

# A.T. Smith House Historic Structures Report



Prepared for Friends of Historic Forest Grove by

Historic Preservation Northwest

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For: Committee to Preserve the A.T. Smith Property  
Friends of Historic Forest Grove  
P.O. Box 123  
Forest Grove OR 97116

By: Historic Preservation Northwest  
1116 11<sup>th</sup> Ave SW  
Albany OR 97321  
541-791-9199

*Cover: The front façade of the A.T. Smith House taken around 1900.*

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# 1.0 INTRODUCTION

## 1.1 Background

In May 2007, the Friends of Historic Forest Grove (FHFG or “Friends”) contracted with Historic Preservation Northwest (HPNW) to write a historic structures report for the Alvin Thompson Smith House in Forest Grove, Oregon. The Friends had acquired the house in early 2005 and have been working hard ever since to restore the house. The Friends formed a subgroup, the Committee to Preserve the A.T. Smith Property (CPATSP or “Committee”), to lead the work on the house.

During the last two years, many dumpsters of trash and debris were removed from the house, layers of 20th century wall and floor treatments have been removed, the windows have been restored, and in the last several months, a new roof has been installed. The house is on its way back to stability and respectability and the time has arrived to prepare a historic structures report for the house.

## 1.2 History

### 1.2.1 Alvin Thompson Smith<sup>1</sup>

Alvin Thompson Smith was born November 17, 1802 in Branford, New Haven County, Connecticut. He spent his childhood in Branford, later learning the carpenter’s trade. In 1827, at the age of 25, Alvin moved to Fairfield, Illinois, to farm with his brother, Caleb. Fairfield is now named Mendon and is about ten miles northeast of Quincy, Illinois. While living on the Mendon farm, besides farm chores, he worked as a carpenter in Quincy. After attending a camp meeting in Quincy, on September 23, 1838, Alvin became a member of the Quincy Congregational Church. The church, a major influence throughout his life, was associated with the Oberlin Missionary Society, which was actively seeking missionaries to minister to the West’s Native Americans. On March 19, 1840, Smith married Abigail Raymond, a native of Sherburne, New York, and 9-1/2 years his senior.

The newlyweds, accompanied by two other couples, left Illinois for the Oregon Territory in 1840. On August 14, 1840, the group arrived at Dr. Marcus Whitman’s mission at Walla Walla. The Smiths stayed in the area for slightly over a year, serving as missionaries at Lewiston, Idaho, and with Alvin taking charge of several construction projects.

On September 1, 1841, A.T. Smith, his wife, and several like-minded companions, headed west again, arriving in the Willamette Valley later in that same year. Having arrived on the Tualatin Plains toward the end of September, the first order of business was to find a location and construct some sort of lodging. Since he still had hopes of

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<sup>1</sup> All of the research and notes for this section have been completed and compiled by George Williams and Mary Jo Morelli of FHFG. The full history is presented in Appendix D.

bringing Christianity to the Indians, he chose a place close to an Indian village for his home. In September 1841, Smith and his missionary companions settled on a site about one mile south of the future town of Forest Grove and near the confluence of the Tualatin River and Gales Creek. After staking out his claim he chose a spot under a large fir tree for his home site.

For the rest of 1841, Smith was kept busy building his first of two log cabins and developing a farm. Smith continued to work on his house and on November 5, 1841 with the help of neighbors, he "Finish't raising the house."<sup>2</sup> All through the winter months he continued to haul timber to the house and gathering supplies. The roof was completed by November 27, 1841. By the end of February 1842, Smith was plowing, although the plow was giving him difficulty and in need of much repairing.

In addition to starting his farm and bringing its produce to market or to the mill at Oregon City, Smith was constantly busy with community and church affairs. He continued to be concerned with the Christianizing and education of the native population, even though his original plan for a mission was abandoned, replaced instead by a boarding school. Alvin Thompson Smith was passionate about his religion and was not easily influenced where it was concerned. His observance of the Sabbath and the philosophy guiding his day to day activities was absolute, and he expected the same uncompromising adherence of those visiting this home.

During the 1840s a constant stream of people stayed at the Smith's cabin. Abigail Smith writes of having 9 to 10 people eating at her table every evening, many of them newly arrived pioneers, assorted farmhands, and a series of children boarders.<sup>3</sup> Many early pioneer families sought to have a safe place to leave their children while they set up homesteads of their own. The Smiths were a welcoming family, and it was especially attractive that the children would have an opportunity to be educated at the Tualatin Academy once it was established.

Alvin Smith was also involved in Oregon Territorial politics, reportedly attending the 1843 meetings in Champoeg to form the state's first provisional government (though his diary indicated that on the day of the crucial vote he was at home planting potatoes). In the June 1851 elections, A.T. Smith ran for Probate Judge. In April 1855, Smith was appointed as a Judge of Elections.

In addition to helping innumerable neighbors with the construction of their own houses and barns, in 1855 A.T. Smith also participated in the planning for, and work on, a fort. The impetus for this project was the panic caused by the Native American Uprisings of 1854. Among other defenses, an open ditch was dug on the University campus, surrounding Old College Hall as a defense from attack. A lookout guard was set in the cupola for several nights. The ditches around the college building lay open for many more months.

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<sup>2</sup> A.T. Smith files, Oregon Historical Society Library Archives, Portland, Oregon; Diary entry 11/5/1841.

<sup>3</sup> Smith, Abigail Raymond. A letter to her cousin, Jane Gray Ogden, 24 Feb 1853. Manuscript collection of Oregon Historical Society - Mss 8, Smith, Abigail Raymond - Personal Letters.

In the 1850s, Smith traveled to Portland on an almost monthly basis to trade with fruit from his orchards, seeds, dairy products, eggs, and even bacon. Smith's farm was increasingly prosperous. The Oregon State Archives in Salem note that in 1852 Smith had 15 horses, 30 sheep, 72 head of cattle, and 19 hogs. Also listed was one watch (or clock), \$100 of money earning interest, and improvement on land claims estimated at \$1,100. His total property valuation was \$4,456. In 1853, he added 2 horses, 9 sheep, and 7 cows, with an increased valuation to \$5,358. In 1854, his valuation increase to \$10,600 which may represent construction on his new frame home.

With all this activity and involvement, A.T. Smith must have had difficulty in finding time to consider, let alone build, a proper house to replace the cabin he and Abigail were living in. Nevertheless, in 1852, Alvin Smith began to look forward in earnest to the construction of a frame house. He went to see Mr. Patrick Cain, a local sawmill operator, for the lumber for his house and struck a deal that called for a two year old colt and the "use of 200 dollars for 30 days from this date."<sup>4</sup>

In June 1854, Smith was getting timbers out for his new home. He commenced building the frame on July 3. On September 7 and 8, he worked on the foundations. Two days later, the two-story part was raised into place. He worked all through September and finished shingling the roof of the two-story part on October 13. On November 1, he raised what he called the lean-to part of the house. November and December were dedicated to the house with the roof completed on December 9. January 1855, he worked off and on, taking time off from the house for spring and summer farming obligations. In August and September, he again noted working on the house. On December 13, 1855, he paid E.D. Whitlow what was due him for working on the house since spring on such things as making a mantelpiece and stopping roof leaks. On March 21, 1856, Smith took time out to build a fence around his "new Yard." It was the last entry in the diary concerning the new house until September 16, 1857, when he hired Mr. Larson to "lay my seller [sic] wall."

On October 5, 1857, he brought home a bookcase which cost \$75. Later that month, October 24, Mr. Young worked at the cellar. October 27 through November 7, work continued on the cellar, hauling stone and sand for the job. On November 28, Smith again worked on the basement and hired John Stewart & William Wills for four months at \$15 per month each, presumably for work on the house.

It is not known if Abigail ever had the opportunity to enjoy the new house. On the morning of April 16, 1858 after finishing his morning chores, Alvin came to the breakfast table and was nearly finished eating when Abigail complained of her eyes and her numb leg. She said she "felt very strange and thought she was going to die." Alvin stayed with her through the day and night and the following day when "her spirit took its flight to the one who gave it."

Without the chimney completed the new house would have been uncomfortable during the winter of 1857-58, and Alvin did not set up a stove until November 1858. With the death of his wife in April 1858, the diary becomes silent about the new home until May 21, 1858, when he put down his chores and retired to the "new house for supper." Work

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<sup>4</sup> A.T. Smith was an avid diarist. All dates, notes and quotes in this section come from his dairies.

continued on brickwork for the chimney and the cellar through October 1858. Mr. Philips was paid \$45 for brick at \$10 per 1,000. The house seemed to be completed by November 5, 1858 based upon diary references.

Through 1860 his land holdings are listed as his original donation land claim of 640 acres. In 1861, he showed an increase to 960 acres and in 1862, 1,600 acres. It stayed at this level through 1869, the latest records available, except for the addition of some town lots in Hillsboro and Forest Grove.

As Smith had when he only had a cabin for a home, when new settlers came to the area, it was A.T. Smith who continued to give them temporary work to recoup their resources and help them find suitable properties to claim. And when they were ready to build their homes, he was again there to give them assistance. It is true that he was also a businessman. When he loaned money, which he did, interest was figured. Those who worked his land were also paid by dividing the profit.

In 1866, after his house had been built and his first wife passed away and his two adopted daughters married, Smith traveled to the East Coast to visit his family, a trip that would last over three years. In a surprising move, A.T. Smith proposed marriage to one Jane Maria Averill, a Branford Connecticut native a full 34 years younger than him. His October 14, 1869 diary entry read, "Overhauled & regulated some of my things & in the evening called on Jane Maria Averill. We decided to be married next Tuesday the 19th day of the month at 2 P.M., Providence willing." The newly married couple arrived back in Oregon in November 1869.

In 1871 Alvin was making plans for a city home in Forest Grove. Alvin was retired now and still supervised his properties, but was not active in the farming operation. In 1874, Alvin and Jane moved into Forest Grove at 104 "B" Street.

Alvin Thompson Smith died at his Forest Grove home on Sunday, January 22, 1888, at 12:30 p.m. He was 85 years old. In his final will, Alvin Smith gave his home and the proceeds of his estate to the widow until her death. Jane Averill Smith lived on for 41 more years. Jane saw to the safety of Smith's writings, correspondence and other personal papers by donating them to the Oregon Historical Society.

### Alvin Thompson Smith Time Line

- 1802 Born in Branford, New Haven County, Connecticut
- 1827 Moved to Fairfield Illinois to farm with his brother Caleb
- 1840 Married Abigail Raymond and traveled to Oregon Territory
- 1841 Settled in Tualatin Valley and made Donation Land Claim #43, 640 acres, constructed first cabin
- 1843 Constructed second cabin on higher ground
- 1850 Smith became postmaster of Tualatin Post Office
- 1851 Local community named Forest Grove
- 1854** Commenced construction of A.T. Smith House
- 1855** Moved into the house in January
- 1857** Smith Grocery store established
- 1858** Abigail Smith dies
- 1869** Smith marries Jane Averill
- 1874** Jane and A.T. Smith move out of A.T. Smith House and into Forest Grove
- 1888 Smith dies

(Numbers in **bold** correspond to A.T. Smith's time associated with the house.)

## 1.3 Summary of Recommendations

The period of significance for this house according to the 1974 National Register Nomination is the construction date, 1854. We believe a more inclusive period of significance would be the time A.T. Smith built and then lived in the house, 1854 through 1874, a 20-year period. This is the period we believe the house should be restored. There are three reasons for this belief. One, the house is practically already restored to the 1854-1874 period. Only a few elements, such as the furnace, basement entrance, and four windows date to a time outside of this period. Two, the elements that are outside of the period of significance show no signs of outstanding construction and detract considerably from the elements within period of significance. For example, the windows installed after 1934 on the southeast corner spoil the character, rhythm and effect of remaining windows on the house. Three, the house is significant on a state and local level for A.T. Smith rather than the successive owners.

On the following pages is a table summarizing briefly the recommendations we make in the body of this Historic Structures Report. It is organized by exterior element, such as roof, doors, etc., and then room-by-room throughout the house. The numbers correspond to the section number in this report. For each exterior element or room, there are short-term and long-term recommendations. These recommendations are very brief – the detail can be found in each section.

<b>Element/Room</b>	<b>Short-Term Recommendation</b>	<b>Long-Term Recommendation</b>
2.2.1 Roof	Replace single dislodged shake on S	Replace shake roof with shingle roof
2.3.1 Walls	Repair/replace broken siding Fill joint between siding types on S Replace/reattach water tables & caps Remove nest & moss from soffit, N After siding repair, clean, prime & paint	Replace drop with lap siding on S Repair/replace frieze, N Repair frieze, S Rebuild pilaster capital, W
2.4.1 Doors	Repair sill at W door	Reconstruct water table, threshold, steps at W door
2.5.1 Windows	Clean detritus behind acrylic Cover all windows with acrylic	Trim acrylic for ventilation Replace modern windows on E & S
2.6.1 Foundation	Perimeter drain system Keep vegetation trimmed Remove soil built-up against wall Fill holes on N & S Rebuild doors to basement stair	Replace missing brick & repoint Recreate W basement entrance
3.1.1 Basement (001)	Perimeter drain system on exterior Moisture barrier & gravel on floor Level house Insert posts on concrete footings Repair/replace south wall beam Replace failed joists	Rebuild dry stone foundation Rebuild interior staircase Remove furnace Remove non-essential electrical Remove non-essential plumbing
3.2.1 Rear Porch (101)	Secure exterior door	Demolish Rebuild south steps
3.3.1. SW Room (102)	Repair floor decay, three locations Leave floors unfinished	Close extra openings on E wall Replace S window Install muslin & wallpaper Paint analysis, paint trim Restore ceiling finish
3.4.1. Kitchen (103)	Structural analysis of W wall Analyze framing pattern of E wall Remove incompatible wall patches Remove vinyl & particle subfloor Analyze floor/linoleum beneath Paint samples from walls	Close extra openings on W wall Reconstruct door casing on W Rebuild E wall Replace wall cladding Replace S window Reconstruct S door casing Remove plumbing & electrical Remove linoleum floor Repaint walls
3.5.1 SE Room (104)	Restore foyer wall, N Analyze open W wall	Rebuild W wall Replace windows on W, S Install muslin & wallpaper Paint analysis on trim & floor
3.6.1 NE Room (105)	Document remaining wall finish Leave floors as is	Install muslin & wallpaper Repair & refinish floor Paint analysis on trim, paint Restore chair rail Restore ceiling finish
3.7.1 Center N Room (106)	Do not rebuild fireplace Document remaining wall finish	Install muslin & wallpaper Paint analysis on trim Restore chair rail Reconstruct fireplace

<b>Element/Room</b>	<b>Short-Term Recommendation</b>	<b>Long-Term Recommendation</b>
3.8.1 NW Room (107)	Leave floor as is Leave vestibule in place Document remaining wall finishes	Paint analysis on floor & trim Close vestibule opening to room Install muslin & wallpaper
3.9.1 Pantry (108)	Leave as is Make window weather tight Archive historic linoleum	Return to use as period bathroom Restore original window configuration Install/update electrical Paint analysis on trim Install c.1900 wallpaper Install reproduction linoleum
3.10.1 First Floor Stair	Install handrail Examine studs for sheathing Examine stair treads	Re-install sheathing Remove/replace/store weak treads
3.11.1 SE Room (201)	Leave floor as is	Remove/replace 1950s ceiling finish Remove cover from post on S Restore diagonal brace
3.12.1 NE Room (202)	Solar protection for oldest wallpaper Leave floor as is	Use room to illustrate wall-finish techniques Install partial muslin/wallpaper Restore connecting door trim
3.13.1 NW Room (203)	Leave room unfinished Remove electrical Monitor post in NE corner	Re-open connecting door
3.14.1 Second Floor Stair Hall	Install proper doors on attic access	Remove non-historic window hardware
3.15.1 Attic (301)	Monitor rafters for spreading	Install N-S tie rod

## 2.0 EXTERIOR

The A.T. Smith House presents an unusual mass to the visitor. The two-story block appears to be a standard Greek Revival house with side hall plan. However, the one-story portion “added to” the south and west sides of the main block are integral to the construction and were built at the same time as the two-story portion. Therefore, the plan of the house is unusual with no other house in Oregon like it standing today.



