen door appears to have been rebuilt, as the entire chair rail is missing on the kitchen side of the wall from the seam to the east.

The two original exterior doorways of Room 111, as appropriate for a service wing, were provided with batten doors hung on strap hinges and equipped with one-part ovolo architrave trim similar to those in other parts of the house. In contrast, the window trim consists of the only two-part architraves in the house. The current entry to the kitchen is provided with a six-panel door matching the doors in the main house, relocated from elsewhere. Its original 11-inch HL hinges were replaced with cast iron butt hinges in

its new location and two beveled iron straps are riveted on as repairs.[13]

A board partition was added in the mid-19th century at the same time that the internal store room was removed and the door to the kitchen relocated. In keeping with that date, the vertical boards are not beaded. The separation out of a corridor (Room 112) between the main house and Room 114 (the Kitchen) was clearly connected to the removal of the original door to the kitchen and the insertion of the current kitchen door. The partition is equipped with a sash window to borrow light from the exterior window on the opposite side of the corridor. Ed Chappell and Carl Lounsbury found "double-struck" hand-headed machine-cut nails in the window in the partition and in the altered section of the stair in the 1774 section. This nail technology was active from c 1790 to the 1830s

If the internal window was not moved there from another location, it suggests a second-quarter 19th-century date for the alterations in the Room 111. Original gas lines and fixtures from the 1850s are located on the east side of the partition.

Condition:

- *Ceiling: Good condition. Painted plaster restored in 2022.*
- *Walls: Good condition: Plaster walls are painted. The board partition on the east has been stripped of later finishes and paper.*
- *Window and Door Trim: Good condition.*
- *Baseboard and Chairboard: Good Condition.*
- *Doors: Interior doors: Good condition.*
- *Doors: Interior doors: Good condition.*
- *Door Hardware: Good condition.*
- *Floor: Good condition. Some wear and staining on the finish.*
- *Light Fixtures: None.*
- *HVAC Chase: A drywall chase spans the door beside the chimney to Room 111.*

Recommendations:

- **Ceiling, Walls, and Trim: Touch up damaged paint until a decision has been made to restore a historic paint scheme.**
- **Light Fixtures: Retain the gas line along the east wall.**
- **Relocate the ceiling HVAC chase to the degree that is practical.**

Corridor (Room 112)

Room 112 (the Corridor) is an L-shaped passage which was inserted into Room 111 in the mid-19th century. The offset vertical board partition connects the door to the Kitchen to the Back Passage in the 1784 section. The adjoining Lobby was closely examined by Mark Wenger in 2018 after damage from moisture exposed framing members in the ceiling. The plastered ceiling, attached with riven laths attached with cut nails on the ceiling joists extends over the

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partition. Its east wall was originally the east wall of the Lobby (Room 111). The original east exterior doorway of Room 111, as appropriate for a service wing, was provided with a batten door hung on strap hinges and equipped with one-part ovolo architrave trim similar to those in other parts of the house. In contrast, the window trim consists of the only two-part architraves in the house. The current entry to the kitchen is provided with a six-panel door matching the doors in the main house, relocated from elsewhere. Its original 11-inch HL hinges were replaced with cast iron butt hinges in its new location and two beveled iron straps are riveted on as repairs.[14] The door between the corridor and Room 111 is a plain batten door. The adjacent sash window inserted in the partition brings light from the east to Room 111. The ceiling is plastered.

Condition:

- *Ceiling: Good condition. Painted plaster restored in 2022.*
- *Walls: Good condition: Plaster walls are painted. The board partition on the east has been stripped of later finishes and paper.*
- *Window and Door Trim: Good condition.*
- *Baseboard and Chairboard: Good Condition.*
- *Doors: Interior doors: Good condition.*
- *Doors: Interior doors: Good condition.*
- *Door Hardware: Good condition.*
- *Floor: Good condition. Some wear and staining on the finish.*
- *Light Fixtures: Non-historic.*
- *Equipment: Historic 1950s door chime is mounted on the board partition.*
- *HVAC Chase: A drywall chase spans the door beside the chimney to Room 111.*

Recommendations:

- **Ceiling, Walls, and Trim: Touch up damaged paint until a decision has been made to restore a historic paint scheme.**
- **Doors and Door Hardware: Clean and maintain hardware as needed.**
- **Equipment: Consider retaining the door chime.**
- **Relocate the ceiling HVAC chase to the degree that is practical.**

Kitchen (Room 113)

Room 113 (the Kitchen) is a 14′-6 ½″ by 17′-6″ room including the projecting chimney breast. It is lit by large windows on each side of the same size as the windows in the Lobby. The cooking fireplace measures 6′ tapering to 5′-6″ and 2′-2″ deep. The opening is spanned by a segmental arch with an iron lintel. It contains original cooking equipment, including a wooden trammel bar from which pot hooks are suspended. An iron crane has a twisted and scrolled brace. The chimney brick is exposed but the walls and ceiling are plastered. The room surrounded by a plain pedestal chair rail, in unusually well finished for a kitchen. The random-width,

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tongue-and-groove floor is of southern yellow heart pine boards measuring from 5" to 7" in width. Window trim is a single architrave with ovolo surround. It matches the door trim to the adjoining Corridor (Room 112). The baseboard is missing.

Framing evidence exists in the floor framing for a steep cellar stair, including a bevel at the head at the stair's lower end. The current kitchen door opening would have originally opened at the head of the cellar stairs, which were probably contained within a board partition. The flooring in the kitchen in the area of the stairs shows clear signs of patching. The enclosed stair rises in the southeast corner.

Condition:

- *Ceiling: Good condition. Painted gypsum wallboard placed between exposed joists. The walls are stained with two decades of wood smoke and creosote.*
- *Walls: Good condition: Plaster walls are painted. The walls are stained with two decades of wood smoke and creosote.*
- *Window and Door Trim: Good condition.*
- *Baseboard and Chairboard: Good Condition.*
- *Doors: Interior doors: Good condition.*
- *Door Hardware: Good condition.*
- *Chimney: Brick is stained with two decades of wood smoke and creosote.*
- *Floor: Good condition. Extensive wear and staining on the finish.*
- *Light Fixtures: None.*

Recommendations:

- **Ceiling, Walls, and Trim: Touch up damaged paint until a decision has been made to restore a historic paint scheme.**
- **Clean brick of chimney and patch mortar joints as required.**
- **Relocate the HVAC vents to the degree that is practical.**

Smoke House (Room 115)

The smoke house shares the space behind the kitchen chimney with another work room. The rooms, which were not interconnected until the previous owner cut a door in the dividing wall in 2002, open to the side yards to the east and west. The smoke house, located to the east, has widely spaced joists but no ceiling, There is no evidence of nail holes for any earlier attic floor. The opening permitting the smoke to rise Into the attic above the two rooms and the privies. A north-south brick dividing wall or "baffle" helped contain and channel the smoke to preserve the meat. In this case, openings to each side of the central baffle connect with the kitchen chimney flue permitting control and enhanced flow of the smoke.

One feature that has not yet been fully explored due to the furniture and fixtures blocking access to the walls is the potential evidence for a beehive bake oven which Joe Reeder indicates that he located c2001.[15]

15 Shuman 2024, 108.

Condition:

- *Ceiling: Fair Condition. Blackened exposed joists. The space extends into the roof above. The upper floor contains ducts and HVAC units.*
- *Walls: Poor-fair Condition. Blackened brick walls have been partly rebuilt and patched..*
- *Window and Door Trim: Fair condition.*
- *Base and Chair board: None.*
- *Doors: Interior doors: Modern*
- *Door Hardware: Good condition.*
- *Floor: Fair condition. Brick is worn and somewhat irregular but intact.*
- *Light Fixtures: Modern.*

Recommendations:

- **Ceiling, Walls, and Trim: Patch spalling brick. Scrape and clean as needed but leave blackened finish intact into the roof area.**
- **Doors: Remove intervening doorway to Work Room (Room 114) and infill with brick**
- **Relocate any HVAC duct and to the degree that is practical.**
- **Rearrange ducts as possible to improve interpretation of the original form of the smoke house.**
- **Retain or replace lighting under the roof to make attic space visible from below.**

Work Room (Room114)

The western work room, said by family members to have been a wash room, is a rectangular space with unplastered walls and a historic brick floor. The ceiling boards are undercut but not gauged and supported on widely spaced, exposed joists. A transom with operable vent was added at some point in the 2nd or 3rd 1/4 of the 19th century. A batten door gives access to the adjacent Kitchen. It seems to have been added, as it doesn't match other doors. Both the Smokehouse and Work Room have modern brick floors. A door was added between the Work Room and the Smokehouse Room in 2002.

Condition:

- *Ceiling: Good Condition. Painted/ whitewashed wood boards placed between exposed joists.*
- *Walls: Poor-fair Condition: Painted/ whitewashed brick walls are spalling.*
- *Window and Door Trim: Fair condition.*
- *Base and Chair board: None.*
- *Doors: Interior doors: Modern.*
- *Door Hardware: Good condition.*
- *Floor: Good condition. Brick is worn and somewhat irregular but intact.*
- *Light Fixtures: Modern.*

Recommendations:

- **Ceiling, Walls, and Trim: Patch spalling brick. Scrape, clean and touch up damaged paint until a decision has been made to restore a historic paint scheme.**

- **Doors: Remove intervening doorway to Smoke House (Room 115) and restore the brick partition.**
- **Relocate any HVAC grilles to the degree that is practical.**
- **Remove metal duct over kitchen door.**

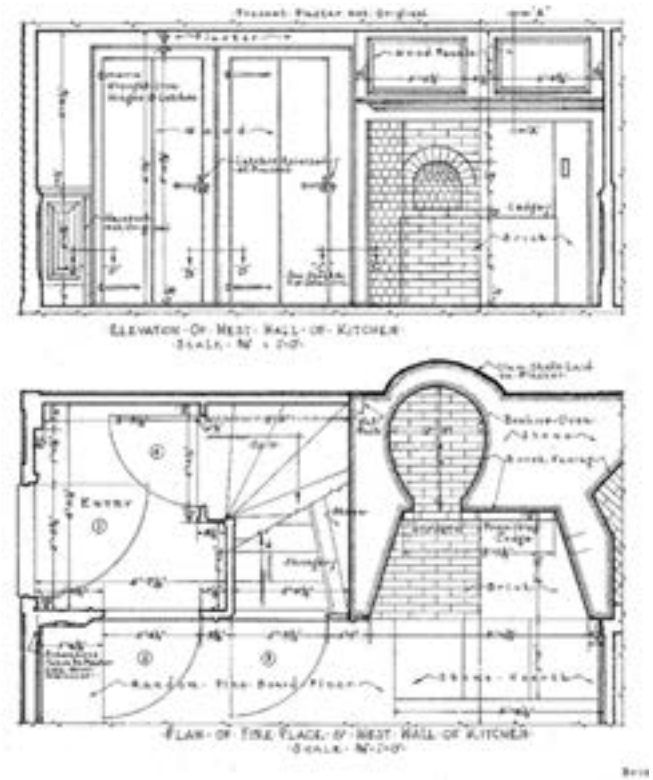

Figure 15u. - Oven detail from John Tripp House, Providence RI, c1725 (HABS). This oven, although earlier and remote from the 1797 addition, shows how a typical oven might have been located.

Privies (Rooms 116, 117, and 118)

Three adjacent privies occupy the northern end of the wing. The number of rooms is unusual and the uses have been interpreted as pertaining to white men (the western room two adult-sized holes with pointed slots at the front for urination), enslaved individuals (the north room opening to the rear of the lot and with three similar pointed holes), and white women (the eastern room with two rounded adult holes and one child's hold). All three rooms are separated from each other and the adjoining service rooms by single-wythe brick partitions in poor condition. They have plastered walls and ceilings. The eastern and western privies have batten doors with transom lights. The batten door to the central privy has a boarded-up opening in the position of a transom. A central brick flue rises from the privy vault to the apex of the roof with the apparent purpose of venting the vault.

The privies have tongue-and-groove wood floors and original enclosed bench seats that are located above an oval brick vault (or cesspit) that was located under the seats. The vault tapers to an elliptical shape toward the bottom. The brick partitions span the vault on timber beams, portions of which have been replaced in recent years.

Condition:

- *Ceiling: Fair/poor Condition. Painted wood board placed between exposed joists.*
- *Walls: Poor Condition: Plastered masonry walls are inadequately supported and severely deteriorating. The north end of the wing is bowed.*
- *Door Trim: Fair condition.*
- *Baseboard and Chairboard: None*
- *Door Hardware: Fair condition. Not adequate to provide security.*
- *Floor and Floor Structure: Poor condition. Deterioration, sagging, wear, and staining on*

the material. The structure below has been reinforced but needs additional study.

- *Privy Vault: Poor condition. The privy vault is in poor condition.*
- *Seats: Poor condition. The seats are partly detached and missing parts.*
- *Light Fixtures: None.*

Recommendations:

- **Ceiling: Repair plaster and finish with whitewash after walls have been stabilized.**
- **Vault: Excavate and rebuild unstable portions of the subsurface vault and repair the wooden beams supporting the internal partitions.**
- **Walls: Stabilize single-wythe internal brick partitions by repairing and rebuilding damaged sections. Shore up and stabilize the north exterior wall.**
- **Doors and Door Hardware: Clean and maintain hardware as needed. Provide security locks to prevent unauthorized entry.**
- **Floor and Floor structure: It will probably be necessary to remove the seats and floors entirely to permit the rebuilding of the walls and floor structure. Document and retain all materials and reconstruct them precisely using as much original material as possible.**
- **Seats: remove and repair and replace all seats, using as much original material as possible**
- **Lighting Fixtures: Consider adding concealed lighting, but it is certainly not required.**

1797 Upper Floor

A 2′-2″-wide enclosed winder stair rises in the southwest corner of the Kitchen. It features a beaded vertical board enclosure, a board-and-batten door with 10 ¾″ H:L hinges, and three exposed bottom steps with a ¾″ closed stringer. A small closet is located under the stair, closed by a small batten door with 9″ HL hinges. The two ceiling joists visible in the stair and hewn and unbeaded. This might lead to the conclusion that the kitchen was always plastered.

The enclosure boards of the stair rise into the upper floor to form a low railing. The half-story above the kitchen and lobby consists of two fully plastered chambers corresponding to the rooms on the first floor. Each room has low knee walls, 8″ to 1′-2″ wide, southern yellow pine, tongue-and-groove flooring, and a single dormer facing west. The stair rises into the 17′-6″ BY 12′-9′″ northern room (Room 204), which is heated by a small unfinished brick, square-headed fireplace (1′-11″ tapering to 1′-7″ in width by 1′-11″ in height) and at the north end.

The dormer corner boards are beaded, as is the base. The door trim is plain and the 3/4″ thick, beaded batten door (measuring 2′-7″ by 5′-11″) leading to the southern room (Room 204) had a slide bolt on the interior as well as at least two box locks, so, as Ed Chappell observed, "residents of the southern attic room could lock themselves in without residents of the larger room having access."[16]

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The inner, southern chamber (11'-2" and 12'-8" from knee wall to knee wall) (Room 204) is unheated. Like the outer chamber, it has a beaded base and beaded corner boards at the single dormer but a plain door surround. The inner side of the door shows burn marks from an inexpensive "Betty" Lamp. There is no evidence of gas lighting in these chambers, traditionally associated with enslaved and post-slavery workers.

Condition:

- *Walls and Ceiling: Fair condition. The plaster walls and ceilings in Chambers 203 and 204 appear to be original. They show signs of past moisture damage, delamination, and patching. The plaster in the dormers is crumbling and spalling.*
- *Window and Door Trim: Good Condition. Painted wood. The window trim at the dormers has been repaired. The sashes are not fully installed, but are held in place be blocking. The upper and lower window sash had been fastened together in the past to operate as a casement when the frame of the dormer was rotting. During the 2021 restoration of the frame it became obvious these were originally single hung and the sash window was returned to its former operation.*
- *Base: Good condition. Low beaded base.*
- *Doors and Door Hardware: Good Condition. Preserve evidence of former door hardware.*
- *Chimney and Firebox: Intact Condition.*
- *Floor: Good condition. Some wear and staining on the finish.*
- *Light Fixtures: Good condition. Non-historic.*
- *HVAC: Conspicuous modern registers are located in the ceilings.*
- *Plumbing: The South Chamber (Room 203) was remodeled in 2002 as a bathroom.*

Recommendations:

- **Ceiling, Walls, and Trim: Touch up damaged plaster and paint until a decision has been made to restore a historic paint scheme. Remove the shower in Room 203. Patch walls and ceiling that remain after removal of bath fixtures.**
- **Window and Door Trim: The dormer sash stops may need to be completed to prevent moisture infiltration.**
- **Chimney and firebox: Clean and maintain the existing firebox, chimney, and hearth as found. Remove paint from hearth.**
- **Floor: Patch places where plumbing has been removed.**
- **HVAC: Relocate or improve the wall-mounted HVAC registers to the degree that is practical.**
- **Plumbing: Remove all remaining plumbing and patch openings in floor and walls.**

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Priority Matrix

All conditions are identified by an alphanumeric code on the architectural condition assessment drawings located after the table.

ALPHANUMERIC CODE KEY		
EXTERIOR	INTERIOR	MEP ITEMS
GE - General Exterior M-Masonry W - Windows D - Doors R - Roof SC-Stucco OE- Other Exterior	GI - General Interior F - Floor WA - Walls CL - Ceiling OI - Other Interior	S - Structural ME - Mechanical E - Electrical P - Plumbing

The following table is a summary of the recommendations for Murray-Dick-Fawcett House. The items are listed by room for easy reference.

- **Priority 1 – within one year**
  Urgent threats to building fabric
  Investigation and testing required to develop the design for the Priority 2 and 3 repair and restoration projects
- **Priority 2 – within three years**
  Improvements and repairs to the building's exterior envelope
- **Priority 3 – within five years**
  Interior repairs
  Minor exterior repairs
  Maintenance items are not included in the following list.

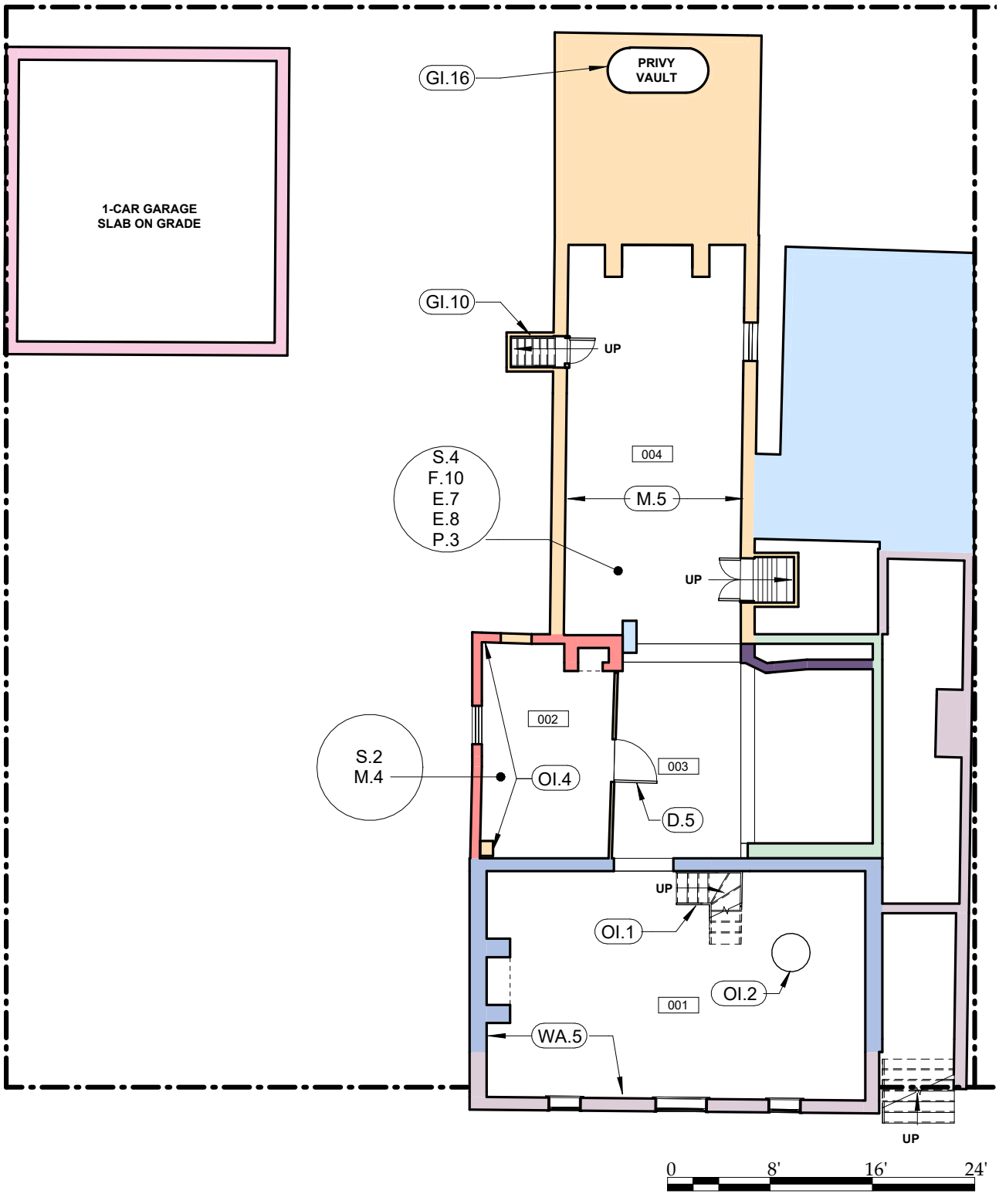
PRIORITY MATRIX

Room #	Discipline/ Element	Repair	Priority 1	Priority 2	Priority 3	Report Code
GENERAL EXTERIOR	Exterior - General	Repair rather than replace damaged materials wherever possible.		X		GE.1
	Exterior - Masonry	Replace limited areas of deteriorated mortar and repair with lime-based formulation to match original mortar.		X		M.1
	Exterior - General	Repair limited areas of deteriorated trim with similar materials.		X		GE.2
	Exterior - General	Damaged portions of the house framing should be repaired using the most sensitive techniques to avoid damaging original materials.		X		GE.3
	Exterior - Structural	Follow recommendations of structural engineer to assure the long-term safety and stability of the structure.	X			S.1
	Exterior - Walls	Preserve brick nogging in place to the greatest degree possible.		X		WA.1
	Exterior - Masonry	Repair or replace damaged masonry units and mortar joints using best practices and historic lime mortar formulations designed to the match the original mortar in strength, texture, and color.		X		M.2
	Exterior - General	Consider whether to repaint or clean and remove paint from brick.		X		GE.4
	Exterior - General	The remaining shutters should be repaired or rebuilt and installed in historic locations, including on the south dormers.			X	GE.5
	Exterior - General	Remove the 2002 wing.		X		GE.6
	Exterior - General	After removal of the 2002 wing, it will be necessary to repair the points where the addition was connected to the 1797 and 1816 sections.		X		GE.7
	Exterior - Roof	The roof joists and ceiling in the Northeast Chamber, temporarily repaired in 2022, should be raised, leveled.			X	R.1
	Exterior - Window	Leave the added double window in the west end of the 1784 section.			X	W.1
	Exterior - Stucco	Use hand-operated tools to remove as much cement stucco and plaster from the east wall as possible.		X		SC.1
	Exterior - Walls	Repair bowed north wall. Consider adding tie rods in the wall tied to the ceiling joists in the ell.	X			WA.2
	Exterior - Walls	Any future excavation at the alley, demolition of the adjacent garden wall or repair of the interior privy walls will require stabilization of the north wall first.			X	WA.3
	Exterior - Masonry	Repair or replace damaged masonry units and mortar joints using best practices and historic lime mortar formulations designed to the match the original mortar in strength, texture, and color. Follow directions of structural engineer to reinforce and repair cracks and other structural issues.		X		M.3
	Exterior - General	Consider whether to repaint or clean and remove paint from brick.	X			GE.8
	Exterior - Doors	Remove and re-caulk the joints between brick and door frames.		X		D.1
	Exterior - Walls	Based on the period of interpretation, consider restoration of the siding and window as shown in the 1960s photo.		X		WA.4
	Exterior - Roof	Rebuild the roof over the 1816 storeroom (Room 108).		X		R.2
ROOM 001	Interior - Other	Remove the modern stair to the first floor and repair the joists and flooring.			X	OI.1
	Interior - Masonry	Repair or replace damaged masonry units and mortar joints using best practices and historic lime mortar formulations designed to the match the original mortar in strength, texture, and color. Follow directions of structural engineer to reinforce and repair any cracks and other structural issues. Use hand-operated tools to remove as much cement mortar as possible.	X			WA.5
	Interior - Other	Excavate the well and reinforce the top for safe and historically appropriate interpretation.		X		OI.2
ROOM 104	Interior - General	Touch up damaged paint on ceilings,walls, and trim until a decision has been made to restore a historic paint scheme.	X			GI.4
	Interior - Doors	Maintain finish of doors and door hardware until a decision has been made concerning historic paint treatment. Clean and maintain hardware as needed.	X			D.2
	Interior - Floors	Clean and even out floor finish by rotary buffing the floor gently and treating with an appropriate wax. Do not sand.	X			F.1
	Interior - Electrical	Retain the gas lights and shades of light fixtures. Retain the chandelier in place until a decision has been made to reproduce a historic lighting scheme. Check to see if the chandelier need rewiring.	X			E.1
	Interior - Mechanical	Relocate the ceiling HVAC registers and thermostat to the degree that is practical, based on recommendations in MEP report.	X			ME.1
RM 102	Interior - General	Repaint walls and trim as it needs to be repainted.		X		GI.1

ROOM 103	Interior - General	Touch up damaged paint on ceilings,walls, and trim until a decision has been made to restore a historic paint scheme.	X			GI.2
	Interior - Doors	Clean and maintain door and door hardware as needed.	X			D.3
	Interior - Floors	Clean and even out floor finish by rotary buffing the floor gently and treating with an appropriate wax. Do not sand.	X			F.2
	Interior - Electrical	Retain the light fixtures in place until a decision has been made to reproduce a historic lighting scheme. Check to see if they need rewiring.	X			E.2
	Interior - Mechanical	Relocate the ceiling HVAC registers to the degree that is practical.		X		ME.2
ROOM 201 AND ROOM 202	Interior - General	Touch up damaged plaster and paint of ceilings,walls, and trim until a decision has been made to restore a historic paint scheme.	X			GI.3
	Interior - Walls	Remove low partition around the toilet in Room 202. Patch walls and ceiling after removal of bath fixtures.	X			WA.6
	Interior - Doors	Clean and maintain door and door hardware as needed.	X			D.4
	Interior - General	Clean and maintain the existing firebox, chimney, and hearth as found. Remove paint from hearth.	X			GI.4
	Interior - Floors	Clean and even out floor finish by rotary buffing the floor gently and treating with an appropriate wax. Do not sand. Patch places where plumbing has been removed.	X			F.3
	Interior - Electrical	Retain the light fixtures in place until a decision has been made to reproduce a historic lighting scheme. Check to see if they need rewiring.	X			E.3
	Interior - Mechanical	Relocate or improve the ceiling HVAC registers to the degree that is practical.		X		ME.3
	Interior - Plumbing	Removed all plumbing fixtures and patch openings in floor and walls.	X			P.1
ROOM 002	Interior - Masonry	Clean, repair, and/or replace damaged masonry units and mortar joints using best practices and historic lime mortar formulations designed to the match the original mortar in strength, texture, and color. Use hand-operated tools to remove as much cement mortar as possible.		X		M.4
	Interior - Structural	Make structural repairs. Follow directions of structural engineer to reinforce and repair any cracks, support the floor joists, and ameliorate other structural issues. Preserve the evidence in the framing of the former corner chimney.	X			S.2
	Interior - Other	Furthur dendrochronology required to date post and framing members at northwest corner			X	OI.4
	Interior - Doors	Repair the deteriorated mortar at the former cellar door opening infill to the west of the chimney base.		X		D.5
ROOM 105	Interior - General	Touch up damaged paint on ceilings,walls, and trim until a decision has been made to restore a historic paint scheme.	X			GI.5
	Interior - Doors	Clean and maintain door and door hardware as needed.	X			D.6
	Interior - Floors	Clean and even out floor finish by rotary buffing the floor gently and treating with an appropriate wax. Do not sand.	X			F.4
	Interior - Mechanical	Relocate the ceiling HVAC chase to the degree that is practical.	X			ME.4
ROOM 106	Interior - General	Touch up damaged paint on ceilings,walls, and trim until a decision has been made to restore a historic paint scheme.	X			GI.6
	Interior - Doors	Clean and maintain door and door hardware as needed.	X			D.7
	Interior - Floors	Clean and even out floor finish by rotary buffing the floor gently and treating with an appropriate wax. Do not sand.	X			F.5
	Interior - Electrical	Retain the light fixtures in place until a decision has been made to reproduce a historic lighting scheme. Check to see if they need rewiring. Retain the gas plumbing of the light fixtures in place.	X			E.4
	Interior - Mechanical	Relocate the ceiling HVAC registers to the degree that is practical.		X		ME.5
ROOM 101	Interior - General	Touch up damaged paint on ceilings,walls, and trim until a decision has been made to restore a historic paint scheme.	X			GI.7
	Interior - Doors	Clean and maintain door and door hardware as needed.	X			D.8
	Interior - Floors	Clean and even out floor finish by rotary buffing the floor gently and treating with an appropriate wax. Do not sand.	X			F.6
	Interior - Electrical	Retain the light fixtures in place until a decision has been made to reproduce a historic lighting scheme. Check to see if they need rewiring.	X			E.5
	Interior - Mechanical	Relocate the ceiling HVAC registers to the degree that is practical.		X		ME.6
ROOM 107	Interior - Walls	Level the wall finish, if that can be done without damaging any remaining original plaster. If leveling is not practical, then the new flat walls need to be blended into the existing walls.		X		WA.7
	Interior - General	Touch up damaged paint on trim until a decision has been made to restore a historic paint scheme.	X			GI.8
	Interior - Doors	Add new door trim based on evidence in wall framing and historic		X		D.9
	Interior - Doors	Clean and maintain door and door hardware as needed.	X			D.10
	Interior - Floors	Clean and even out finish by rotary buffing the floor gently and treating with an appropriate wax. Do not sand unless necessary.	X			F.7
	Interior - Mechanical	Relocate the ceiling HVAC registers to the degree that is practical.		X		ME.7