### 2.1 General Condition

Siding on the exterior is in good condition except for the west elevation, where it is mostly devoid of paint, large cracks are present, and the water table is broken or missing. Vegetation has encroached up to the foundation and/or water table around most of the house. There are only a few broken windows, and many windows have a protective acrylic sheet. The foundation is in good condition except for a few areas. The roof is a recent replacement and in excellent condition.



#### 2.1.1 General Treatment

The working guidelines for the A.T. Smith House are preservation and restoration for original elements and rehabilitation for altered elements. The preservation standard means keeping as much historic fabric as possible. If replacing elements is necessary, it should be done “in kind” with regard to form, material, and technique. This can be applied to the repairing of the exterior siding on the west elevation (original for the most part), for example, by first tightening up loose boards, filling cracks where possible, and where a board is badly broken or missing, selecting replacement lumber that is clear vertical grain, planed cedar. Instead of leaving a slightly smaller reveal than the original intact sections, the Secretary of the Interior’s Standards could be adhered to by labeling the back of the boards with the replacement date stamped into them. As a matter of interest, all of the Preservation Briefs referred to in this



document can be accessed via the internet at [www.nps.gov/history/hps/briefs/presbhom.htm](http://www.nps.gov/history/hps/briefs/presbhom.htm).

## 2.2 Roof

The two-story section of the house is gabled while the one-story section is hipped. The roof on both sections is clad in cedar shakes. Although not in keeping with the Greek Revival style of the house, the shakes are in excellent condition. They were installed in May 2007, a few weeks before we started work on the project. One shake has fallen from the south eave of the gable roof and is lying atop the hip portion below. From meeting notes and the Smith diary transcription provided by Mary Jo Morelli, it is



noted that the 1854 roof was of cedar shingles, which are distinctly different from cedar shakes. Shakes are roughly split on both sides; wood shingles are either sawn or carefully split out of exceptionally straight-grain cedar. In either case, wood shingles make for a much more uniform and appropriate roof than wood shakes. Shakes would only be used on a cabin or barn and not for a high-style home where cedar shingles would be the closest thing available to substitute for an East Coast slate roof. The original cedar shingle roof was replaced in 1875 and again in 1920. In 1950, metal roofing sheets were installed over the top of the existing wood shingles. The metal and old wood shingles were stripped off and discarded in May 2007, when the cedar shakes were installed.

The south entry addition has a roof of plywood under corrugated metal panels, panels that are pulling up from the plywood at each joint/overlap. This roof is in poor condition. It is also missing a piece of its gutter.

### 2.2.1 Roof Treatment

Originally, according to the A.T. Smith diary transcription, the house had a cedar shingle roof. The recently added cedar shake roof, while protecting the structure from the elements, is not historically accurate and is actually quite strange to see on an 1850s Greek Revival house. There may have been some confusion over what the historic shingles looked like since the roof has been replaced several times. Also, according to *Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs*, the term “shingle” in the past could mean both...

the earliest handsplit or the later machine-sawn type. The term shake is a relatively recent one and today is used by the industry to distinguish the sawn products from the split products, but through most of our building history there has been no such distinction.

From the house information binders, it appears that the stewards ordered a cedar shingle roof. Perhaps there was some confusion about the technology available at the time and what kind of “shingles” would have been installed. Even though some of the house timbers are hand-hewn, there in fact were sawmills in the area in 1854 and, as explained in the Condition Assessment portion, thin, sawn shingles were likely used to imitate a New England slate roof. For the sake of correctly representing its time period to the public, the next incarnation of the roof should be sawn wood shingles, not split wood shakes. At present, the dislodged shake lying on the southern, lower roof should be reinstalled when convenient. Because of its location on a double layer at the eave, its absence does not appear to be a threat for water entry.

## 2.3 Exterior Walls

All walls are structurally stable and in good condition; however, the cladding on the rear (west) elevation is dry, cracked and missing nearly all its paint. There is a long, large crack in the siding between the two most northern windows on this side. Cladding around the other three elevations is in mostly good condition but has been replaced at the lower reaches (nearest the ground). Both wire and cut nails are visible in the original cladding pieces, which are all face nailed and mostly vertical grained.



There is some broken cladding to the right of the east door, a cracked frieze board along the south elevation, and a problematic vertical joint between the drop siding and lap siding on the south elevation. Along the north elevation, which is generally in the best condition with regards to paint and amount of original siding, there is a large hole halfway up the wall in the former chimney path and some peeling paint throughout.

The water table (both board and cap) is missing from most of the south elevation, the only exception being the presence of the water table board below the aluminum window (no cap). Along this side, replacement lap siding continues down the walls to the brick foundation. The water table board is present along most of the east and west elevations, however, it is missing along the north elevation east of the door.



Replacement boards look to be flat grained, contain more knots, and in some cases, are rough sawn, exterior grade (west elevation). In some areas, such as along the south elevation, replacement siding has been attached with finish nails. These are inadequate to the task as evidenced by the loosening of these boards from the wall. Furthermore, replacement cladding generally

shows less of a reveal (approx. 4-1/2") than the original (approx. 5-1/4", with variation). This difference is not necessarily a negative, just an observation. The flat-grained (and sometimes rough sawn) replacement boards, however, may be problematic as flat grain wood has less holding power on paint, meaning the new boards will require painting more often.

With regard to the decorative frieze, water table, and other such elements, they are in good condition with only a few exceptions. Along the west elevation, on the south end, the corner pilaster is missing its capital trim. The frieze is cracked along the south elevation and deteriorated along the north where the chimney was once present.

### 2.3.1 Exterior Walls Treatment

For the cladding, the top priority is to repair/replace broken pieces and tighten up loose pieces. The west elevation should be addressed first. Tightening should be achieved with nails that have larger heads than finish so that they can hold the siding to the house as the wood swells and shrinks. It is not necessary to obtain cut nails, as there are already many wire nails visible. The wire nails also appropriately distinguish non-historic repairs. Epoxy, such as Abatron, is recommended for repairing cracks. Knot holes are not a concern where there is overlap from other siding boards, but otherwise they should be plugged and filled. Of course, the original builder of the house seemed to have a high degree of attention to detail, so if the stewards decide to interpret an early time period of the house, they should consider plugging and filling them all.

The vertical joint between the lap siding and the newer drop siding on the south elevation is problematic for water infiltration. The siding here should be fixed when the windows are restored, if not before. If the windows are to be left as is, the joint should be covered. A bead of exterior caulk with a backer rod would solve the water infiltration issue.



Water table boards and caps need to be replaced where missing (such as along the south elevation, under the west door and to the left of the north door) and reattached where loose so as to restore their role in shedding water from the foundation.

The deterioration of the frieze along the north elevation will require a Dutchman repair, or cutting back from the rotted sections to solid wood and filling the gap with a piece of the same dimensions. Before this is done, however, the nest inside the soffit here should be removed along with the visible moss. The cracked frieze along the south side may be repaired with epoxy instead of any actual replacement. Along the west elevation, on the south end, a missing pilaster capital should be rebuilt. The matching capital at the north end of this elevation



should be used as the model. All of these elements are important character-defining features of the exterior detailing but are not of immediate concern.

When obtaining replacement cladding, the lumber should be planed, clear vertical grain cedar. It is fine to leave a smaller reveal in the lap siding as has been done so far, thus making the alterations subtle yet discernible. Once all of these carpentry needs have been addressed, gently washing the exterior (to remove loose paint and dirt) and painting the exterior should proceed. As for color selection, a paint analysis could be performed on the exterior walls but they were likely white or near white, per the conventions of the Greek Revival style.

For paint prep, the siding is so fragile and the gaps so large, we recommend highly that the house be hand washed with a soft-to-medium bristle brush. Years of dirt have accumulated on the siding and it needs to be removed or the new paint will not stick. A solution of TSP in warm water would be the best cleaning solution.

The quickest method would be to pressure wash the dirt and loose paint off of the house. This method is not as thorough or as gentle as hand-washing the house, but it is quicker and more cost effective. However, the pressure washing method comes with several restrictions. First, the water pressure should be as low as possible to remove loose paint and dirt (around 300 psi). The pressure should not be so high as to remove well-attached paint. Second, the pressure washer should never aim the nozzle up underneath the siding. The nozzle should always be aimed down at or perpendicular to the siding. Third, the nozzle should be kept several feet from the building. Even at 300 psi, damage to the wood (i.e., pulping) can occur if the tip is held to close. Fourth, all removed paint should be collected and disposed of properly, as lead was used in paint until 1977 and there most certainly is pre-1977 paint on the building. Workers should be adequately protected against lead contamination.

After allowing the building to dry for a day or two, the exterior will be ready for priming. Wood that has a very low moisture content, such as the siding on the west elevation, will suck out the vehicle from a primer and not give the binder a chance to cure. To combat this, prime first with a thinned oil-based primer, allowing it to dry for a day, and then apply an unthinned primer over that. This gives the wood a chance to be saturated and the vehicle opportunity to transfer the binder and pigment into the wood. The primer should not be allowed to weather and should be top coated soon after it dries. Painting by brush with an oil-based paint would be best. Oil-based paint should be used rather than latex because of its tendency not to shrink as much as latex, its ability to hold onto older wood, and that oil-based will go over old oil-based paint better than latex. However, latex paints have been getting better and more competitive over the years, so the decision is becoming closer to an even split of pros and cons.

*Preservation Brief 10: Exterior Paint Problems on Historic Woodwork* discusses this topic more fully.

## 2.4 Doors

The east (front) and north doors are in excellent condition. The east door has been restored and the north door has been rebuilt in-kind. The west door is in good condition but the door surround needs attention (see image 1041). Specifically, the sill below the door is exposed and desiccated, with signs of past insect boring. There are no steps leading up to this door. According to the February 6, 2006 meeting notes of the A.T. Smith Committee, a prior assessment stated the sill at the west door was deteriorated but that there was solid wood at a depth of 1/8". The current assessment did not probe into the sill, so this cannot be confirmed or contested.

### 2.4.1 Doors Treatment

The sill under the west door should have a Dutchman repair, then the water table, threshold and steps can be reconstructed. A Dutchman repair would involve cutting out the portion of the sill plate that is extremely desiccated and eaten away, the portion that is no longer able to fulfill its structural role. A replacement piece of the same dimensions and material would be ideal (i.e., "in kind").

Per the house information binders, a paint analysis was conducted on the interior and exterior faces of the east (main) door. In order to consolidate knowledge about the house for future reference ease, we list those results here. From earliest color to latest, the exterior layers were ivory, medium blue-gray, black or dark gray, very light green or white, and finally dark green (existing at time of analysis). The exterior is now a medium blue-gray. The interior layers, earliest to latest, showed a thick tan undercoat, gray, medium blue, tan, light blue, reddish brown.



## 2.5 Windows

Amy H. McAuley of Oculus Fine Carpentry conducted a window assessment during the summer of 2005. McAuley's complete assessment report is in the files of CPATSP. McAuley completed most or all of the repairs and some replacements in-kind since then. All main windows on the east elevation of the two-story section are recent replacements or restorations, and all but two have a protective acrylic covering on their exterior; all are in excellent condition. Both attic windows (east and west facing) have been rebuilt since that 2005 assessment with appropriate 6-over-6, wood-framed, double-hung sashes.



Elsewhere in the house there are two broken windows (on the east and west elevations), one window that is loose from its frame with two glass panes sliding out (north elevation, basement six-light window), and at least two which are boarded up (basement level on the west elevation). The south elevation has one basement window of wire mesh instead of glass as well as a wooden patch over what seems to be a former window opening. There are two windows with no glass or any sort of covering at all, one facing south on the porch addition and the other at the south end of the west elevation. The south side entry porch has the most severely broken and/or missing windows.

In the case of most of the protected windows, the acrylic cover fills nearly the entire window opening, with not much air flow space at the top and/or bottom. Detritus is building up on the exterior window sills between the sash and the acrylic.

Generally, the windows which have been altered in size and material over time (e.g., the south elevation) have not received repairs, probably because their significance and thus future survival is still being determined by the stewards. For more specifics on window conditions, McAuley's 2005 assessment is on file with the Committee.

### 2.5.1 Windows Treatment

The acrylic window protectors are serving a valuable role, but they may need to be trimmed at top or bottom to allow more air circulation (especially during the rainy season). Furthermore, the detritus building up behind them should be cleaned out as needed. To lessen the amount of time spent cleaning out the build up as well as increase air flow, there are two options. If there is sufficient tension along the sides to keep the acrylic sheets in place but suspended an inch off the sill, they could simply be trimmed slightly and inched up so that there is an inch gap at top and bottom. If the sheets seem likely to slip down until they touch the sill, several holes could be drilled at the bottom of each sheet as needed to give air flow at top and bottom.