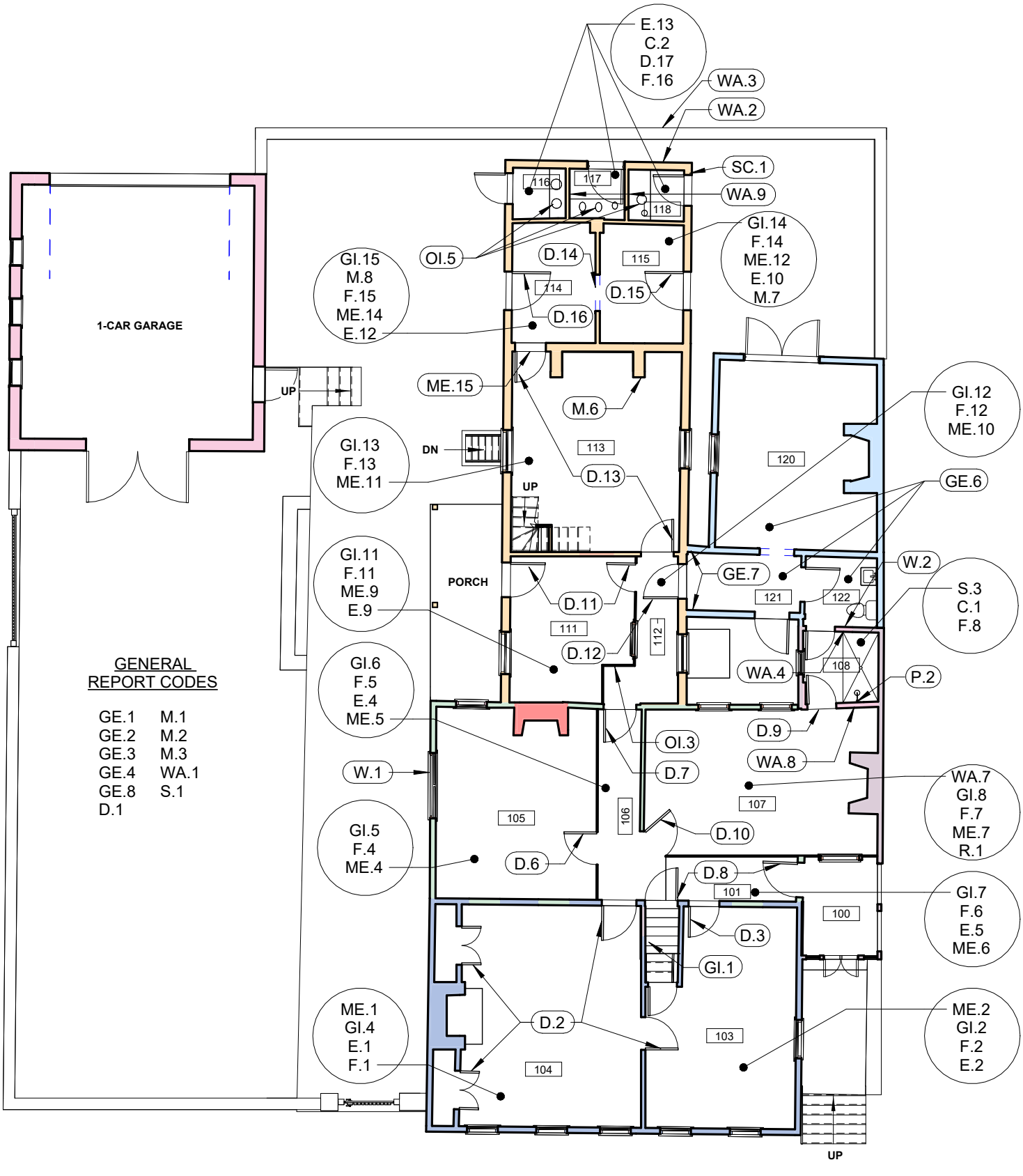
ROOM 108	Interior - General	Remove all of the existing plumbing fixtures and finishes.	X			P.2
	Interior - Structural	Framing: Review and preserve original framing members in place.	X			S.3
	Interior - Ceiling	Level the ceiling framing and finish, if that can be done without damaging any remaining original plaster. If leveling is not practical, then the new flat ceiling needs to be blended into the existing ceiling.		X		C.1
	Interior - Walls	Add new finishes in the Store Room- probably plaster or gypsum wallboard, depending on evidence on structural members.		X		WA.8
	Interior - Windows	Add new window trim based on evidence in wall framing and historic photographs.		X		W.2
	Interior - Floors	Remove tile floor and subfloor in former store room. Reconstruct historic floor to match adjacent flooring.	X			F.8
1784 ATTIC	Interior - Floors	Secure floor boards in the walk space and improve access to the attic space for future maintenance and interpretation.	X			F.9
	Interior - Mechanical	Relocate duct work as appropriate.		X		ME.8
	Interior - General	Clean, accession, and/or deaccession the material left in the attic.	X			GI.9
	Interior - Electrical	Improve wiring and lighting.		X		E.6
1797 CELLAR	Interior - Masonry	Clean, repair, and/or replace damaged masonry units and mortar joints using best practices and historic lime mortar formulations designed to the match the original mortar in strength, texture, and color.		X		M.5
	Interior - Structural	Make structural repairs. Follow directions of structural engineer to reinforce and repair any cracks, support the floor joists, and ameliorate other structural		X		S.4
	Interior - Floors	Retain the modern brick floor.		X		F.10
	Interior - Electrical	Reuse existing fixtures or replace as recommended by engineer.		X		E.7
	Interior - Electrical	Remove nonfunctional wiring and rewire as recommended by engineer.		X		E.8
	Interior - Plumbing	Remove nonfunctional plumbing.		X		P.3
	Interior - General	Enlarge the basement entry on the west side to improve access to cellar.		X		GI.10
ROOM 111	Interior - General	Touch up damaged paint on ceilings,walls, and trim until a decision has been made to restore a historic paint scheme.	X			GI.11
	Interior - Doors	Clean and maintain door and door hardware as needed.	X			D.11
	Interior - Floors	Clean and even out floor finish by rotary buffing the floor gently and treating with an appropriate wax. Do not sand.	X			F.11
	Interior - Electrical	Retain the light fixtures gas line along the east wall.	X			E.9
	Interior - Mechanical	Relocate the ceiling HVAC chase to the degree that is practical.		X		ME.9
ROOM 112	Interior - General	Touch up damaged paint on ceilings,walls, and trim until a decision has been made to restore a historic paint scheme.	X			GI.12
	Interior - Doors	Clean and maintain door and door hardware as needed.	X			D.12
	Interior - Floors	Clean and even out floor finish by rotary buffing the floor gently and treating with an appropriate wax. Do not sand.	X			F.12
	Interior - Other	Consider retaining the door chime.	X			OI.3
	Interior - Mechanical	Relocate the ceiling HVAC chase to the degree that is practical.		X		ME.10
ROOM 113	Interior - General	Touch up damaged paint on ceilings,walls, and trim until a decision has been made to restore a historic paint scheme.	X			GI.13
	Interior - Doors	Clean and maintain door and door hardware as needed.	X			D.13
	Interior - Masonry	Clean brick of chimney and patch mortar joints as required.		X		M.6
	Interior - Floors	Clean and even out floor finish by rotary buffing the floor gently and treating with an appropriate wax. Do not sand unless necessary.	X			F.13
	Interior - Mechanical	Relocate the HVAC vents to the degree that is practical.		X		ME.11
ROOM 115	Interior - General	Scrape and clean ceilings, walls, and trim as needed but leave blackened finish intact into the roof area.	X			GI.14
	Interior - Masonry	Patch spalling brick.	X			M.7
	Interior - Doors	Remove intervening doorway to Work Room (Room 114) and infill with brick	X			D.14
	Interior - Doors	Clean and maintain door hardware as needed.	X			D.15
	Interior - Floors	Clean and patch floor as needed.	X			F.14
	Interior - Mechanical	Relocate any HVAC duct and to the degree that is practical.		X		ME.12
	Interior - Electrical	Remove surface-mounted wiring and switches.	X			E.10
ROOM 205	Interior - Mechanical	Rearrange ducts as possible to improve interpretation of the original form of the smoke house.		X		ME.13
	Interior - Electrical	Retain or replace lighting under the roof to make attic space visible from			X	E.11
ROOM 114	Interior - General	Scrape, clean and touch up damaged ceiling, wall, and trim paint until a decision has been made to restore a historic paint scheme.	X			GI.15
	Interior - Masonry	Patch spalling brick.		X		M.8
	Interior - Doors	Clean and maintain door hardware as needed.	X			D.16
	Interior - Floors	Clean and patch floor as needed.	X			F.15
	Interior - Mechanical	Relocate any HVAC grilles to the degree that is practical.		X		ME.14
	Interior - Electrical	Remove surface-mounted wiring and switches.	X			E.12
	Interior - Mechanical	Remove metal duct over kitchen door.		X		ME.15

ROOM116, ROOM 117, & ROOM 118	Interior - Ceiling	Repair celing plaster and finish with whitewash after walls have been stabilized.		X		C.2
	Interior - General	Excavate and rebuild unstable portions of the subsurface vault and repair the wooden beams supporting the internal partitions.	X			GI.16
	Interior - Walls	Stabilize single-wythe internal brick partitions by repairing and rebuilding damaged sections. Shore up and stabilize the north exterior wall.	X			WA.9
	Interior - Doors	Clean and maintain door and door hardware as needed. Provide security locks to prevent unauthorized entry.	X			D.17
	Interior - Floors	It will probably be necessary to remove the seats and floors entirely to permit the rebuilding of the walls and floor structure. Document and retain all materials and reconstruct them precisely using as much original material as possible.	X			F.16
	Interior - Other	Remove and repair and replace all seats, using as much original material as possible	X			OI.5
	Interior - Electrical	Consider adding concealed lighting, but it is certainly not required.	X			E.13
1797 UPPER FLOOR	Interior - General	Touch up damaged plaster and paint ceiling, walls, and trim until a decision has been made to restore a historic paint scheme.	X			GI.17
	Interior - Plumbing	Remove the shower in Room 203.	X			P.4
	Interior - Walls	Patch walls and ceiling that remain after removal of bath fixtures in Room 203.	X			WA.10
	Interior - Windows	The dormer sash stops may need to be completed to prevent moisture infiltration.	X			W.3
	Interior - Doors	Clean and maintain door and door hardware as needed.	X			D.18
	Interior - General	Clean and maintain the existing firebox, chimney, and hearth as found. Remove paint from hearth.	X			GI.18
	Interior - Floors	Clean and even out floor finish by rotary buffing the floor gently, touching up the finish and waxing. Do not sand. Patch places where plumbing has been removed.	X			F.17
	Interior - Electrical	Retain the light fixtures in place until a decision has been made to reproduce a historic lighting scheme. Check to see if they need rewiring.		X		E.14
	Interior - Mechanical	Relocate or improve the wall-mounted HVAC registers to the degree that is practical.	X			ME.16

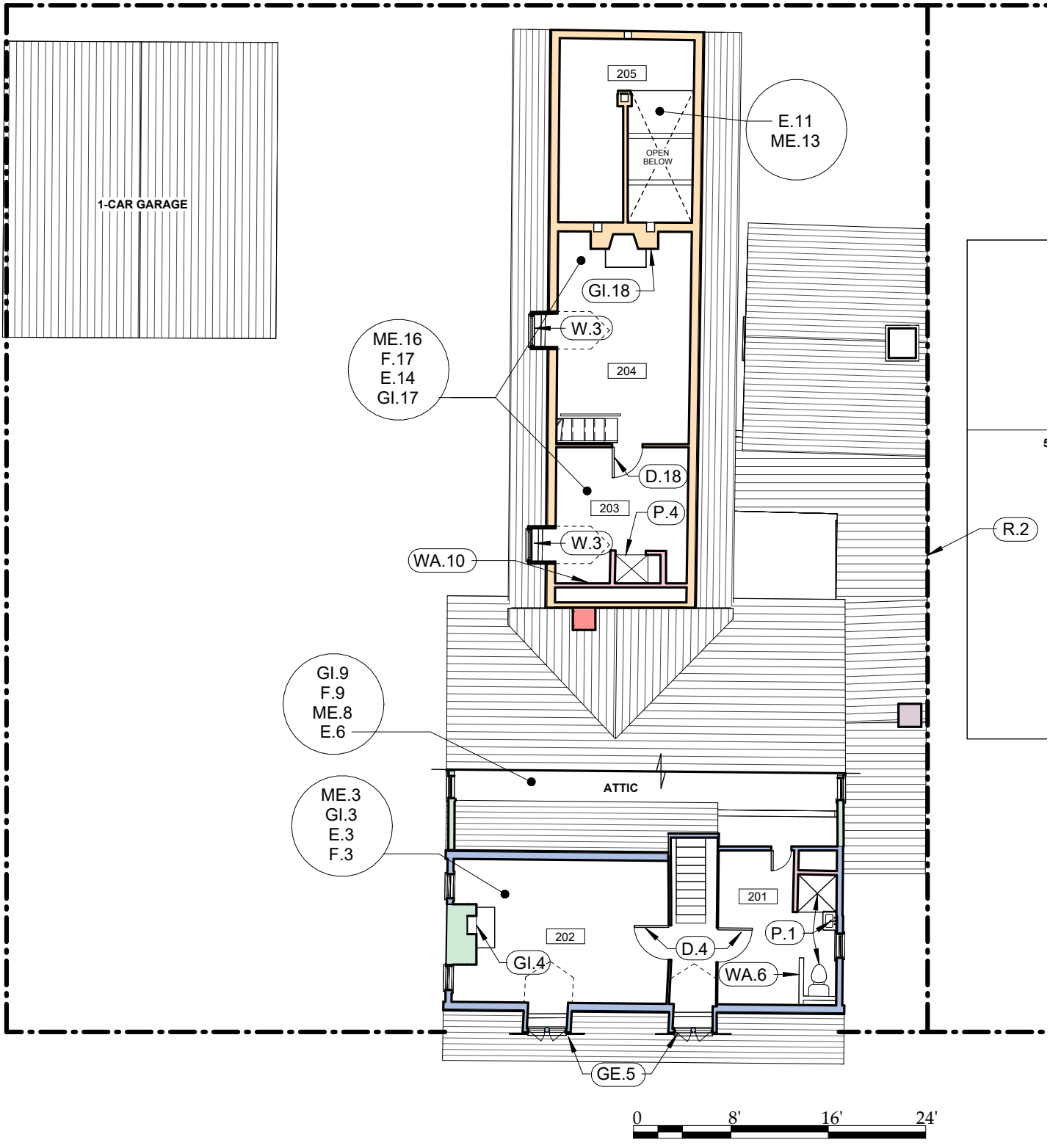


Basement Priority Matrix Diagram

N



First Floor Priority Matrix Diagram



Second Floor Priority Matrix Diagram

N

RESTORATION DESIGN

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Restoration Design

The recommendation of this HSR is that the City's goal of presenting the Murray-Dick-Fawcett House as a museum is the best use for this valuable structure, which serves as a document of the nearly every aspect of the city's history. It would serve as a specialized kind of house museum, with a range of interpretive opportunities serving a variety of interests on the part of the public. These could range from close study by historians and architects, to exposure to unfamiliar cultural contexts directed at schoolchildren, to heritage tourism.

The goals are to display the house's form, details, and site in as coherent a manner as possible to interested members of the public, while enabling use of the exterior and garage for appropriate events and gatherings. This will involve removing many of the visible alterations made in 2001-02, including the modern additions in the former east yard, the interior basement stairs, the restoration of the east yard, and the rehabilitation of the garage as a restroom, visitor reception, and rental support structure. This will be followed by the remediation of the compromised structural, security, and life safety elements of the building, making it more secure and ensuring the safety of the visitors. Decisions will be made to retain, replace, and/or remove the aging components of the MEP systems.

The building's existing historic interior finishes and features should be professionally repaired to display them in an optimum manner to visitors. MEP systems will be integrated carefully with minimum material disruption into the building's visible fabric. Heating and air conditioning should be minimal to avoid stressing the building's historic fabric. Without strict humidity controls, impossible to achieve in a building of this sort, emphasis on historic furnishings should be less on authenticity and more on the use of reproductions, with a few exceptions for family pieces. Grilles, registers, outlets, and switches should be concealed wherever possible. Electrical lighting should probably be provided by lamps and existing sconces and not by ceiling fixtures, except for exhibit areas where more directed lighting and power can be provided by minimal, non-historic, concealed or surface-mounted wiring and lighting. All areas of the house should be accessible, either by physical entry or remote depiction.

Period of Significance

The restoration of the house should be based on a comprehensible interpretive design. The visitation to the house can occur at various levels of intensity, from brief tours emphasizing the historic lifestyle of the free and enslaved occupants to the detailed examination of every aspect of the historic fabric. Given the preservation of evidence from every period of the house's history from 1774 up to c. 1860, a traditional furnished house museum might decide to focus on the period of the Brown/Hooff occupancy in the mid-19th century.

However, restoration decisions made in the recent past make it difficult to present a "pure" period of interpretation bracketing a particular period in the house's history. These factors include the removal in 2001 of the 19th-century siding on the south and west walls, which were concealed after c. 1816, and the current absence of an entry door in the center of the south front,

which existed during the time the current siding was exposed. removed when that siding.

In this case, Historic Alexandria has expressed a very different plan for presentation of the house as a historic resource. This intention, which probably makes the most sense given the houses complex history, which by no means ended in 1860, is to present the house largely unfurnished as the summation of the full 150 years of occupation and the result of at least nine phases or layers of change,

Ultimately, it seems best to provide a hybrid period of significance, presenting aspects from the entire history of the house in context from 1774, when the siding was installed, to 1870, before which date most of the interior changes had been made through the mid-to-late 19th century and a period which directly corresponds to the physical elements of the building.. The lack of visible evidence of the last 100 years of the Fawcett descendent's, such as toilets and kitchen stoves, should, however, not prevent a vigorous interpretation of the history of the house into the 21st century.

Restoration of the decorative finishes in the house should be based on a careful reconsideration of the historic paint analysis, which should probably be recommissioned. Consideration could be given to restoring the grasning in the hall, if not elsewhere. The exposed vertical boards in the passages are evocative and informative pf the many layers of change in the house and should probably be retained.

Given the hybrid nature of the proposed work, features that date from the Fawcett occupancy through the first quarter of the 20th century, such as the double window on the west end of the 1784 section, should probably be retained. Similarly features from later eras that were removed in 2002 such as the bathroom fixtures in the east extension and the enclosure of the west porch probably do not need to be restored.

GLOSSARY

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Glossary

A

American bond: a brick pattern involving regular courses of stretchers with occasional bond courses of headers.

Architrave: a door, mantel, or windows frame in the form of a board with moldings projecting gradually out to a culminating outer molding.

Ashlar: Hewn or squared stone.

B

Baseboard: a mopboard at the bottom of the wall, often the lowest element in a wainscot or plastered wall.

Batten door: a door made up of vertical boards fastened together by two or three horizontal battens on the rear.

Bay: the openings, whether doors or windows, in a facade.

Bead: a small curved molding along the edge of a board.

Bed mold: the bottom molded element in a classical cornice.

Bolection molding: a molding with a projecting central element flanked above and below by receding moldings, often symmetrically placed.

Bulkhead: a low sloping doorway resting on masonry side walls that covers a below grade basement entry.

C

Cavetto molding: an inward curving molding.

Center-passage plan: A house plan in which a central entrance hall is flanked by a room on each side.

Chair board or rail: a board running around a room, usually carrying a molding and often at about window sill height, sometimes forming the top of a wainscot.

Chamber: Inner, private room used for personal or family living and sleeping, sometimes called the inner room or parlor

Circular sawn: Sawn by a mechanical saw with circular blade that leaves curved marks.

Clapboard: riven or split board used to sheath walls and roofs, lapped and attached horizontally to a frame building to shed rain.

Collar beam: part of a roof framing system the ties the rafters together just below the apex, to prevent the rafters from spreading, to which the ceiling of a garret is sometimes attached.

Common rafters: the slender, usually principal roof members with their feet on the plate and usually lapped and pinned to each other at the apex.

Corbelling: Brick or masonry work in courses built with one row projecting slightly beyond the other to create a stacked effect, like a series of corbels.

Cornice: the highest member of a classical composed facade, often the only classical feature of a house, it usually spans a wall just below the roof and is made up of classical moldings that project out to the roof edge.