The 24-pane fixed window in the south elevation and the 16-pane fixed window in the east elevation were installed soon after 1934. They are in good condition. Historic photographs give good indication that three 6/6 windows existed along the south elevation and one 6/6 window existed on the east elevation south of the front door at least until 1934. We recommend replacing these windows with windows appropriate to the period of significance. Photos indicate where the windows would have been and internal wall framing will undoubtedly point to exactly where the windows would have been.



In the interim, broken windows should be covered in some way as a temporary way of keeping water and pests out. The basement-level window ajar from its frame on the north elevation (see image 1047) should be nudged back and those windows which are missing acrylic covers entirely should also get temporary protection. For example, the south-facing window on the south porch should get a clear covering until the glass can be replaced. If an experienced historic window repair contractor like Amy McAuley cannot be hired in the future, the house stewards may wish to consult *Preservation Brief 9: Repair of Historic Wooden Windows*.

## 2.6 Foundation

According to a June 19, 2006 site visit by historic mason Todd Taylor, “there have been a number of repairs to the masonry.” Some of the foundation brick is original to 1854, very soft but sound. Historic and dry stone masonry expert Alan Ash also visited the A.T. Smith House in June 2006. The notes from that visit indicate that his appraisal was “the brick is OK for support.”

The most recent visual inspection of the foundation occurred more than a year after Taylor and Ash’s visits, and there appear to be several areas of concern. Whether these areas have deteriorated since June 2006 or the authors of this report are more conservative in their estimation of foundation conditions, there do appear to be some problems which need addressing for long term structural stability.

Bricks are broken under the west door and under the aluminum window on the south elevation. There is significant spalling on the east elevation in at least two spots to the north of the front door. This elevation also has moss growing on the bricks, left of the front door. Bricks are missing or tumbling from their courses to the north of the west door and to the north of the front (east) door.



There are two holes or depressions along the perimeter. One, along the north elevation at the basement window, looks to be a site drainage issue. The other, along the south elevation, is located below the wooden patch covering the foundation. It appears to be a hole dug by an animal, and it is certainly large enough for a cat or raccoon to enter. Given the uninhabited state and relative isolation of the house, this could be a concern for the short term.

The exterior basement entrance on the southwest corner of the house was probably installed after 1934, though the HABS photos are inconclusive on this topic. The paired doors covering this entrance to the basement have deteriorated to the point that one of the doors has become detached from its casing.

Vegetation is generally encroaching up to the foundation and there are several large plantings close to the house's footprint. Along the east elevation, grass and/or weeds are so close and tall along the foundation that they are obscuring the bricks from view. This is even more evident along the west elevation at the north end. The north elevation has a hydrangea, a holly bush, and an unidentified shrub within approximately two feet of the building's foundation.

### **2.6.1 Foundation Treatment**

Site drainage is a top priority for the house. Water needs to be led away from the house. Gutters are not appropriate for the house and would not be easily installed even if they were appropriate due to the cornice treatment. Therefore, the water needs to be led away from the house once it hits the ground. The best method and a top priority project would be the installation of a perimeter drain. In particular, the south wall has suffered over the years from saturated soil and would be well served by installing a perimeter drain. The ground around the foundation should be sloped away from the house. Gravel around the perimeter on the surface would help prevent water from splashing against the house.

As for repairs, Mr. Taylor recommended repointing the foundation brick and keeping it in place. He also suggested "keeping the variations [in bricks] as to time period and the various states of erosion." This means following the preservation option of the Secretary of the Interior's Standards. Indeed, this preservation option would be in keeping with the A.T. Smith House's Working Guidelines for a complete interpretation of the house's long history.

Preventative maintenance is strongly recommended for something as crucial as the foundation. When repointing is undertaken, it will be important to hire a mason experienced with historic bricks. Historic and dry stone masonry expert Alan Ash emphasized that Portland cement should never be used for any repair on these walls. Alan can create a close mortar match for repair/reconstruction. It is vital that the appropriate soft mortar be used, in this case a lime-based mortar. Portland cement is too rigid/strong for historic masonry and will only cause further damage. Mortar joints are meant to be sacrificial. Mortar should always be softer than the bricks they are binding, and the 1854 brick is very soft (but structurally sound). Further information on repointing historic masonry can be found in *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*.

Vegetation should be removed or kept trimmed to maintain a clear swath of at least two feet, preferably four feet, from the house. The bush at the north corner of the west elevation (see image 1043) is an extreme example of encroachment, but organic residue and moss are present wherever grass or weeds are too close to the foundation or water table. The tall grass around the perimeter is holding moisture against the foundation; if it remains, this moisture will lead to deterioration of the mortar and wood as well as spalling of the brick. Soil build-up against the foundation will have the same effect, so it would be even better to remove soil from the foundation down to the stone level. Regarding the spalling, such as along the east elevation, only bricks which have fallen out or which show advanced disintegration need to be replaced.

The exterior basement entrance on the southwest corner of the house was probably installed after 1934, though the HABS photos are inconclusive on this topic. Since it is the only exterior entrance to the basement and is formed out of concrete, it should be kept and a new pair of doors made to cover the entrance stairs. This cover should be in keeping with the house but does not have to recreate a specific period. Eventually, this entrance could be removed along with its concrete and the entrance out the west wall recreated; however, this is a very long term project.



The opening at the basement window along the north elevation should be filled in before the start of the next rainy season. With regard to the south elevation hole, it should be filled in to discourage entry for small animals which could wreak their own havoc.



## 3.0 INTERIOR

The interior of the A.T. Smith House has been cleaned out over the past two years. The house was a meth lab for a short period of time before the Friends of Historic Forest Grove acquired the property. Fortunately, the lab was confined to the basement and the building was completely inspected by a hazardous materials team and cleared. Part of the clean up involved removing everything not attached to the house from the house. The Friends also began removing 20th century wall finishes from the house. Sheetrock was removed from the bedroom and stairwell. Removal of wallpaper with its glued-on cardboard sublayer was also attempted throughout the house but was not completed. The doors and hardware were also removed, as thefts were occurring at the house in 2005, and are stored in Tom Carlson's barn. Once the house is completely secured, the plan is to reinstall the doors and hardware.

The use of the spaces on the interior of the house have yet to be fully understood. With the two-story block and the one-story portion together, the entry is somewhat centered on the front of the house making a central hall plan rather than a side hall plan. Originally, the center hall was confined with a room to the left and a room to the right both through opposite doors. Today, the entry leads straight into one large room (i.e., the living room) with a small room to the right behind a wall. The room to the left (the SE room) would have been confined and had only one door. The room to the right (the NE room) was paired with another room behind it (the Center North Room) forming a double parlor configuration, according to Philip Dole. These two rooms were used for religious meetings and were separated by a pair of wide bi-fold doors.

Across the back of the house, starting at the north was a room that was once possibly accessible only from an outside entrance to the north. This would have been a traveler's room. Today, it is accessible from both the exterior and the Center North Room. South of this room is a pantry, later converted in its early history to a bathroom. South of this room in the southwest corner was a general workroom.

In between the living room and the general workroom is the "kitchen." It is not clear how this room was used originally. Out the original door to the south is now a porch area with tub, electrical service, entry, and toilet room. This south door has always served as the principal entrance into the house.

On the second floor are two rooms. The west room is unfinished and always has been. The east room was the Smiths bedroom. Originally there was an adjoining opening between the rooms but it was filled in.

The attic space is one large volume, unfinished, and the location where the structure is revealed in great detail. The basement also is one large volume and reveals the structure extraordinarily.

Each room was numbered by the architect on the plans in Appendix B. We have kept to the same numbering scheme so this section runs from the lowest numbered room, #001 the basement, to the highest numbered room, #301 the attic. Each room is described as to its current condition and then treatments for the room are given.

### 3.1 Basement (001)

The A.T. Smith House basement (also referred to as the cellar, particularly in the A.T. Smith diaries) was not part of the original 1854 construction period. Surprisingly, the basement was dug out in 1857 after the construction of the house. The basement that was created is one large room approximately 38 feet from east to west and 29 feet from north to south. On average, the basement 8'6" tall from the dirt floor to the bottom of the floor joists. The basement walls consist of hard sandstone, as analyzed by Oregon Department of Transportation geologists. The stone wall averages 6'6" in height and is capped by 7 to 8 courses of brick. The stone is laid with mud mortar rather than a lime mortar, according to Todd Taylor of Ernest Construction. The stone has been lime whitewashed giving the appearance of true mortar. There is a variety of brick in the foundation and some of the very soft brick may have been recycled from the original foundation or it may date to the construction of the basement. The bricks are 2-1/2"x8"x3" and are scooped out on one flat side.



There is one exterior door to the basement out the south wall in the southwest corner. It was created out of board-formed concrete probably around the WWII-era. There is no indication that there was an earlier entrance at this location. Based on the 1934 HABS photo plus a lot of concrete patch work, there was an exterior entrance near the middle of the west wall. The HABS photos shows a gabled structure attached to the house which most likely sheltered entrance steps at this location. A very early entrance at this location is likely as it's a direct line to the early cistern located about 15 feet to the west. There is still plumbing to this cistern and in an early period, the house's occupants would either have had to run buckets to the cistern or had a rudimentary gravity-fed water line running into the basement.

At the center of the basement is a staircase descending from west to east. The stair is wood and is thought to be a later addition to the house. Often the only access to the basement in houses of this period is from the outside. The only signs that the stair may be an addition are in the mortise joints in the floor beams. They indicate that a floor system used to go across the stair opening through the floor; however, many times mortises are cut "in mass" during construction without regard to their use and these mortises may have never been used. Our thoughts are that the staircase opening either existed from the beginning and was



“opened up” when the basement was dug, or the staircase opening was created immediately upon the digging of the basement. There are 12 stairs making up the staircase supported by two stringers. The stringers are hung at the top end by nails only and land on crude stones. The stairs have round-nose treads and solid risers, but they are open on the sides lending to the concept that the stairs were not original construction and inserted later. There is no hand rail.

There are three high windows in the south and north walls. The windows themselves are described in the exterior foundation section of this document. There are signs of one and possibly two windows that were bricked up on the north wall. The exterior stair may have replaced an earlier window on the south elevation. There are no windows on the east and west walls due to the floor framing.

The floor system is readily visible in the basement as the ceiling in the basement is not covered. The 10"x12" beams are oak, laid flat, and run east-west the full width of the house. There are two, one on either side of the staircase. Running along on top of all the foundation walls are 10"x12" "beams" acting as a rim joists. The floor joists range from 2"x10" to 2"x7" and are about 14" on center. All east-west beams are mortised to receive the floor joists. The mortise pockets are 5"Lx2"Wx2"D and are stepped on the interior of the pocket. In addition, there are two beams running north-south dividing the room into thirds and acting as large floor joists. At the intersections of these beams, the connections are mortise and tenon joints with exposed treenails. At most of the intersections, the vertical heavy-timber posts intersect creating a complicated joint. Adze marks are plainly visible on the beams and on the underside of the flooring.



There are 11 posts helping to support the east-west beams in the center of the basement. Some of the posts are old, but most are temporary, inserted to try to support the sagging floor. None of the posts appear to date to the construction of the basement. This is probably due to moisture rot of the posts and a continually sinking floor. However, there may have been the belief that the large-dimension beams could span the space without posts. There are three posts along the south wall supporting a temporary beam that is picking up failing south beam/joist connections. At the center of the north wall is the floor structure for the original fireplace, now removed. In the northwest area of the foundation, there is bridging between the joists, the only area to have bridging. The bridging is quite crude, not at all matching the skill of the frame; however, the diagonals do appear to have been installed before the floor was laid down (the bridging is nailed from the top) indicating that the bridging is original to the house.



The basement is dominated by a furnace from the late 1920s. It is a “Torrid Zone” TZ6 50-22 made by Lennox Furnace Company of Marshalltown, Iowa, and Syracuse, New York, according to its firebox door. Lennox didn’t start the Syracuse factory until 1925, so the basement furnace most likely dates to the late 1920s. The massive, octopus-style furnace has eight ducts. Two ducts head west, two head east, and two head towards the southeast. The remaining two are cold air returns, one is directly over the furnace and the other comes from the northeast corner.

There are power lines coming into the basement at the southeast corner from the main line connection. This corner provides the power to the main part of the house and has a modern heavy cable supplying power to the laundry/bathroom addition on the south side. The galvanized water line comes in at the middle of the south wall and has a shut off valve and a tap. Cast iron and ABS waste lines converge and head out the west wall and possibly hook into the fresh water cistern basically turning it into a septic tank. There is a non-historic hot water heater on the south wall near the basement entrance. Plumbing is all on or near the south wall and in the laundry/bathroom addition.

### **3.1.1 Basement Treatment**

The most important treatment to perform to the basement isn’t in the basement, it’s on the outside. A perimeter drain is essential for the longevity of the foundation and therefore the house. The foundation suffers from standing water during the rainy season and is bulging along the south wall and failing in spots on the other three walls. A foundation drain around the exterior would alleviate or at least help to alleviate the water issues surrounding the house. The perimeter drain needs to be dug to the depth of the foundation wall’s footing and as close to the foundation as possible. It should be dug in stages, drain tile inserted, and then refilled so as not to destabilize the foundation. The foundation drain lines should all run towards the south away from the house. Once the perimeter drain is installed, the ground around the house should be sloped away from the house to help drain the surface water away from the house. A new roof was vital to the house’s “umbrella. Now the water needs to be guided farther away from the house to protect the foundation.

To further eliminate moisture issues, we recommend a sturdy moisture barrier, such as heavy Visqueen, should be laid over the entire floor and then covered with gravel. This would keep moisture wicking up through the dirt floor at bay, it would be relatively inexpensive, it would be reversible, it would protect the dirt if there was a desire for future archaeology, it would be an attractive walking surface, and it would reflect more light in the room.

Todd Taylor recommends rebuilding the stone foundation wall and sticking the dry stone method, as it is integral to the A.T. Smith House’s story. When the building is lifted for leveling, masons should move in to rebuild in-kind the stone walls.



Proper posts should be inserted at the four intersections of the beams. These should be large, at least 6"x6", if not physically required, at least visually required. Douglas fir would be the best material and would be somewhat obviously not original to the structure. The footing pads for the posts should be large, perhaps 3'Lx3'Wx6"H, to spread the load and prevent sinking. A small raised portion of concrete, about 6"Lx6"Wx2"H, should be centered on the concrete pad to create a plinth for the post. The pad should be installed at grade so that the floor grade will hide the concrete and expose just the plinth. The post should then sandwich a composition shingle between it and the concrete to prevent wicking up the post.

The floor has settled as much as six inches in the center of the house. There is a plan to jack up the building to level it (see drawings). It appears that interior finishes and flooring have not been adjusted over time to account for the settling, so the plan to raise the house to level it would not be adverse. The settling is apparent all the way up to the roof ridge, so leveling it may help distribute some of the weight of the house more evenly over the entire structure. Leveling the building should be done in conjunction with the new posts and foundation repairs.

There is a reason why there is a temporary beam in place to help support the floor framing at the south wall. The beam running along the south wall needs to be examined. While the jacking process is occurring to level the house, this oak beam should be inspected and repaired. Most likely only the joist ends have failed at this location. Several of the joists near the south wall have had newer joists sistered on to them. These failed joists should be replaced while at the time the building is being leveled. One of the joists has severe insect damage (appears to be inactive) and should be replaced as the damage is deep.



The interior staircase should not be used for visitors in its current state. It is narrow, bouncy, has head-clearance issues, and has no railing. Bringing in visitors into the basement through the southwest exterior entrance is also not ideal, as there is no hand rail there either and they the steps are likely to be wet and are a bit uneven. If there is a strong desire to bring visitors into the basement, then the best choice would be to improve the interior stair with a hand rail and with plenty of cautionary explanation and loading limits.

The presence of the furnace creates an interesting dilemma to restoration and interpretation of the house. The furnace dominates the basement with its size and duct work. The furnace destroys all sense of A.T. Smith's time in the house. However, the furnace has become historic in its own right and has been integral to the house for nearly 90 years. If there was no plan to interpret the basement to a period before 1925, then the furnace should be left in place. It is not adversely affecting the condition of the house and perhaps future interpreters of the house may have a different concept for the furnace. On the other hand, if the basement will receive visitors and become part of the

interpretation of the A.T. Smith period, then “the eyesore,” as several committee members refer to it, should be removed. If the furnace is to be removed, it should be offered first to any historical group that may want the furnace, then offered to anyone willing to remove it, and finally it should be offered to a scrap metal company for recycling. The insulation on the duct work will have to be mitigated due to its asbestos insulation, the only asbestos observed in the house. However, the asbestos is in great shape so the cost to remove and dispose should not be exorbitant.

All electrical should be removed from the basement as it is less than 50 years old and creates a historic visual incongruity. The relatively new main feed that runs towards the laundry/bathroom could be retained, as electricity will most likely continue feeding the house for limited lights and heat. The remaining electrical lines and fixtures should be removed.

All the plumbing should be removed except for the plumbing to the interior bathroom at the west wall and the incoming water line. The hot water heater plus all lines less than 50 years old should be removed and recycled.

## 3.2 Rear Porch (101)

The Rear Entry Porch (101) was attached to the south side of the A.T. Smith House as late as the 1940s. Photos from around 1900 show the house without any additions to the one-story portion on the south. A porch appears on the 1920s photos and on the 1934 HABS photograph of the house, with heavy vegetation in front of it. However, this incarnation of the porch is open, more like a porch, in fact, rather than a mudroom.



The porch now consists of an L-shaped enclosed space with covered stairs on the L’s interior (east). It measures approximately 11’6” north-south and 10’4” east-west. The exact interior dimension on the north-south axis could not be determined because a toilet closet located on the southern end could not be accessed. Most recently the space was used as a laundry and bathroom. It is currently used as an entrance and for storage.

The ceiling is approximately 7’ above the floor and consists of plywood panels. An access into the attic space above the porch is cut into the ceiling near the south wall. A light fixture is attached at the center of the ceiling. The Rear Entry Porch’s floor is covered in vinyl flooring over a particle board subfloor. Plumbing for a bathtub can be found in the northwest corner.

The cladding on the porch’s north side is the house’s original exterior lap siding. This elevation also includes the entry into the Kitchen (103). The entry appears to retain its

original casing and threshold. The exterior cladding to the east of the opening has been covered with faux wood paneling dating to the 1970s.

The same 1970s paneling can also be found on the east wall. This wall also includes a 4-pane fixed window. This window strongly resembles the example inserted into the south wall of the Southwest Room (102), albeit with smaller panes and rotated 90°. The alterations to the Southwest Room and the bulk of the Rear Entry Porch may therefore both date to a 1940s remodeling campaign.



The exit to the exterior stair and the porch extension with the toilet closet are on the south side of the room. The exit door is a sheet of plywood with an acrylic window and is post-2005. The wall around the exit to the east is covered in more faux wood paneling. The wall to the west is unsheathed, revealing insulation, modern wiring, a dryer plug-in, an electrical outlet, and a switchbox. The wall around the corner from this is covered in sheetrock and includes a modern breaker box. The door to the toilet closet measures 28-1/2" in width. The door appears to be older, with five vertically-stacked panels. It does not match any of the other known doors of the house. The door is trimmed with simple wooden casing. The wall to either side of it is covered in sheetrock. The toilet closet itself could not be examined at this time.

The majority of the west wall is covered in sheetrock as well, with the back side of the drop-siding that is attached to the exterior of the porch visible near the northwest corner. A wood, single-pane hopper window is inserted into the wall at its midpoint. This wall also includes electrical outlets, including another dryer plug-in.

### 3.2.1 Rear Entry Porch Treatment

The fate of the Rear Entry Porch may be the A.T. Smith House's most hotly debated issue. An open porch first appears on the house in circa 1920 photos. (See Appendix A Historic Photos.) Prior to that, there was a four-step stair into the south door. In the 1934 HABS photo, the porch appears to be little more than a shelter over the stairs leading to the door into the kitchen. The enclosed bulk of the porch, therefore, dates to a period after 1934. If the Committee intends to restore the house to the period of A.T. Smith's habitation, we recommend removing the Rear Entry Porch and reconstructing the simple steps shown in the c.1900 historic photograph.



The argument for keeping the porch is that it could be used to house non-historical support facilities, such as a bathroom, electrical panel, and ADA access. A significant investment would be required to meet these functions. The toilet closet is inadequate and would have to be enlarged and a wider door installed. The flooring would most

need reinforcement to meet load requirements. The stair would need to be removed and replaced with a long, intrusive ramp that meets code requirements. The electrical system would most likely also require an upgrade. Finally, the exterior door would need to be replaced with a more compatible and secure version.

### 3.3 SW Room (102)

The SW Room (102) served as a laundry room but its original purpose is unknown. Most likely it was used as a generic work room. The room is 11'8" north-south and 12'2" east-west, creating a basically square room. The ceiling is 8'10" from the floor, clad with channel drop siding with a 8-3/4" exposure running north-south, and painted beige. This room is the only one in the house with a channel drop siding ceiling and an unusual ceiling treatment in any house.



The sheathing on the walls ranges from 8-3/4" to 5-1/2" tongue-and-groove boards. The upper two-thirds of these walls were covered in a cardboard-like cladding (1/16" thick gray paper) and then wallpapered. Most of the cardboard and wallpaper has been removed, though the south and west walls still have some blue-painted paper remaining. Most likely the upper two-thirds of these walls were originally covered in muslin and wallpapered. The lower third of the wall appears to have been painted. Over time, a variety of colors have been applied. Today there are remnants of gray, pink, sky blue, and green on the walls.

The back door is original to the house and pierces the west wall. The four-panel, solid door is topped with a transom of plywood. There is one non-original window in the south wall and one original window in the west wall. The south window is a fixed with four horizontal panes and likely installed around WWII. Cut lines and patching in the sheathing show the original size of the window. The windows are finished with a simple 3-1/2" casing and no pediment. The door has a 5-1/4" casing with no pediment. All door and window wood elements are painted sky blue.

The east wall is a series of openings only one of which was original. The northern most opening appears to have contained the original door into this room. It is trimmed with a simple casing. The middle opening and south opening are later additions. The south opening actually removed one of the diagonal braces to the structure for a refrigerator.

The flooring ranges from 5" to 6-1/4" wide, runs east-west, and is unfinished. The floor is decayed in the southwest corner and near the north wall. A bit of the kitchen's (Room 103) floor's underlayment stretches into this room through the east wall at the south end. There is no baseboard.

There is an electrical outlet located in the north wall. There is a large gauge electrical wire coming through the south wall and one through the floor near the middle of the east

wall. There was one ceiling light fixture with recessed box centered in the room but not apparent wall switch. Plumbing exists on the floor and wall for a sink that has been removed. Most likely this was installed at the time the window was installed around WWII. There are no floor registers.

### **3.3.1 SW Room Treatment**

The most pressing decision for the SW Room (102) is what to do about the open east wall. We highly recommend filling in the southern opening. This would give the opportunity to reinsert the diagonal brace that was removed to make way for a refrigerator. The middle opening should also be filled and its casing removed. Two doors alongside of each other adds an inexplicable story that does not need to be told. As with the foyer wall, restoring the wall here will change the space drastically. Restoration would be as simple as inserting studs marked with the current date and resheathing with rough-sawn boards also dated on the back side.

Another pressing decision to be made for this room is the replacement of the south window. It is not original to the house and based on style and photographic evidence, was inserted sometime around WWII. Since photo and physical evidence exists that shows this window was identical to the windows on the west side of the house, we would recommend eventual recreation of this window. However, there is no pressing urgency to recreate this window, as the current window is serving its purpose adequately. However, if the window is restored, then the sink plumbing would also have to be removed as it would be in the way.

The last pressing question for the room is wall treatment. A date for the cardboard-like substrate and wallpaper has not been established. It does not pre-date 1900. Likely this room originally had muslin tacked over its wood sheathing with wallpaper glued to the muslin. Most of the wallpaper treatment has been removed from the room in recent years. It was glued directly to the rough sawn sheathing so it was difficult to remove. The wallpaper and substrate should be documented and a piece of the plain wallpaper archived. The remaining wallpaper portions can be left in place. Then a new application of muslin and wallpaper could be installed on the upper two-thirds of the wall, as it is an easily reversible installation and relatively inexpensive for the amount of impact it will have on the room. Since the only indication of what the original wallpaper might have looked like is in the upstairs bedroom, it is up to the board to agree on a period-appropriate wallpaper. The lower third of the wall could be left painted as is or repainted in what is determined to be the earliest color in the room.

All electrical fixtures should be removed from the room and their openings in the sheathing sensitively plugged. Though not a high priority, this would help towards restoring the room to the period of significance.

Paint analysis should be performed on the wood trim to determine the original paint colors. This can be as simple as sanding a small crater in a discrete painted surface and examining the paint layers under a magnifying glass to hiring a consultant to take samples and having a lab analyze the pigments. If the board wishes to repaint the trim, then a simple paint analysis should suffice keeping in mind that the bottom layer of paint is most likely a primer layer.

The lack of floor treatment should not be a concern. It appears that it never had one and should remain without a treatment. The two areas of floor decay should be restored in-kind. Restoring the ceiling finish to the unusual ceiling would also be a long-term item.

### 3.4 Kitchen (103)

The Kitchen (103) measures 11'11" north-south and 13'10" east-west, making it nearly square. However, visually the room appears much longer along its east-west axis, because the walls on the east and west sides have been punctured and/or dismantled. The ceiling is 8'10" from the floor, clad with 1"x3-1/4" tongue and groove running east-west, and painted in various hues of green, with a strip of yellow near the north wall. Two circular holes were been cut into the ceiling.



A 10-1/4" diameter hole toward the east end of the room was most likely part of a heating system and shows considerable heat blistering to the paint in its vicinity. There is also a filled-in hole for a light fixture close to the center of the room, as well as a recessed light fixture and a recessed electrical junction box (to the north of the stove pipe hole). Another recessed light has been cut into the ceiling near to south wall, above the area that until recently included a modern sink arrangement.

Simply put, the kitchen's walls are a mess, with a myriad of cuts, patches, and paint experiments. The majority of the wall cladding consists of 1"x3-1/4" tongue and groove, the same as on the ceiling. Unlike most of the house's other rooms, the cardboard-like cladding and layers of wallpaper are absent here. Evidence of modern sheetrock, nails in a vertical arrangement with some remnants of the material, can be found on what remains of the west wall and on the south wall.

The north elevation consists of two openings flanking a wall behind which lies the stair hall. The opening on the west leads to the hall toward the Center North Room (106). This is framed with simple casing and does not have a pediment. The opening on the east end of the wall includes a step up into the stair hall. This opening was reportedly blocked off until recently. It only has casing on the left, right and bottom sides, with the raw header exposed at the top. The wall itself is covered in tongue and groove boards, painted in layers of colors including an orange-pink, dark green, two lighter greens, primer gray, and yellow. According to Mary Jo Morelli this wall once included kitchen cabinetry built largely of plywood, implying that it dated to the modern era.

The east wall has, for all intents and purposes, been dismantled. A 3'11" stub still remains on the south. The remaining wall, below a massive structural beam, was demolished and was then shored up with spindly modern 2"x4" stud framing with double top and single bottom plates. In the course of the demolition a diagonal wall brace that

was mortised in at the north end of the east wall was also removed. The mortise is visible on the ceiling beam. The corresponding post mortise, which would be located in the stair hall's end wall, cannot be seen. It is unclear if there were openings in this wall during the historic period. The best placement for a connecting door from the Southeast Room (104) to the Kitchen would have been next to the stair hall. However, it appears that this is where the diagonal wall brace was inserted. The stub of wall on the north end includes the standard, older tongue and groove on its upper third (painted green) and slightly wider raw wood sheathing on the lower two-thirds. A gap between the sheathing and the new wall framing was patched with 3-1/4" bits of wooden boards in random widths. A furring strip with sheetrock fragments is attached to the base of the wall. This indicates that the sheetrock was extended to cover the original baseboard, which is still in place.

The south wall includes tongue and groove, plus plywood and galvanized patches. This is evidently where the sink was installed in later years. A modern, circa 1960 aluminum kitchen window trimmed with contemporary wooden casing is slotted into the upper third of the wall. The pattern of the patching suggests that there was at least one original window in this wall. The wall cavity next to the window is exposed, revealing Romex wiring and fiberglass insulation. A door opening to the Rear Entry Porch (101) lies to the west of the kitchen window. Like all the house's other doors, this one has been removed for safekeeping and there is no hardware on the remaining casing. This opening went through a shift in use. Before the construction of the Rear Entry Porch, it would have been an exterior door, which would have given it more significance than a regular interior opening. The casing on the left side was been partially hacked off in order to install the modern electrical system. It is essentially intact on the right side. The pedimented casing at the top was removed, leaving tongue and groove infill behind that outlines its former shape.