Crown mold: the top molded element in a classical cornice.

Cyma molding: an outward curving molding in the classical order.

D

Dado: center section of a classical wall treatment consisting of a base, dado and surbase

Dentils: regular tooth-like projections which run along a more elaborate classical molding.

Double-pile: a house with two ranges of rooms arranged one behind the other.

Down braces: Members of a frame building that are angled from the sill to a vertical post to give rigidity to the frame.

E

End board: the small wood element closing a cornice at a building's gable end, sometimes sawn in an ornamental curve to correspond to the cornice profile.

Entablature: in classical architecture, the part of a structure between the column capital and the roof, comprising the architrave, frieze, and cornice.

F

Facade: a principal front of a building or other important architectural elevation.

Federal: The Federal style was the dominant manner for classical detailing in the United States from circa 1780 to the early 19th century. It was a development and refinement of the earlier Georgian classicism based on more accurate studies of ancient Rome and Greece. Door and window openings are delicately scaled and articulated, often using fans and oval forms. Columns and moldings are slender and more delicate compared to the Georgian period. Mantels are often made up of pilasters supporting a full entablature with a projecting shelf/cornice. Architectural elements are sometimes detailed with rosettes, urns, swags, fans, and oval sunbursts.

Fillet: a square molding often used to divide curved elements.

Flemish bond: a brick pattern made up of alternating stretchers and headers in an ornamental pattern.

Flush-board sheathing: wide weatherboards that are beveled or shiplapped to form a continuous surface. Found principally in the area just south of the Potomac and north into Maryland.

Fretwork: A geometrical ornament of vertical and horizontal lines repeated to form a band. Characteristic of the Greek Revival style, it is also known as a key pattern or meander.

Frieze: the middle division of an entablature, between the cornice and the architrave. The decorated band along the upper part of a wall below the cornice.

G

Genteel: refined, decorative aspects of a building or lifestyle associated with upper-class society.

Gauged flooring: Flooring that is undercut to result in an even upper surface.

Georgian: The period of the Georgian style in architecture generally refers to the early 18th century in the American colonies. Based on Classical design principles of Rome, this set of English design patterns came to the colonies through pattern books and immigrant artisans. As a departure from the earlier medieval architecture, this style is characterized by rigid symmetry, balanced proportions, and Classical detailing.

Glazed headers: a brick that has received special treatment in its firing to give it a shiny blue-black color, used to ornament walls, often in Flemish bond and English bond walls.

Grapevine joint: an incised groove in a mortar joint.

Greek Revival: style became popular in the early 19th century as the young country wanted to associate itself with the ideals of Greek democracy. It is often characterized by a columned portico and pedimented gable roof that allude to the Greek temple. Other details associated with the style include bold, simple moldings, heavy cornices with a wide, unadorned frieze, horizontal transoms, and fretwork.

H

Hall-chamber plan: A house plan in which two rooms of unequal size make up the first floor, the larger room often serving as a principal living and entertaining room and the other as an inner room used for more intimate social gatherings, domestic work, and sleeping.

Head: the horizontal member at the top of a door or window.

Header: the short end of a brick laid horizontally.

Hewn: roughly flattened sides of a timber member.

HL hinges: wrought iron hinges with the form of the letters H and L when seen from in front.

Hood: a bracketed or cantilevered roof over a door.

I

Italianate: The Italianate style was introduced to America through pattern books in the 1830s and dominated architectural design through the mid 19th century. The most elaborate examples can resemble a picturesque Italian villa with towers and cupolas, or classically restrained as an urban

Italian palazzo. As applied to the regional planning tradition, features include wide, overhanging eaves with cornice brackets, arched window and door openings with ornate hoods or surrounds, and grouped windows.

J

Jamb: the side members of a door or window.

Joists: the principal members of a frame building to which the floor or ceiling is attached.

L

Lap joint: wood joint in which corresponding inset sections in two members are laid together.

Lintel: a wooden or stone member spanning a door, window, or fireplace opening.

Lobby: A small room giving entry to one or more primary rooms.

Lock rail: the rail in a wooden panel door to which the lock is attached.

M

Modillions: ornamental brackets used in series under the cornice in classical entablatures.

Mortise-and-tenon: wood joint in which a projecting reduced end of a member is inserted into a corresponding hole in another, often fixed in place with a peg or pin.

Mortise lock: a lock inserted into a door frame.

Muntin: the slender members separating and supporting the panes in a window.

O

Ovolo molding: an outward curving molding, the same as a cyma.

P

Passage: A secondary room used for transitioning between primary rooms. Large passages were used for receiving visitors and for sitting in hot weather.

Peg Rail: a wood member spanning a wall at door head height, from which pictures, mirrors, or other objects might be hung, sometimes from wooden pegs or pins.

Pilasters: engaged flat columns that form the vertical ends of a mantel and often serve to support the mantel shelf.

Pinned: method of securing wood joints by means of a peg or pin inserted into round hole though the members.

Pintles: iron hinge base for a door or shutter with a vertical post on which a shutter or door swings, either screwed to a door or window jamb or driven into it.

Pit-sawn: sawn by hand with a two-man saw, with one sawyer in a pit dug below the

member being reduced, characterized by slightly varying, nearly straight saw marks.

Plates: the topmost horizontal members in the walls of a framed building.

Posts: the principal vertical members in a framed building that carry the most weight, they usually form the corners, others are spaced at regular and flank the door and window openings.

Press: a built-in cupboard or small closet.

R

Rail: the horizontal members in a panel door.

Raised and fielded panels: wood paneling with a projecting central rectangular section.

Rake board: the board that descends along the end edge of a roof.

Reeding: parallel carved grooves that extend lengthwise in a pilaster or trim board.

Ridge beam: a member at the apex of a roof that sometimes carry the upper rafter ends.

Rimlock: a lock mounted on the face of a door and enclosed in a metal or wooden box.

S

Scarf joint: a popular way of joining two lengths of timber into a single member.

Segmental arch: an arch formed of a shallow arc or section of a true circle.

Shelf-and-architrave mantel:

Side-passage plan: a house plan in which a single room, often the principal entertaining room, is flanked on one side by a passage or entrance hall.

Sill: the lowest member of a framed building, laid on top of the foundation or spanning piers.

Single-pile: a house with a single range of rooms arranged across the front.

Split lath: the strips of wood mailed across the framing to hold plaster. When split rather than sawn, it has been split along the grain of the wood from a larger piece.

Stile: the vertical members in a wooden panel door.

Stoop: a place to stand outside of a door.

Stretcher: the long side of a brick laid horizontally.

Studs: the slender secondary vertical members in a frame building that carry the siding and lath.

Surbase: classical moulding at the top of a dado

T

Torus: a projecting half-rounded element in a classical molding.

Transom: a glazed panel set above a door to provide light on the interior, usually when there is no place for a conventional window.

V

Vernacular: a method of design in which local building traditions primarily guide the construction of buildings. Although such buildings are not designed in the academic styles, they often incorporate details adapted from published sources.

W

Wainscoting: wood paneling around the lower part of a room.

Washboard: later known as a baseboard, the washboard served as a protection along the bottom of a wainscoted or plastered wall.

Weatherboard: siding made up of sawn boards attached horizontally to a frame building with the lower edges lapped to shed rain.

Wrought nails: also Rosehead Nails, Hand-made nails with a four sided head.

DIGITAL SCALED DRAWINGS

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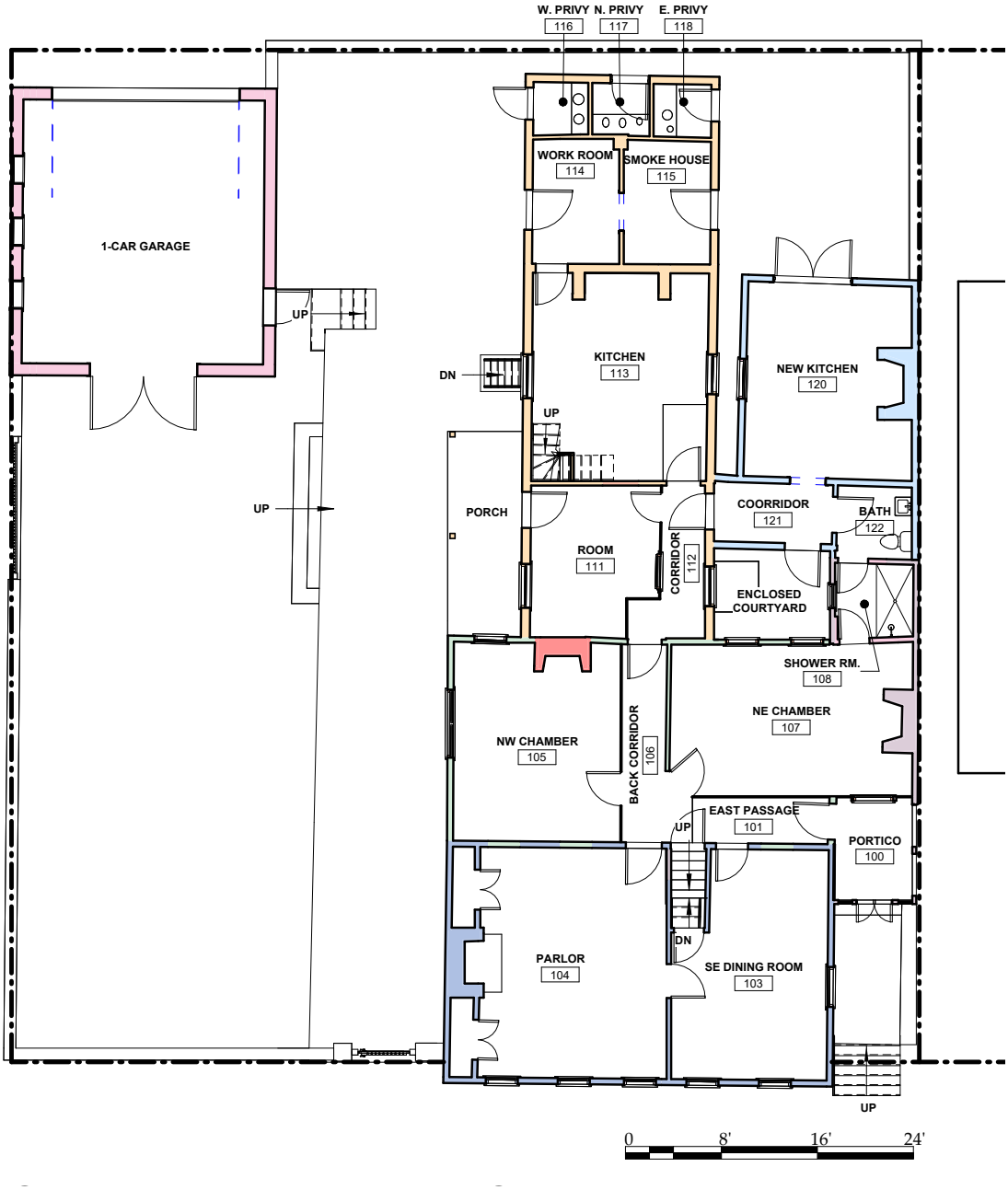
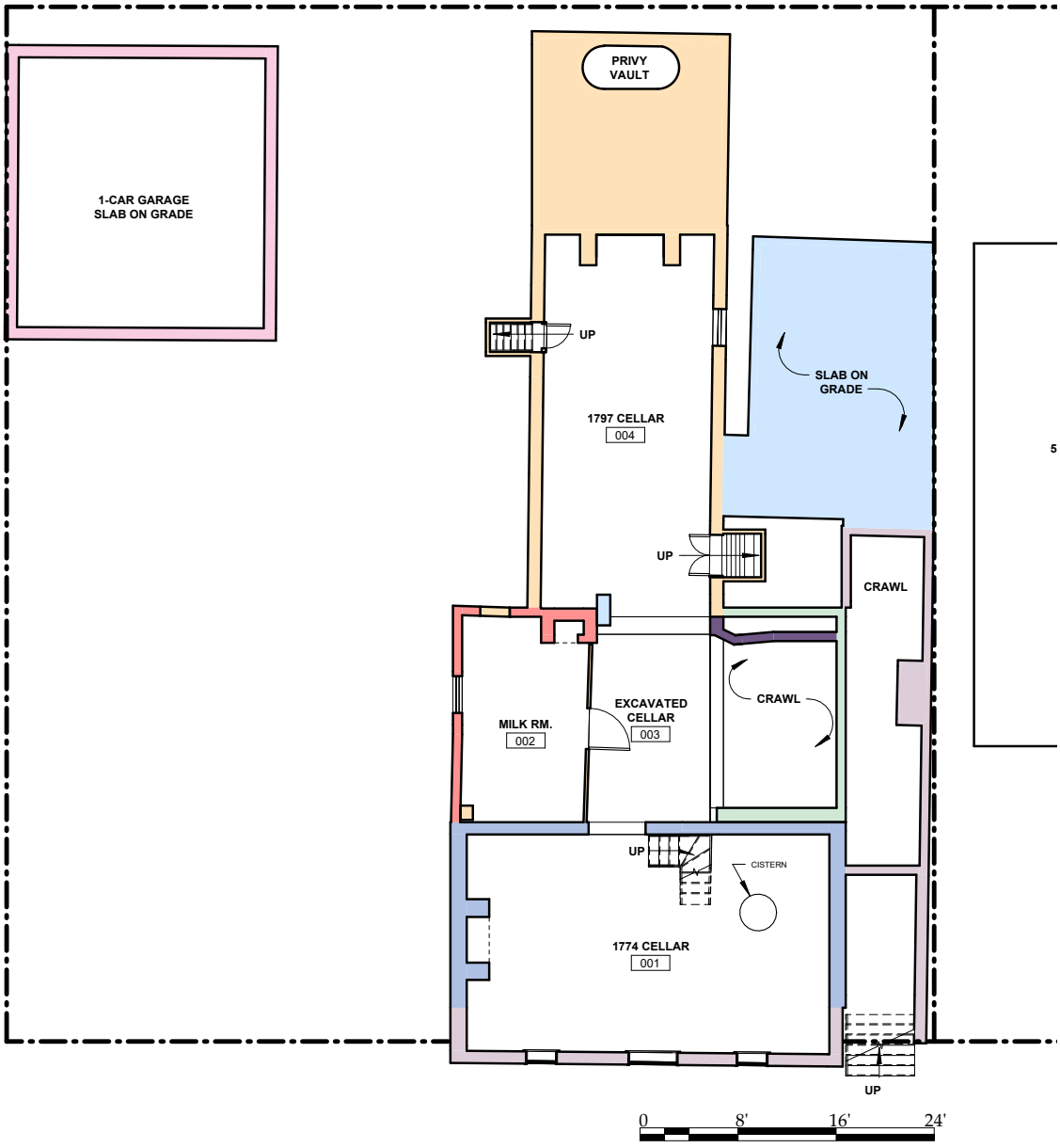


Current First Floor Plan

N

KEY

- FIRST PHASE - 1774
- SECOND PHASE - 1784
- THIRD PHASE - 1784-1797
- FOURTH PHASE - 1797
- FIFTH PHASE - 1816
- SIXTH PHASE - 1854-1858
- SEVENTH PHASE - 1915-1971
- EIGHTH PHASE - 2001-2002
- NINTH PHASE - 2021-2022

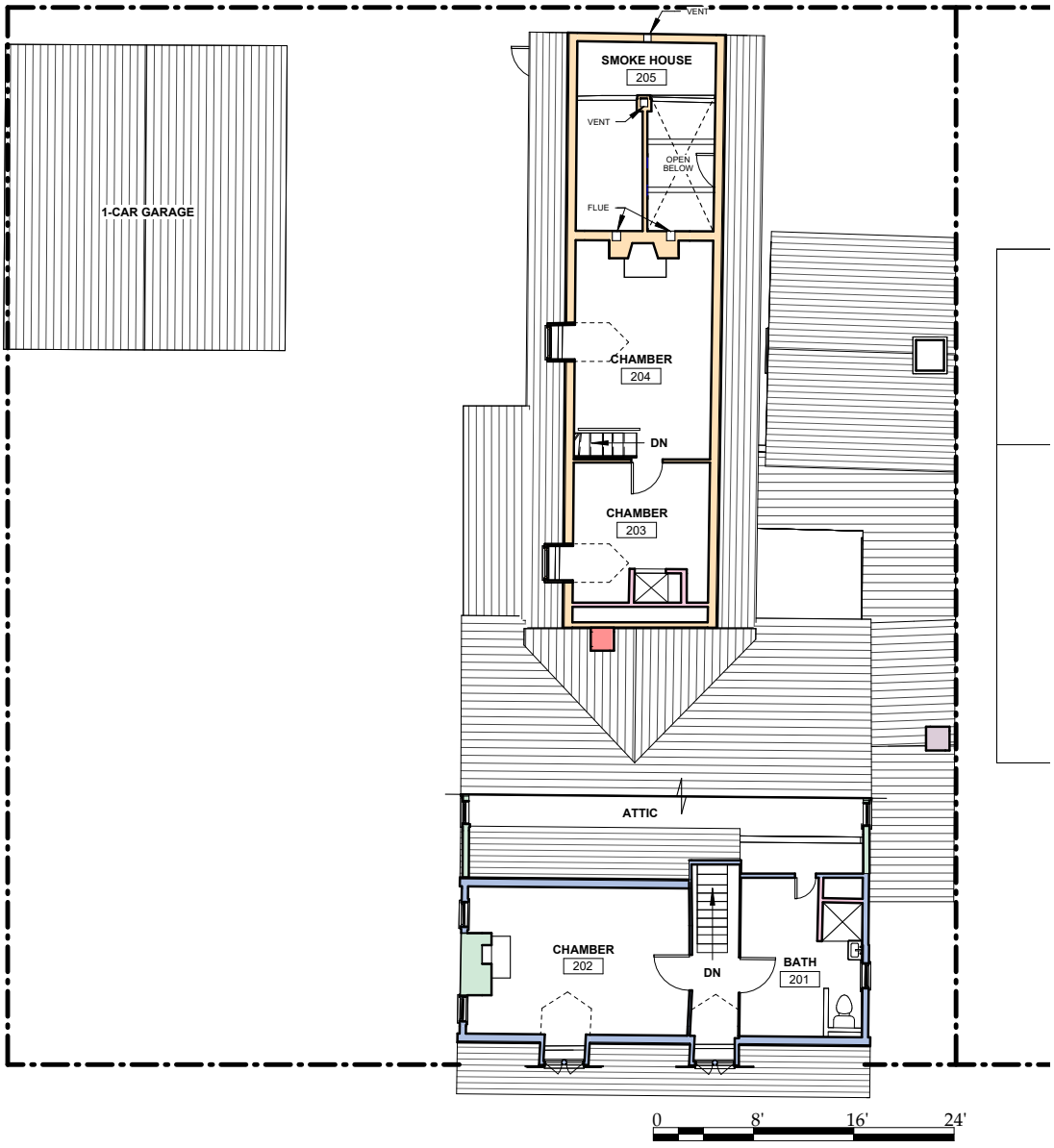


Current Basement Floor Plan

N

KEY

- FIRST PHASE - 1774
- SECOND PHASE - 1784
- THIRD PHASE - 1784-1797
- FOURTH PHASE - 1797
- FIFTH PHASE - 1816
- SIXTH PHASE - 1854-1858
- SEVENTH PHASE - 1915-1971
- EIGHTH PHASE - 2001-2002
- NINTH PHASE - 2021-2022



Current Second Floor Plan

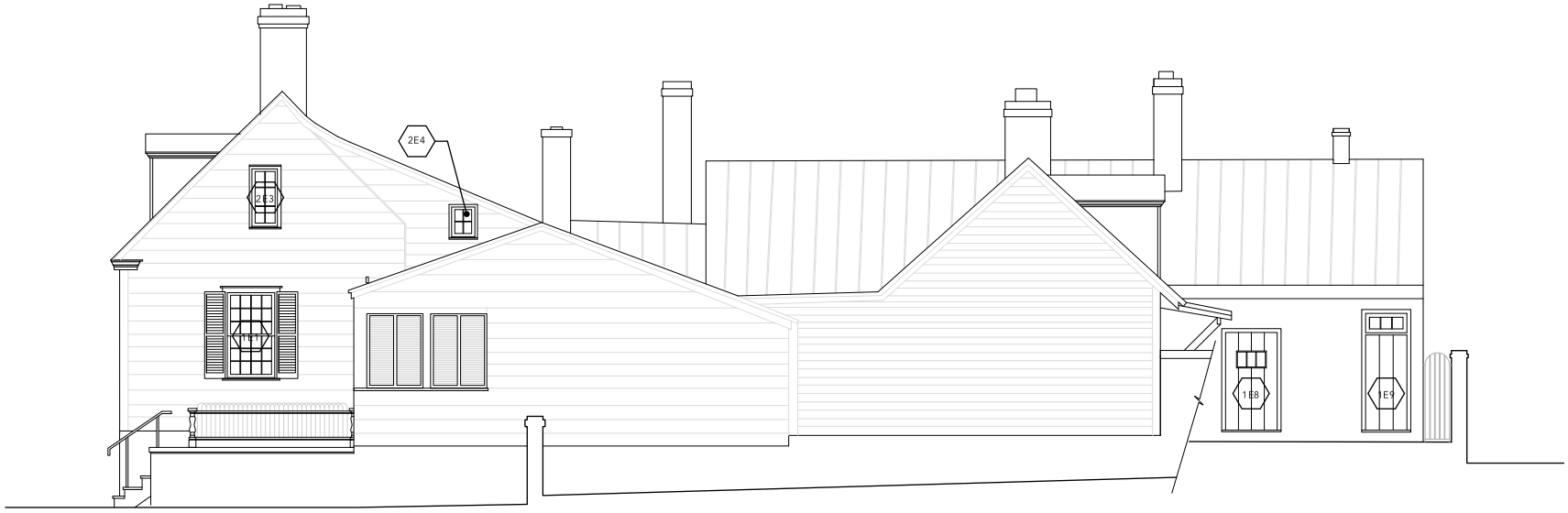
N

KEY

- FIRST PHASE - 1774
- SECOND PHASE - 1784
- THIRD PHASE - 1784-1797
- FOURTH PHASE - 1797
- FIFTH PHASE - 1816
- SIXTH PHASE - 1854-1858
- SEVENTH PHASE - 1915-1971
- EIGHTH PHASE - 2001-2002
- NINTH PHASE - 2021-2022

Current East Elevation

Current South Elevation

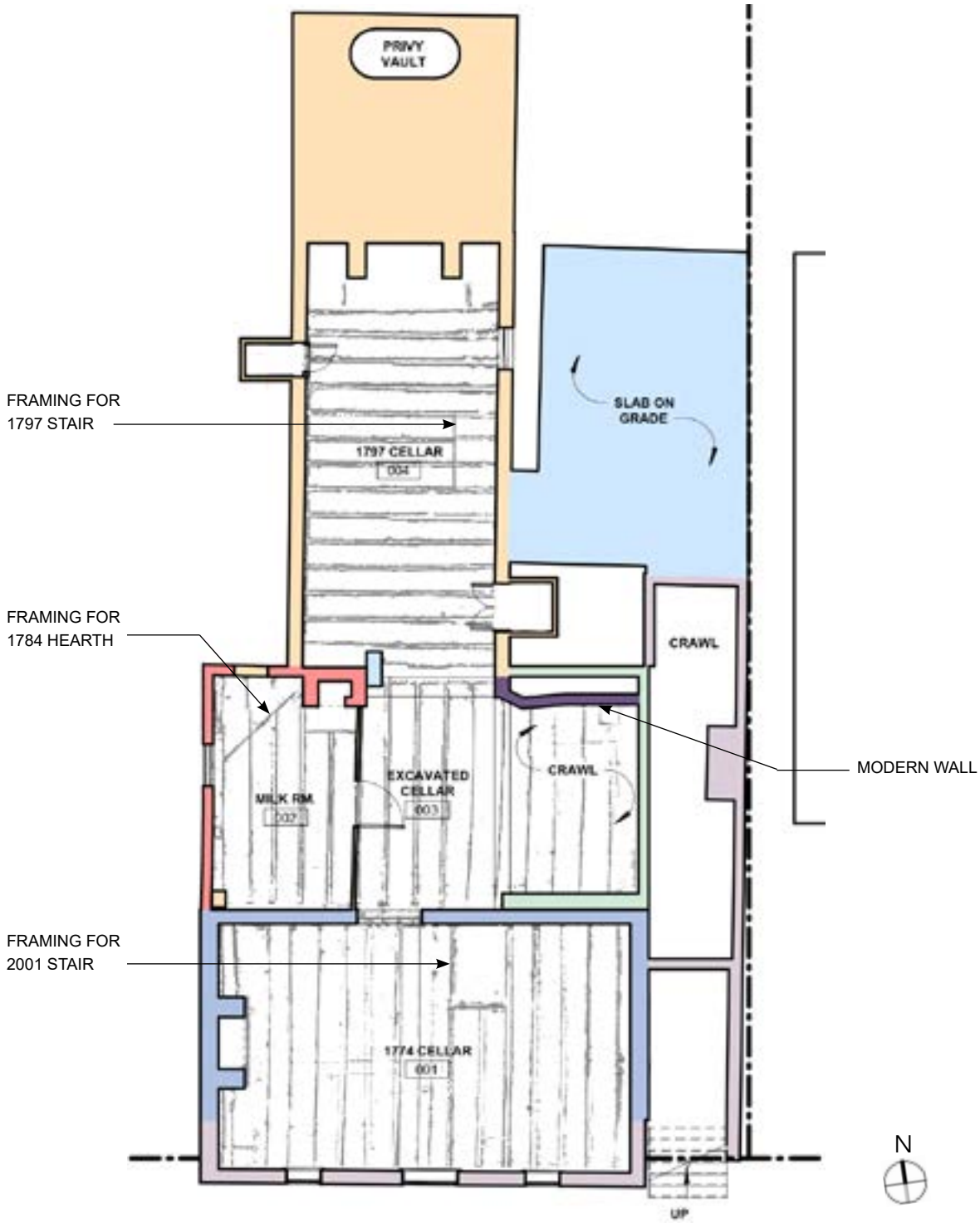


0 4' 8' 16' 24'

Current West Elevation

0 4' 8' 16' 24'

Current North Elevation



KEY

- FIRST PHASE - 1774
- SECOND PHASE - 1784
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- FOURTH PHASE - 1797
- FIFTH PHASE - 1816
- SIXTH PHASE - 1854-1858
- SEVENTH PHASE - 1915-1971
- EIGHTH PHASE - 2001-2002
- NINTH PHASE - 2021-2022

Current Basement Reflected Ceiling Plan

Diagram is generated from information from the pointcloud

APPENDIX A

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Structural Analysis

Original Building - 1774

General Conditions

The original structure was built in 1774 and is primarily wood-framed. The roof is gable shaped, with 4 ¾" deep rafters that likely form a tied rafter system. The structure of the roof is covered with finishes, but the rafters were able to be measured through access to the adjacent attic. The interior of the attic is occupied space, preventing access to further measure and document structural components. There is evidence of water damage to the plaster in this area, which was identified by the City as occurring prior to the recent roof replacement.

The attic floor is framed with joists, which are assumed to span north/south between the two original exterior walls. This size and layout were not able to be confirmed but are documented in the Historic American Buildings Survey (HABS) drawings as 4"x9" members at 24" on-center. The exterior walls are framed with wood studs. In the original condition, these were covered in the exterior wood siding boards directly. During a recent repair effort, plywood sheathing was added to the west wall, and siding boards were reinstalled or replaced to match.

In the original condition, the stairs to the attic level were equipped with winders at the bottom to empty into the hall (Room 104). With the relocation of the front door, the stairs were adjusted to be a straight run, which is visible in the framing in the entrance to the cellar.

The first-floor framing consists of wood joists spanning north/south between masonry walls. The joists are noted in the HABS drawings as between 2 ½" and 5" wide and 9" deep, with a spacing range of 22 to 26 inches on center. The original stone foundation wall was lowered on the south side and filled with brick to create a finished exterior appearance when the street level was lowered. There is evidence of an original door opening to the east of the central window that was infilled and replaced with a window. The central opening itself was probably added at that time.

The brick foundation wall appears to have been repointed with cement-based mortar and has some mortar loss and brick spalling in select locations. The lower stone basement wall along the south face also appears to have been underpinned with brick.

Notched 1st Floor Joist

Description:

The joist supporting the partition wall between the two rooms on the first level and the adjacent headed-off joist at the basement opening has been notched to allow for increased head height at the modern basement stairs added in 2001. This joist is carrying significant weight with both additional floor and partition loads above.

Recommendations:

The joist will need to be reinforced to restore its ability to carry partition and floor dead load. This will likely entail sistering with wood framing but will result in the head height at the basement stair being reduced.

Cracking at exterior foundation wall

Description:

On the exterior southwest corner of the original structure, cracking was observed in the original foundation wall at the transition between stone and brick (figure 19a). In addition, along the south wall, the cracking continued through the brick with an offset. At the interior of this corner, the foundation work appeared to be in good condition. The movement observed is likely due to differential movement between the two materials at this location.

Recommendation:

At this location, the cracks should be repaired with an appropriate mortar matching the existing mortar. Samples of the existing mortar should be tested for composition and strength properties, and a mock-up should be constructed to confirm the appearance.

Figure 19a.

Plaster Issues

Description:

Plaster damage was present in the ceiling of the rooms on the upper floor. City employees confirmed that this damage occurred prior to the recent roof repairs.

There was also plaster damage along the south wall of room 104. This appeared to be due to moisture. The exterior walls were also recently repaired in this area due to water infiltration.

Recommendation:

Plaster should be repaired in areas where water infiltration is confirmed as no longer active. See architectural recommendations for guidelines on historically appropriate plaster repairs. The area on the main floor should be monitored to confirm that there is not an active leak.

Wall movement

Description:

On the west wall of room 104, the built-in cabinets were deflected on each side of the fireplace (figure 19b). The north and south walls (originally both exterior) appear to have moved downward relative to the fireplace. This is likely due to differential settlement, potentially related to sidewalk lowering or underpinning efforts during the creation of the basement or construction of the adjacent structure.

Recommendation:

This area was not accessible due to furniture placement in the room. When access to this wall is possible, the deflection should be periodically

measured to determine if the movement is active.

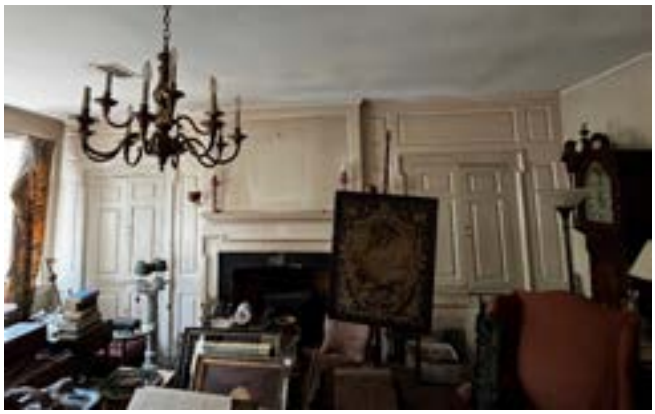

Figure 19b. - (Room 104)

1784 Addition

General Conditions

An addition was built on the north side of the structure in 1784. The 1784 addition originally had no cellar. The original shallow foundation wall was of rubble stone masonry with a few courses of brick above grade. The west end of the section was excavated soon after construction and the west end walls below grade were replaced with brick.

The roof is framed with 2½"x5½" rafters that attach to the existing rafters at 24" on center to form what the City staff described as a catslide roof. These are supported at the rafter bearing locations with an added strut at each rafter. The struts vary in size, but average 3"x3". The ceiling joists are 2¾"x7½" at 24" on center and frame to the original building at the bearing wall. These joists are dropped down 18" relative to the upper floor joists in the original building.

Along the north bearing wall, joists were repaired from previous water damage with sistering during the re-roofing effort. In addition, diagonal braces were added from the rafters to the ceiling joists during the re-roofing effort to help brace the rafters.

The exterior walls above ground are wood stud walls. Most of the interior walls are very slender 1" wood partition walls. The wall between rooms 106 and 107 is a wood stud wall and appears to be the original partition between the two rooms of the addition. Several of the interior partition walls have significant deflection in the floors below them.

The first floor is framed with wood joists spanning north-south, with an average size of 2¾"x9½" at 24" spacing. These joists typically span the full width of the 1784 addition structure.

The floor joists on the west side of the 1784 addition (above room 002) are fastened to headers supported on wood joists on either side of the fireplace on the north side. These are also supported on headers that likely framed a previous corner chimney according to examination of the physical evidence. At this location, temporary shoring posts were added at two locations to support the wood framing at some point in the recent history of the structure. Along the south wall, the joists are supported on a spliced two-ply 3"x9" top plate spanning between original log posts in the center, a brick pier on the far west side, and a brick wall on the far east side. A modern 6x6 wood post was added at one location along the beam line with steel angles and a steel plate connecting to the top plate. The floor in this area (Room 002) is 12" higher than the adjacent space (Room 003).

The central area of the 1784 addition (above Room 003) contains joists of the typical size and spacing noted above, supported on beams on the north and south sides. On the north side, an 8¼"x8" wood beam spans across the opening, that appears to be original. There is also a 2 ¾"x6" ledger on the south side, and the first of the parallel floor joists on the north side bolted together. The ledger appears to have been added to support the joists of the 1784 addition. The joists are notched to rest on the ledger and show cracks extending from the notch, which is typical of joists that are notched at bearing. Metal hangers were added to each of the joists, likely to reinforce this connection. The floor in this area was lowered by 12" in 2001.