The west wall, like the east wall, is no longer a wall, but more like a series of openings, none of which are plumb. The original northernmost opening and the newer center opening appear to share the same style of flat-topped casing. The opening on the south was cut into the wall to accommodate a refrigerator and lacks trim. Diagonal wall bracing was removed to make for an uninterrupted hole. The mortise for the brace is visible on the post to the south. The addition of openings and removal of supporting braces has had an effect on this post: it appears to be splitting above the level of the opening. As a result of this the wall above the opening appears to be leaning away from the west wall. This is also the likely culprit for the out-of-plumb openings. The wall's remaining cladding is tongue and groove.

The kitchen floor is covered with particle board subflooring topped with vinyl. Linoleum tile fragments with a star pattern can be found in the room's southeast corner. The original tongue and groove lies underneath the linoleum.

The kitchen has a myriad of electrical outlets and switches, most placed at 4' above the floor. Unusually placed electrical systems include wiring for a switch at the end of the east stub wall and one outlet high in the west wall, above the north-most door opening. The date for the rooms electrical wiring varies from the circa 1950 switch wiring at the east wall to modern Romex to the west of the kitchen window.

### 3.4.1 Kitchen Treatment

The first priority for treatment in the kitchen should be an in depth structural analysis of the west wall, particularly of the post located at the southwest corner. It may be necessary to remove some of the tongue and groove boards above the refrigerator opening to accomplish this. All removals and the state of the post and beam configuration should be carefully recorded. The post should be repaired and the diagonal bracing restored. Eventually, the refrigerator hole should be carefully patched with tongue and groove boards that resemble the original cladding of the walls.



The center opening on the kitchen's west wall should also be filled-in again. This would require the removal of the casing on its left and top, again carefully documenting the materials that are removed. It would make sense to do this work in conjunction with the closure of the refrigerator hole. The small section of exiting tongue and groove between the openings could then be removed and both holed filled at the same time, restoring a continuous wall surface.

The flat upper casing on the original door opening on the west wall was cut down to accommodate the later sheetrock covering. This should be replaced with new casing with the original dimension. The same holds true for the openings into the west and east halls.

The newer framing at the east end of the kitchen should be removed to aid in establishing if there was an opening in the wall. For safety, the beam should be temporarily shored while the framing is removed. The shadows of the original studs on the massive beam above the new framing should aid in establishing this. The floor below should also be examined for patterns of nail holes or even of a threshold. The casing of the door leading from the kitchen to the stair hall should be carefully removed to see if it includes a mortise cut corresponding to the one on the east wall's beam, indicating that there was a diagonal brace. The question is, what should be done if the evidence remains inconclusive? Research conducted by Mary Jo Morelli indicates that in Smith's native Connecticut, parlors such as the Southeast Room (104) were considered formal places for guests and would not have been directly connected to working rooms, especially the kitchen. Therefore, from an historical architecture perspective, it seems as if the kitchen's east wall should be reconstructed as a continuous wall even if evidence is inconclusive.

All patches, plumbing remnants, and electrical wiring, should be carefully removed from the south wall. The 1960s window and its casing should be removed as well, and the original window reconstructed based on its remaining outline. The casing of the door to the Rear Entry Porch should be restored with a pediment at the top. Finally, tongue and groove boards should be used to cover any remaining wall spaces.

The vinyl flooring and its particle board subfloor should be carefully removed. If the 1920s linoleum is still present underneath the subfloor it should be carefully analyzed for patterns of wear. It is possible that the major kitchen appliances, such as the sink and stove, remained in their original positions, even though the kitchen was remodeled with new linoleum flooring. After thorough analysis, the linoleum should be removed, archiving a sample, to restore the kitchen floor to its original, A.T. Smith-era finish.

Paint samples should be taken from all four walls to aid in determining how the kitchen was originally finished. This can be as simple as sanding a small crater in a discrete painted surface and examining the paint layers under a magnifying glass to hiring a consultant to take samples and having a lab analyze the pigments. It does not appear that this room had the same muslin and wallpaper finish that the house's other rooms featured. There is no crude sheathing here, but a finished tongue and groove surface. This would have made kitchen clean up much easier than wallpaper and muslin and would also have been slightly less flammable.

All electrical fixtures should be removed from the room and their openings in the sheathing sensitively plugged. Though not a high priority, this would help towards restoring the room to the period of significance. The kitchen's only floor register is located at the base of the north wall. It is a small, unobtrusive unit and its removal is not a priority.

### **3.5 SE Room (104)**

The SE Room (104) served as the foyer and parlor. The room is 19'1" north-south and 13'10" east-west. The ceiling is 8'10" from the floor, clad with 3/4"x3-1/2" tongue and groove running north-south, and painted green. A strong seam cuts across the ceiling 6'8" from the north wall marking the line between the two-story and one-story sections of the house. All signs indicate there was once a wall here dividing the foyer from the parlor. There are square nail holes in the floor and ceiling along this seam and there are projecting boxed-in elements at each wall where the missing wall would attach. If the casing was removed from the projecting boxed elements, most likely a mortise for a diagonal wall brace would be seen.



The sheathing on the walls is 5-1/2" to 6" tongue-and-groove boards. These were covered in a cardboard-like cladding (1/16" thick gray paper) and then wallpapered with 20" wide rolled wallpaper. Some of the cardboard and wallpaper has been removed, though the south and west walls are still mostly covered with heavily damaged paper. Most likely these walls were originally covered in muslin and wallpapered.

The front door is original to the house and enters the 6'6" wide foyer in what would have been the center of the east wall. The four-panel, solid door is flanked on either side by

four-pane sidelights and topped with a five-pane transom. There is one window in the east wall and one window in the south wall. Neither of these windows are original to the house. These non-operable, multi-pane windows were inserted after 1934 according to photographic evidence. The windows are finished with a simple 3-1/2" casing and no pediment. All wooden window elements are painted brown. Centered in the north wall was a door with standard pediment that was removed and boarded over. The infill sheathing is relatively sloppy and was most likely made when the wallpaper's cardboard substrate was installed.

The west wall is a combination of open studs and sheathed wall. The south end of this wall is still sheathed and has a full-dimension 2"x4" stud within it. The remaining studs in the non-sheathed portion of the wall are 1-1/2"x3-1/2" studs indicating a later construction date. Traveling farther north along this wall, there is a 3'0" wide passage into the Kitchen, then a solid wall enclosing the backside of the stair landing, and then finally a door opening leading into the Center North Room. This door opening is



surrounded by a simple 5-1/4" plain casing rather than the formal pedimented casing of the windows. If the foyer wall had not been removed, this door would have been at the rear of the foyer. What is intriguing is that the backside of this door opening has the formal pedimented mouldings of the Center North Room.

The flooring ranges from 5" to 6" wide, runs east-west, and is faux grained in a butterscotch color to imitate oak. There is a simple 8" wide baseboard running around the room and it is painted brown.

There are electrical plugs located on the north wall in the door infill, one in the middle of the east wall, two on the south wall on either side of the window, one three-prong plug in the southwest corner of the room, and one on the west wall opposite the front door. There was one ceiling light fixture with recessed box centered in the foyer and one centered in the parlor. These were hooked to one wall switch to the south of the front door. Towards the west wall, there is a 10" flue cut through the ceiling. There are 10"x12" metal floor registers with faux graining in the southwest and southeast corners of the room. There is a 10"x9" floor register opening in the northwest corner without a cover. There is a cold air return 10"x26" with faux graining in the northeast corner.

### **3.5.1 SE Room Treatment**

The most pressing decision for the SE Room (104) is the restoration of the foyer wall. A wall would add more symmetry to the entry and would make sense for room proportion. With a foyer wall, the parlor would be 12'x13'10" -- proportions that would match the NE Room. To enter the parlor, there would have been a door near the middle opposite the filled in door in the north wall that once went from the foyer into the NE Room. The separation of the foyer from the parlor would change the parlor drastically, making a procession from foyer to parlor much more formal, and return the space to A.T. Smith's

time. Restoring this wall would also return some wall structure to this portion of the house helping to support the second floor. So, from both an aesthetic and physical perspective, we recommend restoring this wall when funds are available.

The other pressing decision for this room is what to do about the open west wall. There is evidence from the partially sheathed wall that the wall continued farther north. The biggest question is whether there was an opening into the Kitchen. At the north end of the wall, a knee brace has been removed. Most likely there was not an opening there originally. The modern, open stud wall is concealing the answer. Careful invasive exploration around where this wall would connect should give the answer whether there was a wall here, if there was a door opening through the wall, and if there was opening where it was and how wide it was. Most likely this was a solid wall. Mary Jo Morelli has been researching Connecticut housing of the period, and often there was only one door into the most formal room from the foyer, which lends credence to the idea that the west wall had no openings originally. Making this wall solid and returning the knee brace would add to the stability of the house's structure. As with the foyer wall, restoring the wall here will change the parlor space drastically.

Another pressing decision to be made for this room is the replacement of the 24-pane window in the south elevation and the 16-pane window in the east elevation. The two windows are not original to the house and based on photographic evidence, were inserted sometime after 1934. Since photo evidence exists that these windows were "identical" to the windows on the north side of the front door, we would recommend eventual reconstruction of the windows.



Careful removal of some of the interior and/or exterior cladding will reveal the original framing locations for these windows. However, there is no pressing urgency to restore these windows, as the current windows are serving their purpose adequately.

The last pressing question for the room is wall treatment. A date for the cardboard-like substrate and wallpaper has not been established. It does not pre-date 1900. Likely this room originally had muslin tacked over its wood sheathing with wallpaper glued to the muslin. The carefully scribed sheathing to the casing is an indicator of muslin along with many tack holes in the sheathing. Most of the wallpaper treatment has been removed from the room in recent years. It was glued directly to the rough sawn sheathing so it was difficult to remove. The wallpaper and substrate should be documented and a piece of the plain wallpaper archived. The remaining wallpaper portions can be left in place. Then a new application of muslin and wallpaper could be installed, as it is an easily reversible installation and relatively inexpensive for the amount of impact it will have on the room. Since the only indication of what the original wallpaper might have looked like is in the upstairs bedroom, it is up to the board to agree on a period-appropriate wallpaper. There are many books and catalogs on the subject.

All electrical fixtures should be removed from the room and their openings in the sheathing sensitively plugged. Though not a high priority, this would help immensely towards restoring the room to the period of significance. The furnace vents should be removed sometime, if consensus has been reached about the removal of the basement furnace. The vent grates doesn't necessarily have to be removed if the furnace is removed, but it would help to visually return the room to its period of significance.

Paint analysis should be performed on the wood trim to determine the original paint colors. This can be as simple as sanding a small crater in a discrete painted surface and examining the paint layers under a magnifying glass to hiring a consultant to take samples and having a lab analyze the pigments. If the board wishes to repaint the trim, then a simple paint analysis should suffice keeping in mind that the bottom layer of paint is most likely a primer layer.

Restoring the graining on the wood floor would be a long-term item after the removal of the furnace vents. The floor graining was done after the removal of the foyer wall since the graining covers the location of the wall's bottom plate, so the graining is not likely original to the house as was likely done in the late 1800s. Restoring the ceiling finish would also be a long-term item. The flue hole should be kept until a determination is made on when this hole was cut -- it could be pre-1900 and could be as old as the flue hole in the Kitchen.

### 3.6 NE Room (105)

The NE Room (105) was used as a religious meeting room. The room is 13'4" north-south and 13'10" east-west forming almost a perfect square. The ceiling is 8'10" from the floor, clad with 3/4"x3-1/2" tongue and groove running north-south, and painted green. It is one of the more elaborate rooms in the house with an open wall to the west that could be close off with a pair of large bi-fold doors. The doors themselves are detailed in Appendix E.



The sheathing on the walls is simple 3/4"x5-3/4" horizontal boards. These were covered in a cardboard-like cladding (1/16" thick gray paper) and then wallpapered. Most of the cardboard and wallpaper has been removed; however, there is a large remnant of the floral wallpaper on the north wall. Most likely these walls were originally covered in muslin and wallpapered.

There is a window in the north wall and two windows in the east wall. These windows are finished with the standard casing, apron, and capped pediment. All wooden window elements are painted brown. Centered in the south wall was a door with standard pediment that was removed and boarded over. The infill sheathing is relatively sloppy and was most likely made when the wallpaper's cardboard substrate was installed. The

west wall contains a 11'10" opening centered on the wall that held the bi-fold doors. The doors folded into the room and did not run on a track. The opening is capped with an elongated version of the window and door pediment.

The flooring is 6-1/4" wide, runs east-west, and is faux grained in a butterscotch color to imitate oak. Two flooring boards are buckling upwards along the north wall. There is a simple 8-1/4" wide baseboard running around the room and it is painted brown. Prior to the installation of the cardboard-like wallpaper substrate, a chair rail ran around the room and was integrated into the window sills. This chair rail was hacked off crudely with the installation of the wallpaper substrate.

There are electrical plugs located under the window in the north wall, middle of the east wall, and one in the south wall. There was one ceiling light fixture with a surface-mounted box centered in the room. There is a metal floor register 10"x12" with faux graining in the southwest corner of the room.

### 3.6.1 NE Room Treatment

The NE Room (105) warrants returning to the earliest days of the house. It is nearly to that state now. The most pressing question is whether to open up the sheathed-over opening in the south wall. If the Friends decide that the room should return to the A.T. Smith years, then this door should be opened up. It would pair with the door into the SE Room across the Foyer. Once the wall in the SE Room is rebuilt to recreate the Foyer, then we recommend opening up this door opening and recreating its door and trim to match the other original doors in the house.



Another pressing question for the room is wall treatment. A date for the cardboard-like substrate and wallpaper has not been established. It does not pre-date 1900. Likely this room originally had muslin tacked over its wood sheathing with wallpaper glued to the muslin. The carefully scribed sheathing to the casing is an indicator of muslin along with many tack holes in the sheathing. Most of the wallpaper treatment has been removed from the room in recent years. It was glued directly to the rough sawn sheathing so it was difficult to remove. The wallpaper and substrate should be documented and a piece of the floral wallpaper archived. The remaining wallpaper portions can be left in place. Then a new application of muslin and wallpaper could be installed, as it is an easily reversible installation and relatively inexpensive for the amount of impact it will have on the room. Since the only indication of what the original wallpaper might have looked like is in the upstairs bedroom, it is up to the board to agree on a period-appropriate wallpaper. There are many books and catalogs on the subject.

The floor buckling along the north wall is due to moisture along this wall. The buckling should not get any worse, as moisture entry into the building is being ameliorated; however, the buckled flooring will not go away without intervention. We recommend leaving the flooring in its current state as it is a relatively difficult fix. The flooring is out of the way and tells the story of the abused building in the second half of the 20th

century. When a strong enough desire arises to refinish and re-grain the floor, then carpenters experienced in wood floors should flatten and re-nail the floor.

All electrical fixtures should be removed from the room and their openings in the sheathing sensitively plugged. Though not a high priority, this would help immensely towards restoring the room to the period of significance. The heater vent in the southwest corner of the room should be removed sometime, if consensus has been reached about the removal of the basement furnace. The vent grate doesn't necessarily have to be removed if the furnace is removed, but it would help to visually return the room to its period of significance.

Paint analysis should be performed on the wood trim to determine the original paint colors. This can be as simple as sanding a small crater in a discrete painted surface and examining the paint layers under a magnifying glass to hiring a consultant to take samples and having a lab analyze the pigments. If the board wishes to repaint the trim, then a simple paint analysis should suffice keeping in mind that the bottom layer of paint is most likely a primer layer.

If desired by the board, the restoration of the chair rail around the room would be a nice touch to restore what little wall articulation there was. Restoring the graining on the wood floor would be a long-term item after the removal of the heater vent in the southwest corner. The floor graining was probably not original to the house as was likely done in the late 1800s. Restoring the ceiling finish would also be a long-term item.

### **3.7 Center North Room (106)**

The Center North Room (106) was a multipurpose room and the only room with a fireplace. The room is 16'6" north-south, 13'9" east-west, and 8'10" tall. The ceiling is clad with 1"x3-1/4" tongue and groove running north-south, and painted beige.



The sheathing on the walls is simple 3/4"x5-3/4" horizontal boards. These were covered in a cardboard-like cladding (1/16" thick gray paper) and then wallpapered. Almost all of the cardboard and wallpaper has been removed; however, there is a large panel of wallpaper with birds on the north wall behind the fireplace. Most likely all these walls were originally covered in muslin and wallpapered.

There are two windows in the north wall that flank the removed fireplace. These windows are finished with the standard casing, apron, and pediment; however, their pediment cap has been removed leaving a paint shadow. All wooden window elements are painted white. Doors make up a good portion of this room's wall surface. All door trim is painted white or sky blue. All doors and hardware have been removed and are

listed in Appendix E. The east wall contains an 11'10" opening that held the bi-fold doors opening up into the NE Room. The opening is capped with an elongated version of the window and door pediment. There is a door at the south end of the east wall leading to the foyer. It is finished in the standard casing and pediment; however, the foyer side of the door opening has a simple casing with no pediment. The south wall has a door on either end. The east door leads to the up staircase landing and the west door leads to the down staircase landing. Both are finished with the standard casing and pediment. On the west wall there are two door openings, both finished with standard casing and pediment. The door centered on the wall leads into the NW Room. The door at the north end of the wall leads to a small vestibule for the north exterior door. Both door openings are finished with the standard casing and pediment.

This room had the same combination window sill and chair rail as did the NE Room. It is apparent on the north wall in the east and west corners where there is a remnant. The chair rail was removed to facilitate the installation of the wallpaper and cardboard substrate, and an ordinary sheathing board put in its place.

The flooring ranges from 5-1/4" to 6-1/4" wide, runs east-west, and is unpainted. It appears the floor in this room never had a finish which is surprising given the floor finish in the other public rooms. There is a simple 8-1/4" wide baseboard running around the room and it is painted white and sky blue in several places. The flooring is a standard 3-1/2" tongue and groove where a patch has been made between the windows, 4'9" north-south and 5'6" east-west, to cover the removed fireplace hearth.

At the south end of the west wall is a set of shelves set into what looks like the standard door opening. These shelves are divided into two cabinets, the top cabinet has four shelves and the bottom cabinet had three shelves. Each cabinet was covered by a pair of double doors, now removed. The cabinetry is deep enough that it extends into the Pantry Room behind. It appears this pair of cabinets is original to the house and not just an infilled doorway. The cabinet doors were not inspected so they may tell the tale once examined.



There is an electrical outlet located between the windows in the north wall, one in the south wall, and one in the west wall. There was one ceiling light fixture with box centered in the room. There is a switch for the light on the south wall. We assume this switch also operated the ceiling fixture in the NE Room. There is a metal floor register 10"x12" with faux graining in the northwest corner of the room. There is a plywood cover over the 2'x2' hole in the southwest corner for the principal air return for the furnace below. Its vent grate was stolen precipitating the removal of the doors and hardware for protection against theft. There is a piece of thin plywood covering a large hole in the floor near the southeast corner of the room.

### 3.7.1 Center North Room Treatment

The Center North Room (106) warrants returning to the earliest days of the house. The big question for the room is the fireplace. Reconstruction of the fireplace would serve to return much of the feel of the room; however, it would be a costly undertaking with little physical evidence to go by. The basement holds a few clues as to the fireplace and hearth's dimensions, however, nothing has been found on what the fireplace looked like in the room. Its height and detailing are unknown, though there are examples to go by in other 1850 houses in Oregon. Until a picture of the fireplace is uncovered, a speculative rebuild of the fireplace is not encouraged. The patched floor holds adequate interpretive value to what was once there for the time being.

The other big question for the room is wall treatment. A date for the cardboard-like substrate and wallpaper has not been established. It does not pre-date 1900 and probably dates to the 1920s. Likely this room originally had muslin tacked over its wood sheathing with wallpaper glued to the muslin. The carefully scribed sheathing to the casing is an indicator of muslin along with many tack holes in the sheathing. Most of the wallpaper treatment has been removed from the room in recent years. It was glued directly to the rough sawn sheathing so it was difficult to remove. The wallpaper and substrate should be documented and a piece of the floral wallpaper archived. The remaining wallpaper portions can be left in place. Then a new application of muslin and wallpaper could be installed, as it is an easily reversible installation and relatively inexpensive for the amount of impact it will have on the room. Since the only indication of what the original wallpaper might have looked like is in the upstairs bedroom, it is up to the board to agree on a period-appropriate wallpaper. There are many books and catalogs on the subject, including "Wallpaper in Historic Preservation" by Frangiamore. There is a good online NPS book on wallpaper restoration at [http://www.nps.gov/history/history/online\\_books/tpsd/wallpaper/](http://www.nps.gov/history/history/online_books/tpsd/wallpaper/)

All electrical fixtures should be removed from the room and their openings in the sheathing sensitively plugged. Though not a high priority, this would help immensely towards restoring the room to the period of significance. The openings in the floor should be carefully matched and patched, once consensus is reached about the removal of the basement furnace. The furnace grates don't necessarily have to be removed if the furnace is removed, but it would help to visually return the room to its period of significance. The patches would remain to tell the story of the furnace.

Paint analysis should be performed on the wood trim to determine the original paint colors. This can be as simple as sanding a small crater in a discrete painted surface and examining the paint layers under a magnifying glass to hiring a consultant to take samples and having a lab analyze the pigments. If the board wishes to repaint the trim, then a simple paint analysis should suffice keeping in mind that the bottom layer of paint is most likely a primer layer. Preservation Brief 28 covers this topic and is available online at <http://www.nps.gov/history/hps/tps/briefs/brief28.htm>

If desired by the board, the restoration of the chair rail around the room would be a nice touch to restore what little wall articulation there was. The lack of floor treatment should not be a concern. It appears that it never had one and should remain without a treatment. Restoring the ceiling finish would also be a long-term item.

### 3.8 NW Room (107)

The original function of the Northwest Room (105) is unknown, though in later years it served as a bedroom. The room has an L-shape, with a vestibule taking up what would otherwise be its northeast corner. The room's maximum dimensions are 14' north-south, 12'2" east-west, and 8'10" tall. The vestibule extends 3'5-1/2" from the north wall and 4' from the east wall.



The ceiling is clad with painted, beige 1"x3-1/4" tongue and groove running east-west. The boards are continuously interrupted in the area near the vestibule. This patch is located approximately 5'4" from the north wall and 5'10" from the east wall. The patch is perplexing because its vicinity to the vestibule suggests that the two are somehow associated, yet, it is considerably larger. The tongue and groove boards in the patched area are also identical to those of the main ceiling area, implying that this was not some hasty later installation. The patch also lines up with the framing of the east door leading into the Center North Room. It is possible that the vestibule was originally larger, but was reduced in size, resulting in a larger Northwest Room. The current dimensions of the vestibule also seem unplanned because its walls run into the trim of the exterior door on the north wall as well as into the trim of an opening toward the Center North Room.

The vestibule consists of a single wall of 6" to 8-1/4" wide tongue and groove boards installed vertically. A 2' wide by 6'3" tall passage was crudely cut into its south wall, creating an opening into the Northwest Room. This opening dates to the Zurcher period of the house, when the vestibule was closed off and turned into a closet for the Northwest Room. The inside of the closet/vestibule was covered with at least three different layers of wallpaper. The remaining paper shows signs of water damage, particularly on the ceiling toward the east. The door to the exterior on the north side, is original and features four panels with the bottom two shorter than those on the top. The three-pane transom above the door is a reconstruction of the original. The closet's wooden door and its trim (which was attached with square cut nails) was recently removed and is stored in the Pantry (Room 108). The vestibule walls were covered in the cardboard-like cladding and multiple layers of modern wallpaper, like many of the house's other rooms. Because of this, it initially appears that the entire vestibule/closet is a fairly recent construction. However, some evidence suggests otherwise. The ends of the tongue and groove boards are nailed to the floor with square nails. The cardboard-like cladding stops abruptly about



5-1/2" from the floor, the height of the baseboard that runs around the perimeter of the room. The floor's paint stops 1" from the vestibule, roughly the thickness of the baseboard or of quarter-round trim.

The sheathing on the remaining walls is simple 3/4"x5-3/4" horizontal boards. These were also covered in the cardboard cladding and at least two layers of modern wallpaper. Most of this has been removed. Originally the walls were most likely covered in muslin topped by wallpaper. On the east wall, south of the room's entrance some nails with cotton fabric shreds can still be seen. There are also faint traces of a series of vertically running nail holes - all indicators that the walls were muslin covered. A crack of daylight can be seen through the sheathing boards on the west wall, toward its south end. This is caused by failing exterior siding.

The north wall includes one window. There is some deterioration in its bottom right corner. Both sashes have thickly applied alligatoring paint. The vertical muntins of the upper sash have been partially restored, with identically profiled pieces scabbed in near the rail. The right side of the window sashes includes a spring-loaded push button mechanism. Presumably this 20th-century mechanism was used to either secure the window, there is no evidence of any other locking device, or to keep the window open.

There is a second window in the west wall. The layers of paint here are less thick and the window appears to be in essentially good condition. Since the stop is a new, unpainted piece of wood, it appears that the sashes were removed for inspection and perhaps some maintenance. This window also has the spring-loaded device on the right side, however the push button is missing on the lower sash. The trim of both windows matches that found throughout the house, with simple casing and pediment. There are multiple layers of paint on the casings including gray-green, swimming pool blue, and cream. The door opening to the Center North Room includes the standard pedimented casing without molding. The door itself, and all its associated hardware have been removed.

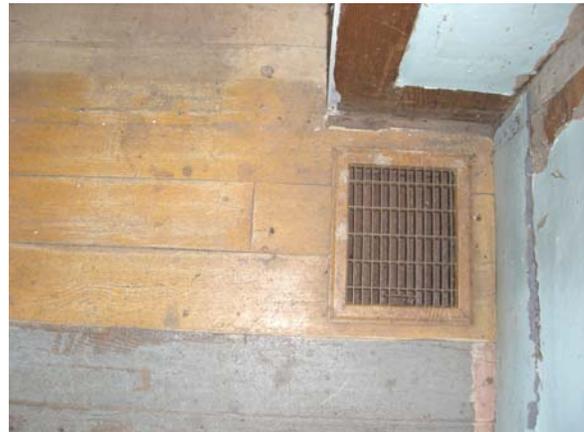
The flooring ranges from 4-3/4" to 6-1/2" wide and runs east-west. The floorboards near the north wall are buckling. The northern 4'9" as well as the southern 14" of the floor are painted to resemble wood grain. The center section of the floor is coated with something in a grayish hue. This may be the remnants of some sort of mastic or a sealant that was applied before laying down linoleum. Tiny fragments of linoleum can be found at the door's threshold as well as at the edge of the wood-grained paint, toward the west wall. This implies that the linoleum and faux-finished floor co-existed, with linoleum in the center of the room and painted edges on the north and south.

A 1950s 2-bulb light fixture is attached to the ceiling at its center. A switch with plastic covered wiring lies to the south of the door opening. Below this, above the baseboard, there is an electrical outlet. There is a metal floor register 10"x12" with faux graining in the corner formed by the vestibule/closet and the east wall. Though its graining blends well with that of the floor, the register appears to be a standard, mass-produced item whose color scheme is a fortuitous match.

### 3.8.1 NW Room Treatment

Since this room's original use and significance is still unknown, the approach toward restoring it should be conservative and somewhat neutral.

The floor should be kept as is. Though the faux graining at the north and south ends of the room matches that of the Northeast Room, its sharp line of demarcation toward the inside of the room suggests that it was painted at the same time that linoleum was installed. Linoleum was not manufactured in the United States prior to 1872. Paint analysis of the floor in the Northwest and Northeast Rooms might help to establish whether the same paint and processes were used in both areas and when they were finished. The existing linoleum fragments should be left in place until an organized curatorial effort is established. Then these can be removed, labeled, studied, and stored.



Paint analysis should be performed on the wood trim to determine the original paint colors. This can be as simple as sanding a small crater in a discrete painted surface and examining the paint layers under a magnifying glass to hiring a consultant to take samples and having a lab analyze the pigments. If the board wishes to repaint the trim, then a simple paint analysis should suffice keeping in mind that the bottom layer of paint is most likely a primer layer. Preservation Brief 28 covers this topic and is available online at <http://www.nps.gov/history/hps/tps/briefs/brief28.htm>

The northwest room would also benefit from a reintroduction of the original muslin and wallpaper covering. Most of the wallpaper treatment has been removed from the room in recent years. It was glued directly to the rough sawn sheathing so it was difficult to remove. The wallpaper and substrate should be documented and a piece of all wallpaper designs from the room as well as the closet/vestibule, archived, with their layering noted. The remaining wallpaper portions can be left in place. Then a new application of muslin and wallpaper could be installed, as it is an easily reversible installation and relatively inexpensive for the amount of impact it will have on the room. Since the only indication of what the original wallpaper might have looked like is in the upstairs bedroom, it is up to the board to agree on a period-appropriate wallpaper. There are many books and catalogs on the subject, including "Wallpaper in Historic Preservation" by Frangiamore. There is a good online NPS book on wallpaper restoration at [http://www.nps.gov/history/history/online\\_books/tpsd/wallpaper/](http://www.nps.gov/history/history/online_books/tpsd/wallpaper/)

The application of muslin and wallpaper would also be useful to hide the opening cut into the vestibule wall to turn it into a closet. This opening should be patched in order to restore the proper flow of traffic from the vestibule into the Center North Room. Though the vestibule appears crudely built, it does appear to have been installed at an early date; therefore, it should remain in place.