On the east side of the 1784 addition (above crawl space) the north and south foundation walls are of brick resting on a shallow stone base, with the south wall being built inboard of the original stone foundation of the 1774 section. The wood joists spanned the width of the space between the foundation walls in the original condition. Recently, a wall constructed of landscaping block was added along the north wall to temporarily stabilize the existing masonry stabilize the existing masonry wall and carry the ends of the joists, which had been damaged by water penetration from above. A 6x6 beam supported on CMU blocks was added to help support the joists. Some of the joists showed evidence of moisture damage along the north end, and have been sistered with modern wood framing.

A stone retaining wall separates the Room 003 cellar and crawl space areas and was underpinned with brick during the floor-lowering effort previously discussed. The east wall of the crawl space is a combination of brick and stone masonry. The City expressed that the crawl space floor was lowered in 2001 by the previous owner to allow better access to this area. It appears that the lowering of the floor partially undermined the foundations of the east wall. At the south wall transition between areas 003 and the crawl space, the stone wall has evidence of mortar loss and stone movement.

Bracing struts in attic

Description:

Diagonal bracing struts were recently added between existing rafters and ceiling joists. Members of the team from the City noted that this had been completed as part of the re-roofing project to help brace the rafters while work was going on above them, and was left in place pending further review by a structural engineer. This changes the load path in this space to place additional load on the ceiling joists and potentially loads the very slender partition walls below.

Recommendations:

This area should be studied further to assess the condition of the ceiling joists and determine if additional load is going to partition walls below and contributing to the deflection noted on the first floor. Removal of the bracing struts may be considered based on original and existing conditions.

Floor deflection

Description:

Between Rooms 106 and 107, there is a noticeable deflection in the floor towards the partition wall. This can occur when the weight of a partition wall is supported on an undersized member. This also may be related to foundation and framing issues from previous courtyard drainage problems that have been repaired.

Recommendations:

Further study of framing in this area is required to determine the likely cause once full access is possible. Once further study is complete, recommendations can be made on potential repairs to meet the allowable live load shown in adjacent areas (see attached live load study).

Temporary shoring posts

Description:

The west area of the cellar (Room 002) had two temporary shoring posts supporting cantilevered wood framing that appeared to frame a corner chimney.

Recommendations:

At this location, if this space is intended to be accessible it will require framing repairs to meet allowable live load in the adjacent areas (see attached live load study). During this process, the framing posts would be removed. If atypical framing for the chimney is intended to be maintained, access to the floor above this space will need to be restricted, and posts will be kept in place or an alternate solution to support the framing will need to be developed.

North crawl space wall

Description:

The wall along the north crawl space was recently repaired with a concrete landscaping block wall by the city. Per the on-site team, this was due to previous issues with drainage and the gutter system that led to the courtyard. An additional bearing line with modern wood framing was added, and the wood joists showed evidence of water damage on the end that frames to the wall.

Recommendations:

The area should be inspected to confirm that water infiltration is not active. Once the room above is empty, further study should be completed in this area to determine a more permanent solution for the water damage to the walls and wood framing.

South and East crawl space walls

Description:

The foundations of the east and south walls of the crawl space have areas that appear to have been undermined during the lowering of the interior grade (figure 19c). The foundation walls are constructed of brick on what would have been above grade, with rubble stone below. The base of the rubble stone foundation walls is visible in the current condition, and the wall shows evidence of movement.

Recommendations:

This area will require underpinning to re-establish proper bearing and prevent continued movement in the foundation walls. This are will eventually require underpinning to reestablish proper bearing and prevent continued

movement in the foundation walls. Underpinning work should be done in small segments to protect the original stone foundation assembly. This could also be constructed with a course of cmu between the existing foundation wall and concrete underpinning to prevent contact between poured concrete and historic stone.

Figure 19c. Foundation below the east end of the 1874 section looking south (Room 003)

1772 & 1784 basement wall

Description:

At the intersection of the original structure and the 1784 addition, the original stone wall is intact and visible on the south side of the area labeled as Room 003. This wall appears to have been repaired with a mortar containing cementitious material (Figure 19d). In addition, portions of the wall are suffering from mortar loss and continued movement. Repairs with cementitious mortar are not recommended for historic walls of this nature.

Recommendations:

Holes and locations where the stone has lost mortar or is continuing to move should be repaired using a historically appropriate mortar. Where the area has been previously repaired with cementitious mortar, it may be advisable to pursue removing this to prevent further damage to the existing historic material long term; however, due to this being in the interior of the structure, it should be protected from moisture and freeze-thaw issues that lead to deterioration of historic masonry in contact with modern mortar.

Figure 19d. west jamb of the door between the 1784 and 1774 sections looking south (Room 104)

1797 Addition

General Conditions

The 1797 addition is divided into three main portions: the primary living space, the space that currently functions as laundry, and the original privies. This addition is constructed of brick masonry walls on the north, east, and west sides, while the south side attaches to the 1784 addition with a frame dividing wall. The floors are framed with wood, described in more detail by area.

The attic of the primary living space (Rooms 203 and 204) is occupied space with stairs to this level at the center of the addition. The ceiling is covered in finishes in the current condition, but the rafters were measured as 4" deep at the dormer. This space is divided into two rooms with a wood partition wall. The floor is framed with 3"x9" wood joists at a spacing of 24" that span between exterior walls. The attic space shows evidence of water damage in the ceiling, moisture issues in the fireplace masonry, and failing plaster at the dormers.

The first floor of the primary living space (Rooms 111, 112, and 113) is framed with wood joists of an average size of 2 ¾" x 7 ½" at approximately 24" spacing that span between basement walls. Intermediate walls in this area are framed as wood partition walls. The basement walls in this area (area 004) are primarily constructed of rubble stone masonry. At the north end, there is a brick vault supporting the chimney above. Additionally, this area has two openings with stairs to the exterior, which are constructed of battered brick masonry retaining walls.

North of the primary living area are two rooms that are currently serving as the laundry room but are understood to have previously functioned as a smokehouse (Room 115) and a service room (Room 114). This area is separated from the primary living space by a masonry wall, with a single wythe brick dividing wall in between that continues up to the roof, and entry doors on the exterior walls (east and west). At the intersection of the interior smokehouse wall and the privy walls, there is a flue with a diagonal crack. The interior wall in this area also has spalling brick along the lower segment. An opening was added between these two rooms in the recent history of the building. The exterior and interior brick walls in this area show evidence of mortar loss and brick spalling. The lintel over the entry to the smokehouse is failing with an offset crack. There is an additional repaired step crack in the wall adjacent to it. In addition, there are several areas of mortar loss.

The smokehouse is open to the roof, with access to attic floor over the privy and service rooms around the flue. The attic is framed with 2-1/2"x3-1/4" rafters at a 36" spacing. These span from the exterior masonry wall to the interior masonry dividing wall. The service room ceiling is framed with wood deck over joists that are exposed on the underside. At the lower level, these rooms are assumed to be brick on grade, and the base of the wall or potential footings were not able to be observed.

The original privies (Rooms 116-118), which were part of the 1797 addition, are located at the north end of the building. The attic of the privies is framed with rafters matching the size and

spacing of the rafters in the adjacent two rooms, however; these joists are lapped at the ridge, rather than bearing on masonry or framing into a ridge beam. The ceiling framing was not able to be measured, as it was covered with board decking above and a deteriorating plaster and lathe ceiling below. The wall dividing the privies from the smoke and service rooms is a single-wythe brick wall that extends to the attic floor level.

The three privies are separated by single-wythe, brick masonry walls. These walls show significant evidence of movement and deterioration, with areas of missing brick, significant brick spalling, mortar loss, etc. These walls also have been repointed with what appears to be cementitious mortar in many places. The north and east privies share an oval vault below them. The brick partition in between is supported on a log-style beam that spans between the foundation walls. There is an additional log beam just inside of the full brick wall separating the north and west privies. This supports a 3rd beam that frames the edge of the floor. The west privy was built with a full-height brick masonry wall. At some point in the history of the structure, a steel angle was added at the base, in what likely was an attempt to stabilize the wall from movement. The steel angle bears on a masonry pier that appears to be a later addition. The base of the pier is unsupported in its current condition and appears to have either had the supporting material washed out or deteriorated.

The exterior walls of the privy area show evidence of movement. On the north side of the structure, an alley was lowered below the grade outside the privy and a retaining wall was added. The exterior walls have had significant repointing with what appears to be cement-based mortar. These sections of the walls appear to be moving in one piece, resulting in cracks surrounding them. The walls also have bulges on the North corners. The walls surrounding the privy on the exterior also have areas of mortar loss and brick spalling.

Attic moisture issues

Description:

There was plaster damage on both the ceiling and above the stone fireplace in Room 204, which appeared to be from water. In addition, the two dormers on the west side had failing plaster, also likely from water infiltration. It is our understanding that the roof in this area was recently replaced.

Recommendations:

This area should be monitored for continued water infiltration. Once confirmed that this is no longer active, the plaster should be repaired. See architectural recommendations for guidelines on historically appropriate plaster repairs.

Floor Deflection

Description:

There is floor deflection present throughout the first level of this addition. In general, the worst deflection appears to occur adjacent to the courtyard, with the floor sloping towards the courtyard, and may be related to previous drainage issues. In several areas, the deflection is

visible in door frames, with doors being difficult to open.

There is also what appears to be an infilled floor opening (likely a former cellar stair) in the framing at the intersection of Rooms 112 and 113. Adjacent to this, there is an area of noticeable deflection at the entrance to Room 120. In this area, it appears that the final floorboard does not bear on a joist.

Recommendations:

With investigation and repair of the courtyard drainage issues discussed as part of the 1784 addition, this area should also be examined for movement. In addition, further study is required at specific locations of concern. Once the house is fully accessible and further study is complete, fully developed recommendations can be made on potential repairs to meet the allowable live load shown in adjacent areas (see attached live load study).

Entry retaining wall

Description:

In the west cellar entrance, step cracks with an offset are present in the north retaining wall (Figure 19e). This area also appears to have had previous repairs. This is likely due to pressure from the retained soil.

Recommendations:

The cracks in the retaining wall should be repaired with an appropriate mortar and monitored for future movement.

Figure 19e. 1797 wing, west stair, north side of cellar stair bulkhead looking northeast.

General exterior wall condition

a. Description:

The exterior brick masonry walls in this addition appear to have several areas with issues of mortar loss and brick spalling. Several areas have been previously repaired with a cementitious mortar, which exacerbates these issues over time. In addition, on the west wall, the south lower window has a sagging lintel. The east wall has a failed lintel over the entrance to the smokehouse (Figure 19f), with an offset crack. There are also two repaired step cracks in this area of the east wall. The interior side of this wall also has spalling and mortar loss occurring (Figure 19g).

Recommendations:

Consideration should be given to removing previous repointing with cementitious material and replacing it with historically appropriate

mortar as part of a masonry repair effort. The failed lintel on the east wall will need to be repaired, and it may be advisable to repair the sagging lintel on the west wall as well. Drainage issues were addressed in 2002 and 2022 with gutters and underground drain lines, which should help prevent additional damage to this wall.

Figure 19f. Doorhead at the Smokehouse (Room 15) door looking west.

Figure 19g. Interior of the Smokehouse door looking northeast. (Room 115)

Smokehouse interior wall

Description:

The interior single-wythe wall between the smokehouse and service room has spalling brick on the lower third (Figure 19h, image taken from Prologue building scan). There appears to have been a coating on this lower segment that trapped moisture in the wall, while the upper section of the wall was exposed (evidenced by patterns of smoke residue). There also appears to have been repairs made to the wall with a cementitious mortar. A similar pattern is observable on the service room side in areas where paint is damaged due to issues with the brick behind it.

Figure 19h. Door between the Smokehouse (Room 114) and the Service Room (Room 115).

It is atypical to have load-bearing, single-wythe brick masonry walls, as this results in a very slender element that is prone to buckling and issues with out-of-plane movement.

At the intersection of this wall with the single wythe wall separating these spaces from the

privies, there is a hollow brick flue connected to a chimney rising from the roof above. This flue, which probably ventilated the privy vault, has an offset diagonal crack, indicating the movement at its base (Figure 19i). This is likely due to the noted issues at the privy vault.

Figure 19i. Flue in the northwest corner of the Smokehouse (Room 115) looking northwest.

Recommendations:

Where the walls have spalled, damaged brick should be replaced, and cracks and areas of mortar loss should be repaired with a historically appropriate mortar. In this case, the removal of cementitious mortar is likely to cause more damage than leaving it in place long-term, since there is no exterior exposure. During masonry repair work, it may be advised to add joint reinforcing to help stabilize this wall.

The flue at the wall intersection should be considered with the adjacent privy wall and vault issues to determine a path forward to resolve issues related to conditions at the base.

Privy interior walls

Description:

The interior privy walls are suffering from significant masonry issues (Figure 19j). In many locations, there are holes in the walls where bricks have been lost. Many of the bricks are spalling from apparent water infiltration. The walls also appear to have some movement occurring at the base, likely due to deterioration of the supporting structure.

Figure 19j. Interior of West Privy (Room 116) looking east.

Recommendations:

These walls will require further investigation, but will need significant repairs, or to be rebuilt in concurrence with repair to the supporting structure in the vault. Single-wythe brick masonry walls are also atypical due to lesser stability when compared to multi-wythe brick walls. These would likely require stainless steel joint reinforcing to improve stability in repair or reconstruction.

Privy exterior walls

Description:

The exterior walls of the privy show evidence of deterioration as well as movement. There are spalling bricks and mortar loss in several areas. Some sections of the walls have been repaired with cementitious material, which can worsen damage to the brick over time. In some of these areas, the repaired sections are moving together, causing cracking in the surrounding masonry (figure 19k). In addition, at the northwest and northeast corners, the walls are bowing (figure 19l). This may be related to the work that occurred when the alley was lowered, or from movement in the foundations adjacent to the privy vault.

Figure 19k. Head of door to East Privy (Room 118) looking northwest.

Figure 19l. West Privy, south jamb of door looking southeast.

Recommendations:

These walls require further investigation into whether movement is continuing due to an ongoing foundation issue or has stopped and was related to previous site work surrounding the structure. We recommend a footing probe on the east and west sides of the privy to document and investigate footing conditions and site drainage.

Consideration should be given to removing cementitious mortar repairs and replacing them with a historically appropriate material. Removal of cementitious material can lead to additional damage to historic material; however, at this location that is exposed to moisture the historic brick is susceptible to freeze-thaw damage. In addition, the repaired sections appear to be moving as a panel, causing damage to the surrounding masonry. Spalled bricks should be removed and replaced, and cracks in the wall should be repointed with a historically appropriate mortar.

Privy Vault

Description:

There appears to be a few campaigns of work in the privy vault that attempted to stabilize the vault itself, as well as the structure above. In its current condition, the walls of the vault show evidence of movement and later added pilasters have had bearing washed out (Figure 19m). There also is some deterioration of the supporting framing.

Recommendations:

This area will require repair to stabilize the vault as well as provide support for the walls above. This could occur through a retrofit of the structure, which would avoid as much excavation as possible, or through preserving most of the original structure and re-establishing the bearing condition, which would likely require the input of an archaeologist. This needs further investigation and conversation to determine the best course of action. This work should be done in conjunction with repairs to the interior and exterior masonry damage that is related to this movement.

Figure 19m. North Privy with floor removed looking to northwest.

1816 Extension

General Conditions

The porch at the current front entry location is part of the c. 1816 extension. During this renovation, the east wall of room 107 appears to have been shifted to its current location, and the current fireplace added. The structure of the addition was not visible due to finishes but is assumed to be wood framed, with brick foundation walls. The area under the floor in this location is an unexcavated crawl space but is visible through a hole in the foundation wall of the 1784 structure. The floor is framed with wood joists spanning east-west that frame into a wood plate at the foundation wall (Figure 19n).

Figure 19n. Crawl space below the 1816 Extension looking at the east side of the sill of the 1784 Addition showing peg.

The current entry porch was noted by the team on site as having been recently rebuilt with a modern foundation wall and footing. At the intersection between the new and existing foundation walls, a crack has formed in the brick, and the area is experiencing some mortar loss.

Brick foundation wall

Description:

Brick foundation walls were recently repaired below the portico. Where this repair meets the original brick, the original brick shows evidence of cracking and mortar loss (Figure 19o). It is likely that this condition existed when repair work was completed due restricted access in this area.

Recommendations:

This area should be monitored to determine if wall deterioration is an ongoing issue, or has been resolved with repairs.

Figure 19o. East side of the 1816 extension looking east.

Modern Addition

General Conditions

There is a modern kitchen addition constructed of salvaged materials with a connection to the 1797 addition through a corridor, which forms an enclosed courtyard with an entrance to the basement. The other end of the corridor connects to a bathroom addition adjacent to the room expansion that occurred in 1816. The team on site noted that the enclosed courtyard had drainage issues resulting in damage to framing and foundation walls, causing additional work to be conducted in the cellar (see notes on landscaping block wall buttress in the 1784 addition section). Otherwise, the modern addition was not included in the scope of the structural review. See the architectural section for recommendations.

Structural Live Load Study:

The attached live load study shows the maximum capacity of the historic structure of the floors at each level (see figures 19p. & 19q.). The areas shown in a hatched pattern require further study and will require repairs to meet this capacity.