All electrical fixtures should be removed from the room and their openings in the sheathing sensitively plugged. Though not a high priority, this would help towards restoring the room to the period of significance. Removal of the metal floor register is not a high priority, especially since it is fairly unobtrusive and blends in with the existing floor finish.

### 3.9 Pantry (108)

The Pantry Room (108) served originally as the pantry but was turned into a bathroom around the turn of the 20th century. The room is 6'4" north-south and 12'2" east-west. The ceiling is 8'10" from the floor, clad with 3/4"x3-1/4" tongue and groove running north-south, and painted beige.

The sheathing on the walls is 5-1/4" to 6-1/2" tongue-and-groove boards. These were covered in a cardboard-like cladding (1/16" thick gray paper) and then wallpapered. Most of the cardboard and wallpaper has been removed, though there is remnant patterned wallpaper on the west wall. Most likely these walls were originally covered in muslin and wallpapered based on the number of muslin tacks in the wall.

There is one door and one window in the room. The east wall contains a door next to the built-in cabinet. The door opening is trimmed in simple casing without a pediment. The window is trimmed out with the typical pediment, however, the pediment cap has been removed. The lower sash opening has also been removed and crudely filled in with modern dimensional lumber and pink insulation. The infill is as obvious on the exterior as it is on the interior.



The original flooring is tongue and groove and is covered in spots in worn linoleum. Much of the remaining floor is plywood as the floor was heavily damaged by moisture from the tub. The room is difficult to assess because it is currently loaded with large acrylic sheets and various building materials.

The south wall appears to have contained an inserted medicine cabinet at the center of the wall. The cabinet has been removed, however, and the hole and three surrounding outlets remain. There is a recessed box for one ceiling light fixture centered in the room. It is hooked to a wall switch in the side of the built-in cabinet near the door. There is a cast iron waste vent stack centered on the north wall. (Note that the waste stack vent disappears into the attic and does *not* vent to the outside.) Holes in the floor for the plumbing fixtures could not be viewed. There is no confirmation that there was any addition plumbing to this room other than a waste line. There is probably a floor heat register but it could not be seen.

### 3.9.1 Pantry Treatment

The most pressing decision for the Pantry (108) is whether to restore the pantry back to being a pantry or keeping the interpretive value of the bathroom evolution. This room is less public than the main rooms and it is arguable that this room tells the story of transition to the 20th century better than any of the other rooms. Plus, the room could be returned to a working bathroom, something the house could use in the future no matter what the building's function. We recommend returning this room to its "modern" use as a bathroom, as the pantry use offers limited interpretive value. This location is the best location for a bathroom, especially since we are recommending the removal of the south porch and its bathroom.

Another pressing decision to be made for this room is the restoration of the window. The window should be restored to its double-hung state. It does not serve its purpose as a window in its current state by keeping the rain out properly. There is plenty of evidence in the opening and from other windows in the house to construct a new lower sash and rebuild the jamb and casing. If the jamb was deemed unsalvagable by the restorer, a whole new window could be built with only the upper sash reused. If the bathroom use was restored, simple opaque sticky sheets could be applied over the window panes on the inside or a muslin shade could be installed. The current half window does tell a story about the room's remodeling, however, the crudeness in which it was done detracts from the house too strongly.

In the "formal" rooms, we advocated removing all electrical fixtures. In this room, the arrival of electricity could be interpreted. A period medicine cabinet could be inserted and the surrounding outlet boxes could have period fixtures installed. Since power would come in handy at the house no matter what the use, we think electricity should be brought through the basement into this room as it was in the past. Then, if power is needed in the house it is there and heavy-duty extension cords could be run through the house for those infrequent times. This would minimize the impact of electrical outlets and accompanying wiring, be relatively inexpensive, and provide electricity in those times that it is needed.

The last question for the room is wall treatment. For the "formal" rooms, a return to the muslin and wallpaper treatment was suggested. For this room, if a turn-of-the-century bathroom is the chosen restoration plan, then a period-appropriate wallpaper should be selected. This could entail using a backing similar to the cardboard substrate applied to the walls in the formal rooms. There are many books and catalogs on turn-of-the-century wallpapers that should be consulted if this concept is pursued.

If a furnace grate remains in the floor, it should be retained. It doesn't necessarily have to be hooked up to any duct work, but the grate does help tell the story of the furnace and the early 20th century. The floor should be re clad in linoleum in a pattern similar to what exists on the floor now. The new linoleum does not necessarily have to match the existing exactly but it should be a patterned linoleum. A sample of the historic linoleum should be archived.

Paint analysis should be performed on the wood trim to determine the original paint colors. This can be as simple as sanding a small crater in a discrete painted surface and examining the paint layers under a magnifying glass to hiring a consultant to take samples and having a lab analyze the pigments. If the board wishes to repaint the trim, then a simple paint analysis should suffice keeping in mind that the bottom layer of paint is most likely a primer layer. Restoring the ceiling finish would be a long-term item.

### 3.10 First Floor Stair

The stair up to the first floor is unusual, to say the least. Its landing at the first floor is reached by one step up on either the north (from the Kitchen) or south (the Center North Room) sides. Likely, the opening from the Kitchen to the stair did not exist originally, as its casing treatment is crude. From the landing, there are 14 steps to the second floor, the last three winding to the north creating the dog-leg stair. The heavily worn treads are 11-1/4" x 1-1/4" and slightly bull-nosed. The rise varies from 8-1/4" to 8-1/2". The north wall enclosing the stair has had its sheetrock removed revealing full-dimension 2"x4" laid flat. The south wall has also had its sheetrock removed revealing full-dimension 2"x4" laid normally, 19" on center.



#### 3.10.1 First Floor Stair Treatment

A decision will have to be made whether to sheath the walls or not. The studs should be examined for nail holes to see if board sheathing was originally applied here. A period-appropriate handrail should be installed. Other houses of the period could be examined to see what would be appropriate. Some of the stair treads are so worn that they bounce easily. Several of the weaker treads should be examined and possibly replaced. The old treads should be saved and stored in the attic. The two light switches on the south wall should be removed.

### 3.11 SE Room (201)

The A.T. Smith House's second floor consists of two rooms toward the north with a hall running to their south. Stairs to the ground floor and the attic are situated at the southwest end of the building. As a result of this, the second floor's hall is narrow at the west, where it runs along the stairs, and wide at the east, almost forming another small, open room. This room measures 6'5" north to south and 10'8" from the east wall to the door opening into the Northeast Room (202). It is not known what precisely this area was used for, but often such semi-private, semi-public spaces



served as sewing rooms, particularly when lighting conditions were good, as they are here.

The ceiling consists of approximately 3" wide tongue and groove painted beige that runs north-south from the east wall toward the west for 7'9". These boards, unlike the tongue and groove everywhere else in the house, has a slightly beveled edge. Beyond this the ceiling consists of open joists running east-west. Brown paper and 1950s newspapers have been nailed between the joists for insulation. The dating of the newspapers suggests that the Southeast Room's ceiling dates to the 1950s. The joists and a massive beam running across the hall near the entrance to the attic stair have been cut to accommodate electrical wiring dating to the 1950s. A diagonal brace that ran from the beam to a post on the south wall was also removed, presumably to facilitate access to the attic stair.

The flooring in the hall consists is the same as that found in the Northeast and Northwest Rooms, approximately 6-1/4" wide and 1-1/8" thick tongue and groove. In fact, these are the same boards that run from the rooms, underneath the wall and continuously into the hall. The hall's boards are painted in gray, for 8'5" from the east wall. The remaining hall floor is unfinished.

The north and east walls of the hall are sheathed in tongue and groove boards measuring between 4-3/4" and 5". The south wall is sheathed in tongue in groove that ranges from 3-1/4" to 3-1/2". The reason for this discrepancy is unknown. The walls are finished with quarter round molding at the top and corners, and a 7" wide baseboard.

The east wall includes a window that is typical of the house, 6/6 wood double-hung, located 1'7" above the floor. The window opening measures 2'8" wide and 5'6" high, with a 4-1/2" wide casing with a pediment on top. The hall window appears to be essentially intact and has not been extensively repaired. Both sashes include holes on the right side for a locking mechanism, most likely the same spring-loaded type seen on the house's other windows, but missing here. There is a second window on the south wall. This is a fixed, 4-pane window placed 4'5" above the floor. The opening measures 2'4" wide by 2'11" high and is surrounded by a simple 4" wide casing. This windows muntins are considerably wider than those of the house's other windows, measuring around 1" in width rather than the more common 3/4". This implies that this is a replacement window, executed in a compatible style.

### **3.11.1 East Hall, SE Room Treatment**

There are no high priorities for treatment in the East Hall. However, in the long term the 1950s tongue and groove ceiling should be removed and replaced with unbeveled boards that resemble those found on the room's walls. The ceiling should also be extended throughout the entire hall. Prior to this, the feeble and flammable attempt at insulation with paper should be removed, as should the modern electrical wiring.

The boxed-in structural post on the south wall, near the attic stair should be unboxed and analyzed for soundness. If possible, its diagonal bracing should be restored. This presents a conundrum. If the bracing is restored, then how does one sheathe the

ceiling or access the attic stair? It seems unlikely that the hall's ceiling was left unfinished, especially since the second floor contained at least one major, formally finished room, yet a diagonal brace would interfere with any ceiling cladding.

The gray paint on the hall floor should be allowed to remain. Though it contrasts with the hall's other, unfinished flooring, sanding it would result in much greater contrast.

### 3.12 NE Room (202)

The Northeast Room (202) served as a bedroom. According to an interpretive note, this room once included applied ceiling tiles and a built-in closet, both since removed. The room measures 13'3" north-south by 14' east-west. The ceiling is 7'10" from the floor, and is finished with boards in two widths. From the west wall there is 4'7" of 3-1/3" wide boards. The remaining ceiling is covered with 5-1/2" boards. There is no physical evidence to explain this variance. Like the northwest room, the northeast room's floorboards run from north to south and consist of 16' long, 6-1/4" wide and 1-1/8" thick tongue and groove. There is a patch in the floor near the west wall, approximately four feet from the south wall. This may have been the location of a heat register.



The door to the hall is located toward the west end of the south wall. The opening retains its simple pedimented casing. The south wall was totally stripped of sheathing, probably at the point in time when drywall was installed. The wall studs and scabbed-in nailers are fully exposed. The nailers, full 2" x 4" lumber, are clearly scraps, and vary greatly in length and condition. When the sheathing was removed, the 8" wide mopboard was left intact.

The east wall includes two windows. Both of these have been restored. The east and west walls retain their sheathing of approximately 5-1/4" wide boards. Evidence of the room's original finish materials can be found at the north corner of the east wall which features a substantial piece of wallpaper backed with muslin. It is currently protected by a thin sheet of Mylar. Sticking out from behind the wallpaper is a piece of yellowed newspaper dated January 19, 1856.

The north wall includes one window, placed slightly to the east of the wall's center. Its lower sash has been completely rebuilt. This wall's sheathing has been completely removed.

On the west wall there is a boarded-over door opening that led to the unfinished northwest room. The opening is filled with 4-



3/4" tongue-and-groove scraps that were painted white, most likely prior to their installation. It is not known at what time the opening was closed. Paint shadows and notched-out sheathing boards indicate that the opening was finished at one point in time. The west wall also includes a hole for a stovepipe, located 4' from the north wall and 6'-4" above the floor. Its diameter is 10-1/2". The hole is significant because its gasket protected the original wallpaper beneath it. As a result there is a small fragment of paper that never was exposed to light and therefore retains its full color saturation. The pristine fragment is protected from solar exposure by a cloth attached to the ceiling.

A simple light fixture is attached to the ceiling at the center of the room. A switch, presumably for this light, is found to the east of the entrance. Its wiring dates to the middle of the 20th century. There are also two electrical outlets in the room. One is located near the base of the south wall, slightly to the east of the switch. To place the outlet in a presumably desirable spot, one of the wall's studs was unceremoniously hacked into. A junction box is attached to an intact stud to the immediate east. The wiring for the outlet and junction box is newer Romex. There is also another outlet on the north wall, just west of the window. The wiring for this also dates to the middle of the 20th century.

### 3.12.1 NE Room Treatment

The Northeast Room's most remarkable features are the original wallpaper fragments. They should continue to be protected with Mylar sheeting, as they currently are. The fragment at the stovepipe hole has additional protection from the sun, in the form of a simple piece of fabric. Though this is effective, a slightly more formal version that can be shoved aside while visitors are present, would be beneficial. The wallpaper at the northeast corner of the room would also benefit from solar protection to prevent further fading.



The patterns and dates of manufacture should be precisely identified and noted in order to provide guidance for repapering other rooms. There are many books and catalogs on the subject, including "Wallpaper in Historic Preservation" by Frangiamore. There is a good online NPS book on wallpaper restoration at [http://www.nps.gov/history/history/online\\_books/tpsd/wallpaper/](http://www.nps.gov/history/history/online_books/tpsd/wallpaper/)

The difficulty in applying new muslin and paper to this room lies in integrating old and new. An expanse of new wallpaper, even if precisely matched to the original, would be overpowering here. This room could instead be used to interpret the muslin and paper technique of finishing a room, showing an area of raw wood sheathing, one with muslin, and one with wallpaper applied to the muslin. With this approach, the original fragments can shine, rather than look dingy compared to the new material.

The lack of floor treatment in this room should not be a concern. It appears that it never had one and should remain without a treatment.

### 3.13 NW Room (203)

The northwest room measures 13'9" north-south by 13' east-west. The unfinished ceiling is 7'11" from the floor. The door to the hall is located toward the east end of the south wall. There appears to be a blocked off door opening on the room's other interior wall (east), slightly to the south of center. The north wall includes two windows, while the west wall is without openings. The room's walls, as well as the ceiling are unfinished. According to interviews with Pete Zurcher, long-time resident of the house, this room was always unfinished. The absence of any fragments of finishing materials seems to confirm this. The room's unfinished state and blocked door to the adjoining room raise questions about its use. Was it originally intended to serve as the room for a child, with easy access from the parental room (Northeast Room #202)? If so, it may never have been completed because no children resulted from either of A.T. Smith's marriages. Was the upstairs floor designed to be used as an independent living suite, with one room serving as the bedroom and the other as a study or parlor? To date, no written material has been uncovered that might clarify the room's use.