Depending on the desired use of the space, there are different potential paths forward in determining allowable occupancy. Full public access requires floors to meet a live load capacity of 100 pounds per square foot, which would require significant structural retrofit work. The Virginia Existing Building Code has a special occupancy exception (Section 901.3) for historic residences that have an occupancy change to museum or public assembly. This

allows for the structure to be considered under Group B occupancy with permission of the local code official, where occupancy of certain areas is limited. With approval from the code official, recommendations for use and access to the different sections of the house could be provided. In general, without significant retrofit but with appropriate repairs, the existing structure can be expected to perform safely and acceptably under occupancies (single-family type) that are similar to the building's historical usage.

Structural Summary:

The structural systems of the Murray-Dick-Fawcett House have been described in detail in the sections above. Relatively minor repairs or monitoring efforts have been described which are typical for structures of this age and condition and can be expected to be ongoing requirements in the future.

Three main areas have more extensive damage and should be priorities to ensure the structural stability of the building into the future:

1. Interior and exterior masonry at the privy area, including the adjoining original smokehouse/kitchen rooms and privy vault
2. Foundations and moisture intrusion at the 1784 addition, including floor framing which is deteriorated and deflected
3. 1797 section interior floor deflections

Each of these areas should be a focus of future in-depth structural assessment and detailed repair design, in coordination with architectural, archaeological, and owner-desired uses for the building. In particular, the privy area (rooms 116,117 &118) has elements that are in very poor and unstable condition but are of particular historical uniqueness and interest. We recommend that the rehabilitation of this area be the first priority to extend out of this historic structure report.

Areas 2 and 3 can potentially be combined as part of a second priority in conjunction with future efforts to provide public access to the house in an appropriately limited fashion, as described in the "Structural Live Load Study" above.

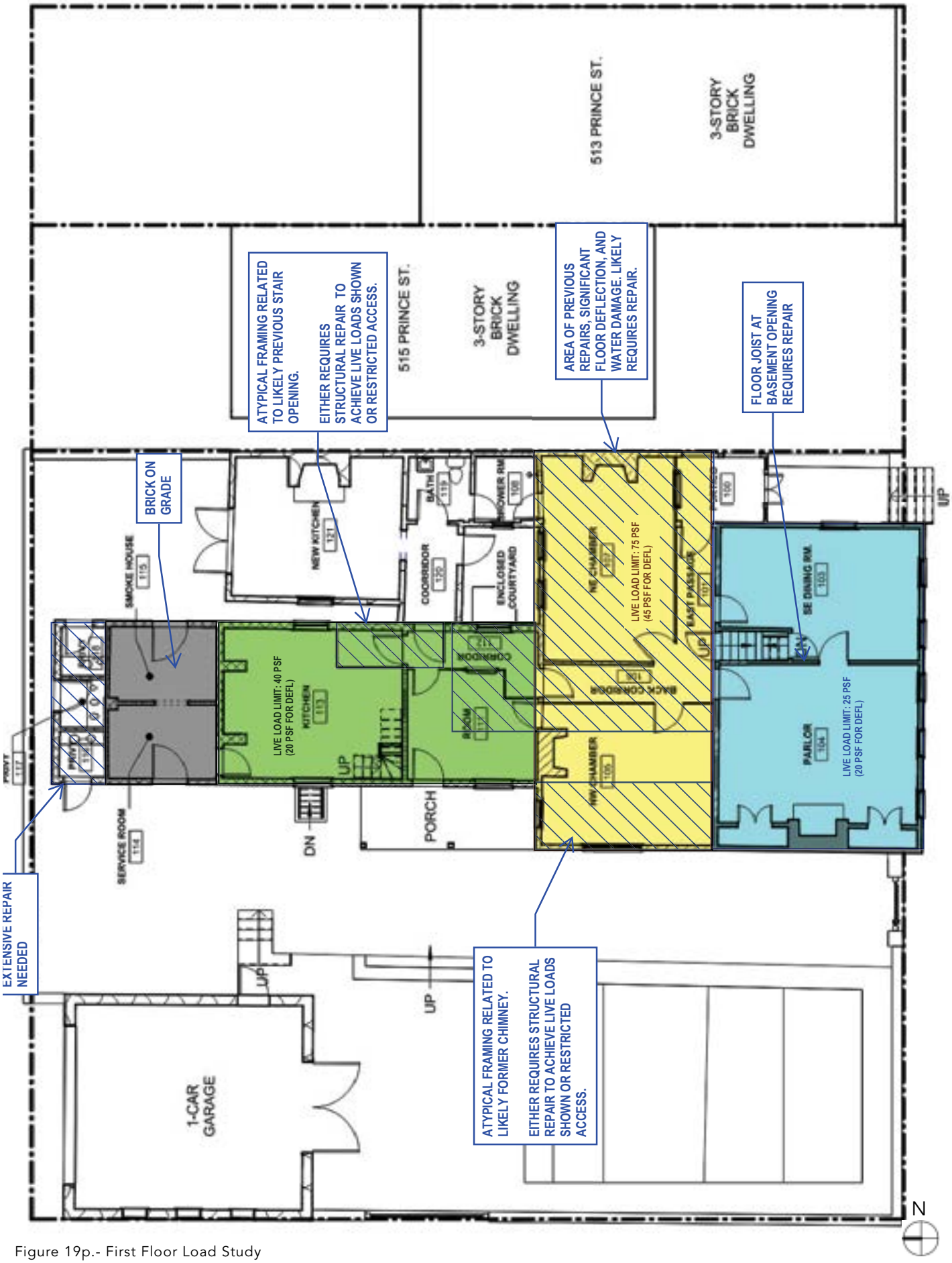

Figure 19p.- First Floor Load Study

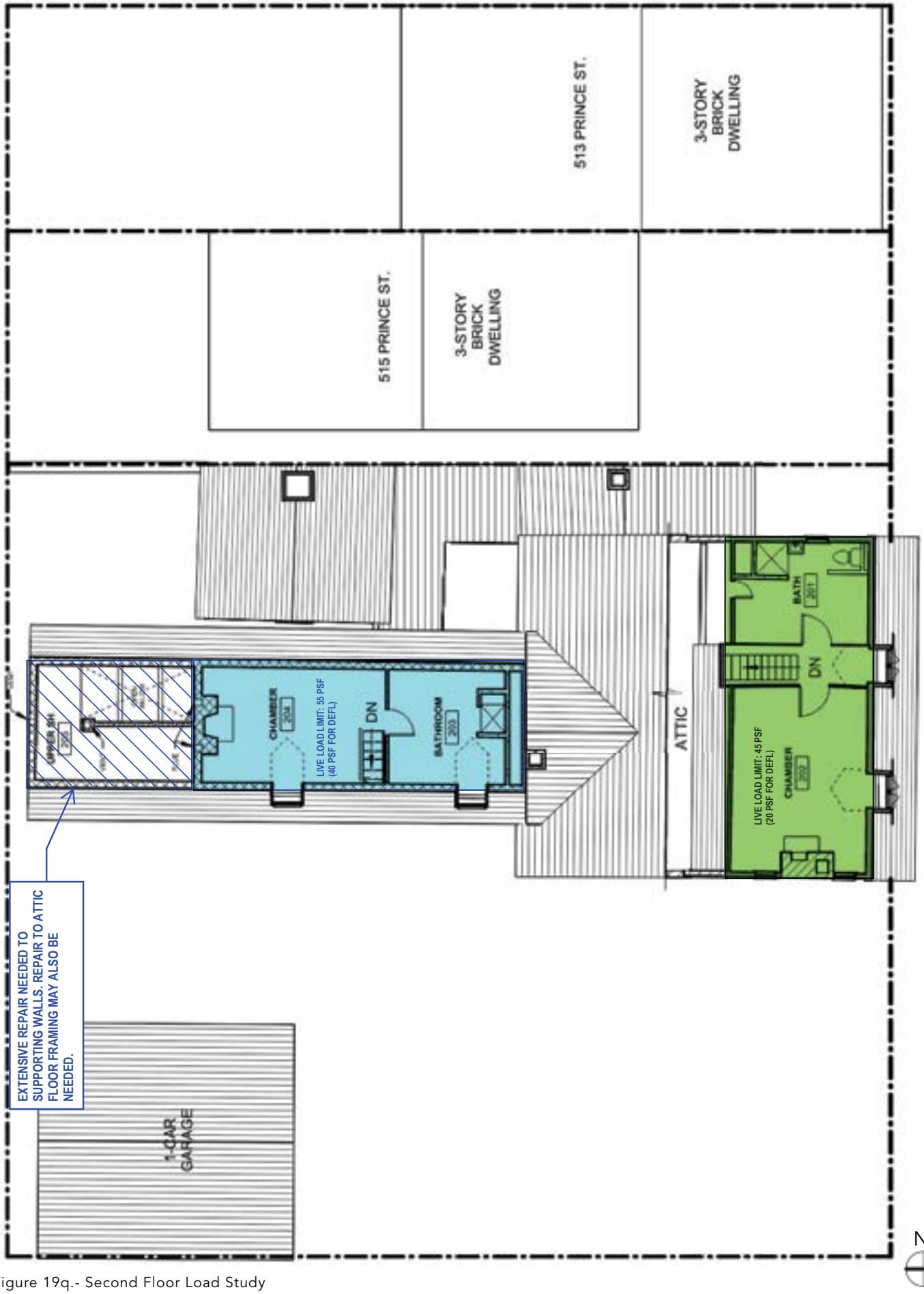

Figure 19q.- Second Floor Load Study

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APPENDIX B

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MEP Analysis

Building Envelope Performance

The original building was built in 1774 and is primarily a wood-framed structure. The roof is gable shaped, with 4 ¾" deep rafters. The exterior walls are timber-framed with brick nogging, filling the cavity between the wood studs in both the 1774 and 1784 sections. In the original condition, these were covered on the interior by plaster and on the exterior with wood siding boards applied directly on the studs. During a recent repair effort, sheathing covered by breathable house wrap was added to the west wall, and siding boards were reinstalled or replaced to match. The thermal transmittance (U-Value) of these walls range from between 0.1 to 0.2 Btu/(h • ft2 • °F). The U-Value of uninsulated roof rafters will range from between 0.33 and 0.5 Btu/(h • ft2 • °F), and the U-Value of insulated attic floor joints will range from between 0.06 and 0.10 Btu/(h • ft2 • °F). Exterior walls and roofs of this era do not contain a vapor barrier, which is good, since any trapped moisture would reach dewpoint and condense in the middle of the wall.

The 1784 section was added to the north side of the1774 structure using the same construction methods. The roof is framed with 2½"x5½" rafters that attach to the existing rafters at 24" on center. The exterior walls above ground are wood stud walls. The wall and roof thermal and vapor characteristics of this section are similar to the 1774 construction described above.

The 1797 section is divided into three main portions: the primary living space, the space that currently functions as laundry, and the original privies. This section is constructed of two (2) wythes of brick with stone foundation walls. Though construction of the original 1774 building and its sections vary, the performance of their walls and roofs, and the associated thermal and vapor characteristics are all significantly worse than that of a similar structure constructed today.

Figure 20a. - Exterior Wall Example

All the existing windows are wood frame, single pane with either 4/4, 6/6, 9/9, 8/12 or 12/12 divided lites. The U-Value of these windows is at best 1.1 Btu/(h • ft2 • °F).

A quote from Sharon C. Park in the National Park Service Preservation Brief 24 states, "*Energy retrofit measures, such as installing exterior wall insulation and vapor barriers or the sealing of operable window and vents, ultimately affect the performance and can reduce the life of aging historic materials.*" [1]

We do not recommend adding vapor barriers, but we do recommend adding "breathable" Insulation to exterior walls, roofs, and attic floor joists when future opportunities exist, providing the historic fabric is not damaged in the process.

1 https://www.nps.gov/orgs/1739/upload/preservation-brief-24-heating-cooling.pdf

Mechanical (HVAC) Systems

There are three (3) existing heating, ventilating, and air conditioning (HVAC) air-side systems serving the Murray-Dick-Fawcett (MDF) House. All three (3) HVAC air-side systems contain electric heat. Each of these systems are split systems, each containing an indoor air handling unit and an outdoor air-cooled condensing unit. In addition to the airside systems, there is a below-floor radiant heating system installed in-between the floor joints in the Cellar that heats the first floor.

Early HVAC Systems

The earliest heating in the house was provided by the fireplace in the West end of the 1774 section and the three (3) additional chimneys installed along with the 1784 and 1797 sections. Coal burned in an ornamental pot-bellied stove provided heat in the hall in the late 19th and early 20th century (Room 104).

The first mechanical heating system installed in the MDF House was a coal fired hot water heating system with cast iron radiators, installed in 1940. The original cast iron radiators and any other exposed components of the original HVAC system have been removed. Although there does not appear to be any remaining HVAC components from their initial installation, there are telltale signs that radiators had been installed in the house. The First-Floor dining area (Rm 103) is an example of this. Holes through the floor had accommodated piping to a radiator that had been located in the First-Floor dining area (Rm 103). The two (2) holes through the first floor are approximately 47-inches apart as can be seen in the following photograph.

Figure 20b. - Previous Location of Cast Iron Radiators

Early Exhaust Systems

A brick exhaust vent was constructed as part of the brick wall on the North end of the house in the common wall between three (3) separate privies and the adjacent Smoke House (Rm 115). This brick vent (shaft) could have exhausted the three (3) privies, and/or the Smoke House (Rm 115). There was insufficient evidence to know exactly what this served, but the small chimney can still be seen above the roof in Figure 20c.

Figure 20c. - Chimney from either the Privies or the Smoke House (Rm 115)

Except for the fireplace flues and a possible through-wall vent from a stove in the kitchen (Rm 113) or convection exhaust from the Smoke House (Rm 115), there would not have been any exhaust systems installed in the original home.

Existing HVAC System 1

The existing HVAC system was installed in 2001. One (1) of the air-cooled condensing units is located on grade next to the existing Garage. This air-cooled condensing unit is Trane XR, 1 1/2-ton unit, Model 4TTR4018L1000AB, manufactured in November of 2020.

Figure 20d. - HVAC System 1 Air Cooled Condensing Unit

The air-cooled condensing unit in Figure 20d. is paired with a small Trane air handling unit located in the attic above the Work Room (Rm 114).

Figure 20e. - Air Handline Unit System - 1

This small air handling unit supplies heated and cooled air to the chamber area (Rm 204) on the second floor. This HVAC unit is located in the Attic on the other side of the space it serves. The supply air to the second-floor chamber area (Rm 204) is ducted through a sidewall register located on the East of the existing fireplace, and the return duct from the existing chamber area (Rm 204) is ducted from a sidewall register located to the West of the existing fireplace in the room.

Figure 20f. - Supply and Return Air to Slaves Quarters

This unit also supplies air to and from the first-floor kitchen (Rm 113) below. The supply air to the kitchen (Rm 113) is ducted through a sidewall register located to the East of the existing fireplace. The return duct in the kitchen is ducted from a sidewall register located on the West side of the existing fireplace.

Existing HVAC System 2

The other two (2) air cooled condensing units are located on the roof above the 2002 modern section.

Figure 20g. - HVAC System 2&3 Air Cooled Condensing Units

The second HVAC system (the first of the two (2) roof mounted air-cooled condensing units) is a Carrier, 2 1/2-ton, Model 38TIA030320 unit. This air-cooled condensing unit is paired with the second air handling unit, located in the attic above the 1784 section.

Figure 20h. - Existing Air Handling Unit - System 2 in the Attic

This air handling unit in Figure 20h is a Carrier, Model FK4CNF002. It serves the Southern half of the house. The HVAC registers connected to this system and serving the living/parlor area (Rm 104) can be seen in Figure 20i.

Figure 20i. - HVAC Registers in the Living/Parlor Area (Rm 104) Ceiling

Existing HVAC System 3

The third HVAC system (the second of the two (2) roof mounted air-cooled condensing units) is a Carrier, 1 1/2-ton, Model 38TKB018300 unit. This air-cooled condensing unit is paired with the third air handling unit, located directly below in the ceiling of the bathroom area (Rm 119). The supply and return grilles to this unit can be seen in the Figure 20j

Figure 20j. - Supply and Return Grilles to HVAC System 3

Cellar HVAC Systems

The below-floor radiant heating system is installed in between the floor joints throughout the Cellar. This system provides heat to the upper first floor.

Figure 20k. - Underfloor Radiant Heating System

Many of the piping systems installed in the Cellar are copper piping, with either soldered joints, or "Pro-Press" type, mechanically crimped fittings

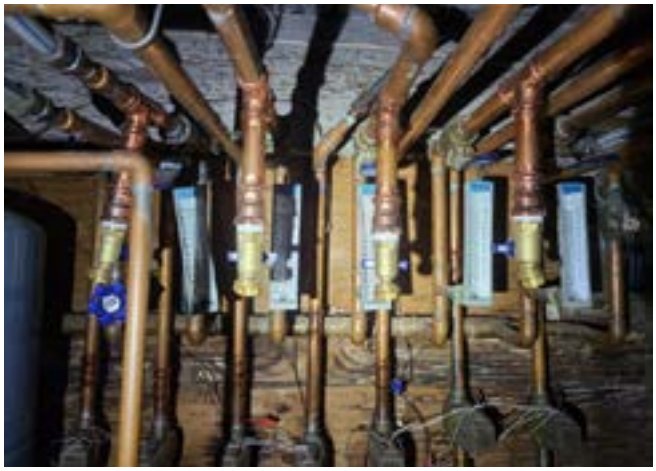

Figure 20l. - Copper Zone Piping Serving Radiant System

Hot water to the radiant floor heating system is supplied by a Burnham, gas fired hot water boiler, Model PXG-2006AWNI, located in Room 002 of the 1784 section of the Cellar. The boiler was manufactured in May of 1997. The hot water boiler has an input of 164,000 BTUH, with a DOE output of 138,000 BTUH. The boiler efficiency has an Annual Fuel Utilization Efficiency (AFUE) of 84.6%. This is not a very efficient unit by today's standards, and the boiler should be replaced along with any renovation project.

Figure 20m. - Hot Water Boiler in the Cellar

A Bell and Gossett Circulator, Model NRF-22 103251 7M02 circulates hot water through the radiant floor heating system. Any future hydronic system within the house will need to be freeze-proofed in order to survive a power outage during the winter.

Figure 20n. - Radiant Heating Circulation Pump

Each radiant heating zone is controlled through its own zone valve and an associated Honeywell room thermostat.

Figure 20o. - Typical Hydronic Zone Room Thermostat

A portable dehumidifier is located adjacent to storm water crock on the West side of the 1797 section of the Cellar, evidence of a higher than desired moisture level. The crock is equipped with a submersible pump.

Figure 20p. - Dehumidifier Adjacent to Sump Pump

HVAC Upgrade Recommendations

General

Though the current HVAC systems may function in a manner sufficient to maintain reasonable space temperatures in the house throughout the year, the systems will need to be upgraded in conjunction with a restoration or renovation project. The design of the updated HVAC system will need to be closely coordinated with programmatic changes.

All the HVAC upgrade recommendations will involve removing the 2001 addition (including the new kitchen (Room 120), the corridor (Room 121), and the bath (Room 122). This removal includes the flat area of the roof that houses two (2) existing condensing units.

With each HVAC system option, a small residential style heat recovery device should be installed in the MDF House to recover heat from the general kitchen exhaust and toilet exhaust (if any) to provide a preheat and a precool for the outdoor air source. Though there is truly little that can be done to prevent unconditioned infiltration from entering a frame house of this age, a heat recovery device would provide a small positive pressure from the inside out to supply outdoor air ventilation into the MDF House. This system would avoid having to rely on operable windows or unconditioned infiltration to be the source of outdoor ventilation for the house.

HVAC Upgrade Option #1

HVAC Upgrade Option #1 would include replacing the existing systems (including replacing the equipment removed from the 2001 addition, except for the system that served the 2001 addition). This option would retain the radiant floor heating loop.

To minimize impact to the existing house and its historic fabric, one (1) HVAC replacement option would involve replacing where possible the existing airside equipment with new equipment in the same location as the existing equipment.

If the existing Cellar were to remain as an existing storage area (and not a public circulation space), then the existing radiant heating system could remain, since this type of system provides a comfortable environment if the system is sized appropriately. The current radiant flooring heating loop will likely not require replacement for another eight (8) to ten (10) years from the date of this report, although the hot water boiler should be replaced within the next five (5) years.

HVAC Upgrade Option #2

HVAC Upgrade Option #2 would include replacing the existing systems (including the replacing the equipment removed from the 2001 addition, except for the system that served the 2001 addition). This option would include the removal of the radiant floor heating loop, and its replacement with an additional all-air system located in the Cellar, providing air to supply grilles and from return grilles located in the floor (located to minimize their visibility). Reusing the

current locations of the air handling units in the attic would be appropriate for this option also.

HVAC Upgrade Option #3

HVAC Upgrade Option #3 would be similar to both Option #1 & Option 2, except that this option would involve an alternative to installing air cooled condensing units either on grade or on the roof. This option would include the installation of a geothermal well field system. This system would provide both heating and cooling for the MDF House, and we encourage the city to consider utilizing a geothermal heating and cooling system as the preferred HVAC system for the MDF House and its Garage. This system would eliminate the need for visible outdoor HVAC equipment and would provide a greener solution with improved system efficiency and much less maintenance. A geothermal well field would comprise an estimated four (4) wells, installed at a depth of approximately two hundred (200) feet. Further analysis and investigation would be necessary to confirm the exact sizing once the programmatic decisions are made, including how the existing garage will be utilized. It would be appropriate to incorporate the heating and cooling requirements of the garage into the geothermal design. The adjacent space to the West of the MDF House (South of the existing Garage) contains sufficient area to accommodate the number of wells, without changing how the area is currently utilized.

Cast Iron Radiation

Though we often recommend reintroducing cast iron radiators of similar size, shape, and location to what had been installed in the past, doing so in this instance would introduce heating elements that were installed well after the MDF period of significance. Since there would not have been any mechanical heating system in the MDF during the period of significance, it would be best to limit to the greatest extent possible the visibility of any mechanical grilles, registers, and other heating and cooling devices.

Garage HVAC Systems

If the Garage becomes the public entrance for the MDF House, including the point of ticket sale, a location for bathrooms, the location for cleaning equipment, supplies, and the location for a small kitchen, then the garage structure should be insulated, and new HVAC systems including outside air, heated and cooled supply air, and exhaust air systems will need to be provided. All these new HVAC systems should be separate from the HVAC systems serving the MDF house, and any necessary outdoor equipment should be screened in a way to be visible from the existing MDF House. If a geothermal option is selected as the HVAC option, then both the MDF House and the Garage could share the same geothermal loop. If a geothermal system was determined to be unaffordable, then a mini-split system could be installed to support the Garage spaces.

Electrical Systems

Lighting

Gas lines and fixtures dating from the 1850s have survived throughout much of the house, with vestiges visible in Rooms 104, 106, 111, 201, and 202.

The existing electrical lighting fixtures, outlets, switches, and wiring located within the existing house should be replaced using historic lighting that is appropriately placed, along with modern lighting that does not detract from the historic significance of the house. Concealed switches should be utilized to the greatest extent possible.

The pictures below show the different types of light fixtures currently installed in the building.

Depending on the programing all fixtures could be replaced. During programing replacing the branch circuit wiring feeding the light fixtures must be carefully considered.

Figure 20q. - Possible Remnants of a Gas Lighting System (Room 106)

Figure 20r. - Remnants of A Second Gas Lighting Fixture

Figure 20s. - Ceiling Mounted Fixture

Figure 20t. - Gas Wall Sconces with Early Paper Shades (Room 104)

Figure 20v. - Track Light in Corridor 106

Figure 20u. - Light fixture in the Attic

Figure 20w. - Exterior Wall Sconces – Garage

Power

The electrical service to the house is rated 200A @120/240V, 1 Phase. The electrical distribution is done through the main panelboard in the Cellar and panels located in corridor 112, in the attic above the service room (Rm 114) and in the attic.

Figure 20x. - Main Panelboard in the Cellar

Figure 20z. - Panelboard located in Attic above Service room (Rm 114)

Figure 20y. - Panelboard Located in Corridor 112

Figure 20aa. - Panelboard Located in the Attic

The Garage has two (2) circuits providing power to the door opener and a GFCI receptacle. These circuits originate from the main distribution panel located inside the Cellar. If the intent is to create a welcome center in the Garage with a kitchen and restrooms, a new electrical service will need to be provided. In that case we would suggest bringing the new electrical service to the garage and feeding the panelboard in the Cellar from the new service. The existing incoming electrical service to the House could then be disconnected and removed.

Figure 20ab. - Incoming Branch Circuits to equipment in the Garage.

Figure 20ac. - GFCI Receptacle (Broken) in the Garage

The branch circuit wiring in the MDF House, if required to remain to support the new programming, will need to be properly supported and protected. Where branch circuit wiring is found to be damaged or found to be unprotected and subject to future damage, it will be replaced with either metal flexible conduit, or replaced with new wiring in conduit. Most of the exposed wiring is located in the Basement, attics, and in the Garage.

The planned work should include as a minimum providing cover for all open junction boxes in the MDF House and Garage, and providing conduit where wiring will remain exposed.

Also, the junction boxes cannot be supported by pipe, and should not be run within several inches of the radiant floor heating piping.

Figure 20ad. - Exposed Wiring in the Cellar

Figure 20ae. - Outdoor Receptacles with Improper Cover

Wiring Devices

Wiring devices are either surface mounted or floor recessed. Based on the requirements of the planned worked these devices could be removed. Meeting the residential code for receptacles is not required.

If the MDF House becomes a museum, receptacles would need to be placed to accommodate exhibit displays and for convenience. All other receptacles added throughout the years and not specific to the period of relevance should be removed. In most cases, wiring and receptacles should be made as invisible as possible.

If the basement becomes accessible to the public for occasional tours, all the exposed wiring (see Figure 20ad.) would need to be replaced with metal flexible conduit or installed in conduit.

Figure 20af. - Receptacle in the Cellar

Figure 20ag. - Floor Receptacle in the Chamber

Life Safety

There are smoke detectors in the MDF House, typically in the rooms and the corridors. Smoke detectors are not period appropriate, however the addition of a fire alarm system to tie into the sprinkler system recommended in the plumbing section of this document may be a necessity.

Figure 20ah. - Smoke Detector in Bedroom

Electrical Upgrade Recommendations

If it is decided that artificial lighting is required for the use of the facility and the HVAC system will be kept/updated, the electrical system for the MDF House will need to be updated. We recommend providing new wiring wherever possible and testing any existing wiring to be considered to remain. If the MDF House is classified as a commercial building, the load centers would need to be replaced with panelboards with bolt-on circuit breakers.

If the Garage becomes the site entrance for the public, the point of ticket sale, supplies, and a kitchen, then a new electrical service would need to be provided to accommodate the new loads. This new electrical service would be sized to not only support the loads in the Garage but also to provide power to the MDF House. The existing service to the MDF House would in turn be disconnected and removed.

Plumbing Systems

There was no indoor plumbing in the Murray-Dick-Fawcett (MDF) House when it was first built. Three (3) separate privies (toilet rooms) were built adjacent to the smokehouse on the North end of the home. There was never any running water or sanitary waste and vent piping serving these privies.

Figure 20ai. - One (1) of the Three (3) Privies

The house was supplied with water from one (1) or more wells. Early storm runoff was drained by ceramic drains that were piped into a cistern in the Cellar. At some point this cistern stopped being used as the water source. Water was first piped onto the property in 1854, including hydrants in the yard and in the Kitchen.

Sewers do not appear to have been connected to the property until 1902-1907. Though the City's GIS data suggests that the storm water piping and the sanitary piping was separated in the street, it is likely that both the storm water piping and the sanitary piping on the Murray-Dick-Fawcett (MDF) House site is combined as a single piping system. These systems should be separated and redirected to the city's respective sanitary and storm piping systems.

Sanitary piping in the Cellar is either newer PVC piping or cast-iron piping. An earlier sanitary line ran across the Cellar from the midpoint of the structure on the east side in a northwesterly direction toward the existing garage. At some point more recently, the existing sanitary line was diverted from running across the ceiling of the Cellar. This sanitary line was capped just inside the east wall of the Cellar, and a new sanitary line was redirected on the outside along the East wall of the existing house and around the North end of the existing house, where it tied back into the existing sanitary lateral heading in a Northwest direction toward Saint Asaph Street. Other than changing the sanitary pipe caps from rubber to cast iron, these sanitary piping changes could main as they are, as they are not significant to the MDF house.

Figure 20aj. - Redirected Sanitary Line in Cellar

There is an existing area drain located just outside the side door of the existing garage (on the West side of the MDF House) that likely ties into the sanitary drain lateral. There is also a rainwater downspout at the porch just outside the West wall of the kitchen area (Rm 113) that disappears below grade. This storm line might also tie into the sanitary lateral before it extends in the Northwest direction toward Saint Asaph Street.

Plumbing Fixtures

An existing washer and dryer are installed in the existing Smoke House (Rm 115).

Figure 20ak. - Existing Washer & Dryer in the Smoke House (Rm 115)

A number of plumbing fixtures have been removed, but for any existing plumbing fixtures that have not already been removed, new plumbing fixtures and piping should be installed at the time that programming changes occur.

Figure 20al. - Shower and Demolished Plumbing Fixtures - Second Floor

Domestic Water Piping

The domestic cold-water service enters the South wall in the Cellar. This service would need to be upsized if a sprinkler system is added to the MDF House.

Figure 20am. - Incoming Domestic Water Service

There are several areas where copper piping is showing signs of corrosion and/or poor installation.

These conditions should be corrected, and the existing piping should be replaced when the plumbing fixtures are updated, to extend the life expectancy of the entire plumbing pressure piping and sanitary drainage systems.

Figure 20an. - Poorly Installed Copper Piping

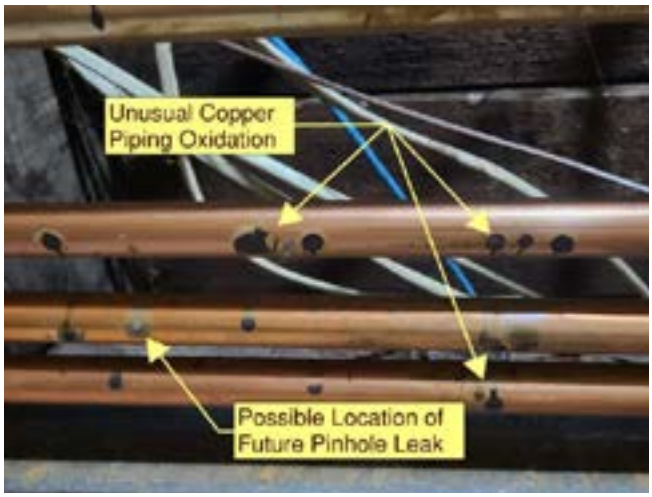

Figure 20ao. - Copper Piping Showing Signs of Deterioration

Well

The 1936 floor plans show a well in the Southernmost room in the Cellar. Though the location of the well was not visible during our survey (due to a pile of rugs on the floor), we were told not to walk across the floor in the location. The well is not currently in use. Since the well is an important site feature, its masonry walls should be stabilized. To do so, we first recommend that well be further investigated. If it is determined that the well needs to be stabilized by filling it with gravel, it should not be "permanently closed." Before filling the well with stone, and before filling it with gravel, the well should be inspected for archaeological artifacts. Work on the well/cistern should be monitored by the Alexandria Archaeology/Office of Historic Alexandria.

Natural Gas Service

The natural gas meter associated with the existing gas service is located in the Cellar. Natural gas serves the existing gas fired boiler. If the boiler is removed and replaced with a heat pump or geothermal system, then the modern gas piping should be removed throughout the house since it is not original to the house.

Figure 20ap. - Existing Natural Gas Meter in Cellar

Irrigation

There is an existing site irrigation system that originates in the Cellar of the MDF House. The age and condition of the system and its piping is unknown.

Figure 20aq. - Site Irrigation System

Domestic Hot Water

A Bradford White electric water heater, Model RE340T6-INCWW, is located in the Northeast Corner of the Cellar on the East side of the fireplace. The domestic water heater is a 40-gallon tank, manufactured in May of 2020. The water heater will likely not need to be replaced for another five (5) to eight (8) years from the date of this report. Once the kitchen and bathrooms are removed and installed in the garage, the water heater and associated piping can be removed from the dwelling and a heat pump domestic hot water system can be installed for the garage.

Water is circulated through the hot water recirculating line using a Grundfos, inline circulation pump that appears to be in good condition.


Figure 20ar. - Domestic Hot Water Inline Recirculation Pump

Plumbing Upgrade Recommendations

If the period of significance is established at a time prior to the installation of indoor plumbing, then any exposed pressure piping systems and sanitary piping systems could be removed, and condensation piping from the HVAC systems and any storm water sump pumps required to handle ground water could be spilled to grade in inconspicuous locations.

From what we could observe, the existing sanitary system and the existing storm water system is currently a combined system. If any plumbing fixtures are added, if either the existing storm or sanitary system is modified in any way, or the existing plumbing fixtures were to remain in the MDF House, then the existing storm and

sanitary piping systems should be separated, and both the sanitary piping and the storm piping should be extended independently out to the main(s) in Saint Asaph Street.

If the Garage becomes the site entrance for the public, the point of ticket sale, and a location for bathrooms, cleaning equipment, supplies, and a kitchen, then plumbing systems including domestic cold water, domestic hot water, sanitary waste, and vent piping systems will need to be added.

The MDF House does not have a sprinkler system, though the house should be protected. Though one (1) option could include upsizing the domestic water service to provide fire water to the MDF House, it would be better not to provide domestic water and/or fire water to the house. A better option would be to provide a separate domestic water and fire water supply only to the detached garage, and then provide a dry-type system (i.e., an FM-200 system) to protect the MDF House.

End of Report