The northwest room's flooring consists of 6-1/4" wide and 1-1/8" thick tongue-and-groove boards that run from north to south. Alternating boards are interrupted at about 20" from the exterior wall to avoid a continuous joint at the ends of the boards. The boards are 16' long and run under the interior south wall and into the hallway. At the north wall, roughly at its center, there is a patched section with non-matching floorboards. The patch is 2'6-3/4" wide and approximately 1'8-3/4" deep. The floorboards in this area are only 3-1/4" wide. Apparently an interior chimney stood in this area.

The ceiling is unfinished; its joists run from east to west. Some blackening is evident on the joist above the area of the patched floor. It is unclear if this is fire or moisture damage. A 2" x 4" stud has been attached to this joist (second from north wall). Though this was, or is, designed to reinforce the joist, it is only attached to its center section and does not run from wall to wall.

The northwest room's west wall is the only one that is fully sheathed. Its planks are roughly 5-3/4" wide. All sheathing boards are cut roughly 21" from the north wall, with shorter board segments filling the gap to the wall. The reason for this patched area is unclear. The shorter boards do not appear to be much newer than those found on the bulk of the wall. They are, therefore, not clearly part of a later repair campaign. There is some staining that indicates moisture issues in this corner of the room. The staining is, however, most pronounced on the shorter boards of the patched area, indicating that

problems continued. Curiously, the 8" mop board attached to the bottom of the wall shows no corresponding cut.

The south wall includes the trimmed door opening into the hall. The overdoor trim is triangular, forming a simple pediment, matching the trim over the windows. The door openings leading off the main rooms of the first floor include additional molding running along the top of the openings' pediments. However, this is omitted in the second floor. It is possible that these projecting moldings were removed in order to present a smooth surface for applied wall finishes such as sheet rock. However, there are no nail holes indicating that molding was removed. Also, since the northwest room never was finished, it seems unlikely that moldings needed to be removed. The sheathing on the south wall is intermittent and very rough sawn in virtually random widths. Presumably the reason for the intermittent sheathing is the installation of electrical wiring in the middle of the 20th century.

The east wall is unsheathed, exposing its dimensional 2" x 4" studs placed 18" on center, as well as the back of the northeast room's sheathing. The wall includes a blocked-off opening without trim. In this room the former opening is chiefly noticeable because of a change in the color of the wall's boards. When the opening was blocked off, a stud was scabbed in at its approximate center. This connecting door between the northwest and northeast rooms will be discussed further in the context of the northeast room. Another connection between the two rooms can be seen in the form of a blocked off hole in the east wall, located at 6'4" above the floor and approximately 4' from the north wall. This was presumably once part of a heating system, though the location of the heating body (i.e., stove) is unknown. Some of the building's framing can also be observed at the northeast corner and along the top of the wall. This consists of an adzed post topped by the end of a beam running to it from the Northeast Room. Another adzed beam running along the top of the east wall is mortised into this beam-end. The post and east-wall beam are stiffened by a mortised diagonal wall brace. There is evidently some concern about the joint between the beam-end and the east-wall beam. An improvised paper crack monitor has been attached to the joint.

The north wall includes two fully trimmed windows. An 8" wide kickboard runs around the perimeter of the room. It is interrupted at the closed-off door on the east and missing at the west-end of the north wall – most likely a casualty of the interior chimney/fireplace removal. The northwest room's two windows have been minimally repaired and exhibit typical signs of age, including assorted bumps and bruises. The brand new stops on the west sides of both windows indicate that they were recently removed for maintenance and/or repair. The remains of a roller blind mount can be seen on the eastern window. The western window has hooks for some kind of window treatment.

A bulb-less pull chain light fixture hangs from the center of the room. It is attached to the side of a ceiling joist. Its wiring, which is more advanced than cloth, but pre-Romex, dates to the mid-20th century. The wire runs from the lamp to a switch on the south wall next to the door. It also branches off toward the northeast room. The northwest room has no electrical outlets.

### 3.13.1 NW Room Treatment

Since there is no evidence that the Northwest Room was ever finished, it should remain in its raw state, unless definitive evidence to the contrary emerges. It could then be used as an interpretive space about how the house and its rooms were constructed. The reconstruction of the interior chimney would have a major impact on this room.

In the long term, the opening between the Northwest and Northeast Rooms could be reopened. This would provide for an even flow of visitors from room to room and would also provide a logical procession from unfinished to finished room. However, reopening should be considered carefully since the date of the passage sealing is unknown.

The mortised post and beam joint should be monitored for potential shifting. However, the improvised paper meter should be replaced with a more permanent plastic example that is not subject to moisture or tearing.



### 3.14 Second Floor Stair Hall

Stairs to the second floor rise towards the west along the south side of the two-story section of the house. The treads are worn and cupped but in good condition, and the modern railing is stable. The narrow hallway has an unpainted wood floor. Floorboards average 6-1/2" wide. Two rooms open onto the hallway to the north, whereas the "east room" is really just the portion of the hall without stairs rising through it. The stairs to the attic rise directly above the stairs to the second floor.

The balustrade, including a top rail and plain, straight balusters, along the stairwell on this floor is wooden, painted, and in stable condition. There is a chamfered post measuring 2"x2-1/2" (and 6'3" at the highest slant of the top) at the head of the stairs. The chamfered top rail measures 2-3/4" x 2-1/8" x 4'10" (at the farthest slanted edge under the stairs to the attic). The balusters are 1" x 1" x 2'3-1/8" and are spaced, from west to east, as follows: 7-3/4", 6-3/4", 7-1/8", 7-1/8", 7-1/8", 7-1/4", 7-1/4", 7-1/4", 7", and 10-1/2".



Walls of the second floor hallway are of blue painted, horizontal boards. They vary in height along the room side (4-3/4" to 5") whereas the heights on the south side are only

3-1/2". A 6-over-6 wood sash window is located in the center of the east wall (note: this is shown incorrectly on the measured drawings, as it appears markedly to the north side of that wall as drawn). This window has a simple entablature over it that echoes the larger scale trim over the doorways (8" peak, tapers to 6-3/4") to the bedrooms. In the west wall there is a 6-pane fixed window (with no entablature trim) covered by a clear acrylic protector sheet. Another fixed and covered, but only 4-pane, window is located in the south wall. It has no entablature trim over it. All windows in the hall are in good condition.

There is modern hardware on the window casings. Also, there is peeling paint on the walls and windows of the hall.

The attic space on this floor is unfinished and accessible by two crawlspace openings, to the south and also to the west, at the head of the stairs. Tongue-and-groove floorboards are present in various places; where the flooring has been removed, the floor support system is exposed. The roofing system of the hipped, one story section is also visible. There are some cosmetic water stains from past roof leaks but no structural concerns. It is worth noting that the hip beams are hand-hewn while the rafters and joists are sawn. The joists measure 7-7/8" x 2" or 6" x 2". Rafters are not tapered and vary in dimensions, but some are a full 4" x 4". There is a 21" wide board over the north crawlspace entry acting as a ledger for the rafters.

### **3.14.1 Stair Hall Treatment**

Appropriate and in-kind cabinet doors should be created to close up the two one-story attic crawl space access points. The doors should be dated on their reverse side so as not to confuse them with historic. Right now, the openings are covered by Styrofoam sheets, one of which fits poorly. Bats were observed flying in and out of the openings.

The non-historic hardware should be removed from the window casings. The floor should be left untreated. Any removal of the peeling paint should be undertaken with caution as it is most certainly contains lead.

## **3.15 Attic (301)**

The third floor of the A.T. Smith House is an unfinished attic space. All surfaces and structure are wood and the rafter system is exposed. Hand-hewn beams serve as wall plates and support the ends of the rafter tails. They are oak, roughly 7"x8", with adze marks plainly visible. There is a section of extreme insect boring (prior infestation) where the chimney passed the northern beam. There are hand-hewn posts in the four corners and in the middle of the north and south walls.

The oak corner posts are roughly 8"x8" and have a corner square channel chiseled out



(the corner of each post pointing to the interior). The middle posts are roughly 11"x11" and have a chiseled "T" profile. Walls studs fill in between the massive timber-frame supports. Studs run continuously down to the second floor. The framing is generally visible and stable.

Tongue-and-groove floorboards run east-west across the width of the rectangular attic space. The only exception to this is near the middle of the north wall where there was once an interior chimney. The patch flooring in this section matches the rest of the attic. The tongue-and-groove boards are 3-3/8" wide, 7/8" thick, planed and untreated. They are slightly worn with age and in excellent condition. Circular saw marks are visible in various places on the floorboards. Kickboards are the same as the floorboards and are present along almost all the periphery, with the exception of the former chimney area.

Rafters are rough sawn, 3" wide, and taper from approximately 4-1/2" tall at the ridge to 5-7/8" at the hewn plates. Looking from one end of the room to the other (along the ridge), the taper is very consistent among all the rafters. The rafters butt joint at the ridge with no visible connection and with no ridge board or ridge beam. Some joints are flush but a few show a considerable gap. Skip sheathing is approximately 10-13" wide and has waney edges. New, replacement skip sheathing (remaining bark should be removed) is evident over the former chimney area on the north wall. The new skip sheathing matches the historic in size, spacing and character. Nails protrude several inches through the skip sheathing in all areas of the attic. One small area of what may be white mold is visible in the northwest corner on a piece of skip sheathing near its intersection with the west wall planking (image 926). It has not been determined what the substance is, but if it is mold, it may have arisen from the moisture issues in this region of the roof prior to the recent repairs. Numerous mud wasp nest attachments are visible on the skip sheathing and rafters but no nests.



In the former chimney area, a new rafter has been sistered on to a discontinuous rafter (image 929). The northern section of the historic rafter appears to be sawn through while the southern end is more deteriorated. As this is in the area of former water infiltration, this rafter was damaged and the rotten section removed in 2007. Stability has been restored with the new member but full replacement would be a visual improvement.

Another rafter, in the southeast quarter of the attic, is extremely dry and desiccated, with what may be smoke damage evident to the west side of it on the skip sheathing. The skip sheathing is sound and needs no further attention, but the rafter in question may deteriorate faster than others. It is unknown how it was damaged, but there is no current threat noted (see images 935 and 936).

Interestingly, at the end walls, the builder mortised the lookouts into the end rafter so there is little horizontal support other than the tenon. It would have been wiser for the longevity of the lookouts for them to be longer and notch through the first rafter, thus having more leverage against downward external pressure, but the lookouts appear to be sound as is.

A high level of craftsmanship is generally evident in the attic, such as the tapered rafters and the cross brace/wall stud intersection midway along the south wall (stud has a mortise cut to allow the brace to pass through; see image 930). However, the craftsmanship is not consistent, as studs elsewhere are simply cut off before intersecting a cross brace (image 923, several examples visible). Also of curious note is the opening in the gable end sheathing at the ridge. Again, this is not a structural concern, just a side note about the idiosyncrasies of the building.



Wire mesh covers openings in two places, in the soffit by the former chimney area and under the east end of roof ridge at the soffit area (see images 932 and 914/915). Bird nests are visible through the mesh at both, but it is not evident if the nests are current or remnants of previous inhabitants. The only other visibly potential gap is at the end of the western ridge.

At either gable end there is a 6-over-6 wood-framed sash window. The western one is functional while the eastern is covered by acrylic. The eastern appears to be functional; both are recent replacements.

One electrical light fixture exists but it is missing a bulb, so it is unknown if it is functioning. It is pull chain operated and located in the middle of the ceiling, slightly south of the ridgeline. The fixture is modern plastic but the wiring is covered by silver cloth, datable to the 1930s-1960s. There is a bird nest attached to the top side of the fixture, although it is currently unoccupied.

The attic is generally in excellent condition. The most urgent issue for stability's sake is the insecure nature of the ridge joints. In the case that the public will be accessing this space (i.e., for interpretive tours), the low clearance at the stairs, protruding nails and a weak stair rail pose the safety concerns. The roof is secure and although there are many water stains on the rafters and plates, none appear to be fresh. The floor is stable and appears to be level with no sags or soft spots. The stair treads seem solid.

### **3.15.1 Attic Treatment**

It has been reported that the north and south walls are moving apart near the middle of the attic. This is evidenced on the exterior by a prominent sag in the middle of the roof at the ridge. Therefore, the two walls should be brought closer together and stabilized to keep the walls from drifting farther apart and to square up the room. The most

unobtrusive way to do this would be a tie rod and turnbuckle connecting the two center vertical oak structural posts. The tie rod and turnbuckle could be located close to the floor so as to lessen their visual impact on the room.

There is concern that there is no ridge board or ridge beam at the ridgeline – the rafter tips merely rest only against each other and there is a small gap between some of the tips. We would not recommend strengthening this joint with nailing plates or other means. A modern connection there to hold the rafters together at the peak would be too visually arresting and would take away from one of the most interesting architectural features of the house, the rafters. It does not appear that the joints are actively spreading. We think it would be best to place measuring devices on them to see if the gaps are getting any wider. The installation of the tie rod and turnbuckle between the north and south walls may work to pull the rafter tips back together.

If this space is to be used for interpretation to the public, the protruding nails will pose a safety issue. This could be ameliorated by a simple warning from docents or possibly putting up an acrylic panel across the bottom of the rafters in a section where the public will stand and limiting access to the protected area. Also, the floorboards should be protected by laying down carpet if heavy foot traffic is expected. Stair treads may need reinforcing in this case as well. The partial railing at the top of the stairs, currently wood and yellow “CAUTION” tape, needs a more substantial barrier. Since it is not clear if there was a railing here historically, anything new should probably not attempt to imitate a historic style; rather, something wooden and fitting with the simple character of the attic is encouraged.

Further examination of the white substance on the skip sheathing in the northwest corner will indicate what treatment is needed (appears to be mold or rot). In any case, it is not a priority issue. If it is mold or rot, it should be treated to avoid spreading. The root of the problem has likely been resolved with the recent roof repairs.

Finally, the dry, possibly smoke damaged rafter in the southeast quadrant (see images 935 and 936) should simply be monitored for possible future deterioration. If it does deteriorate, it will pose a structural problem for the roof and should be reinforced with a new rafter to its side or replaced. In general, the various spots of water stains, smoke damage, and so on serve a purpose in illustrating the house’s life history and should be left in place with additional new bracing/support as needed.