

Architectural Conservation Assessment  
For the Bradley Law Office  
Westminster, Vermont

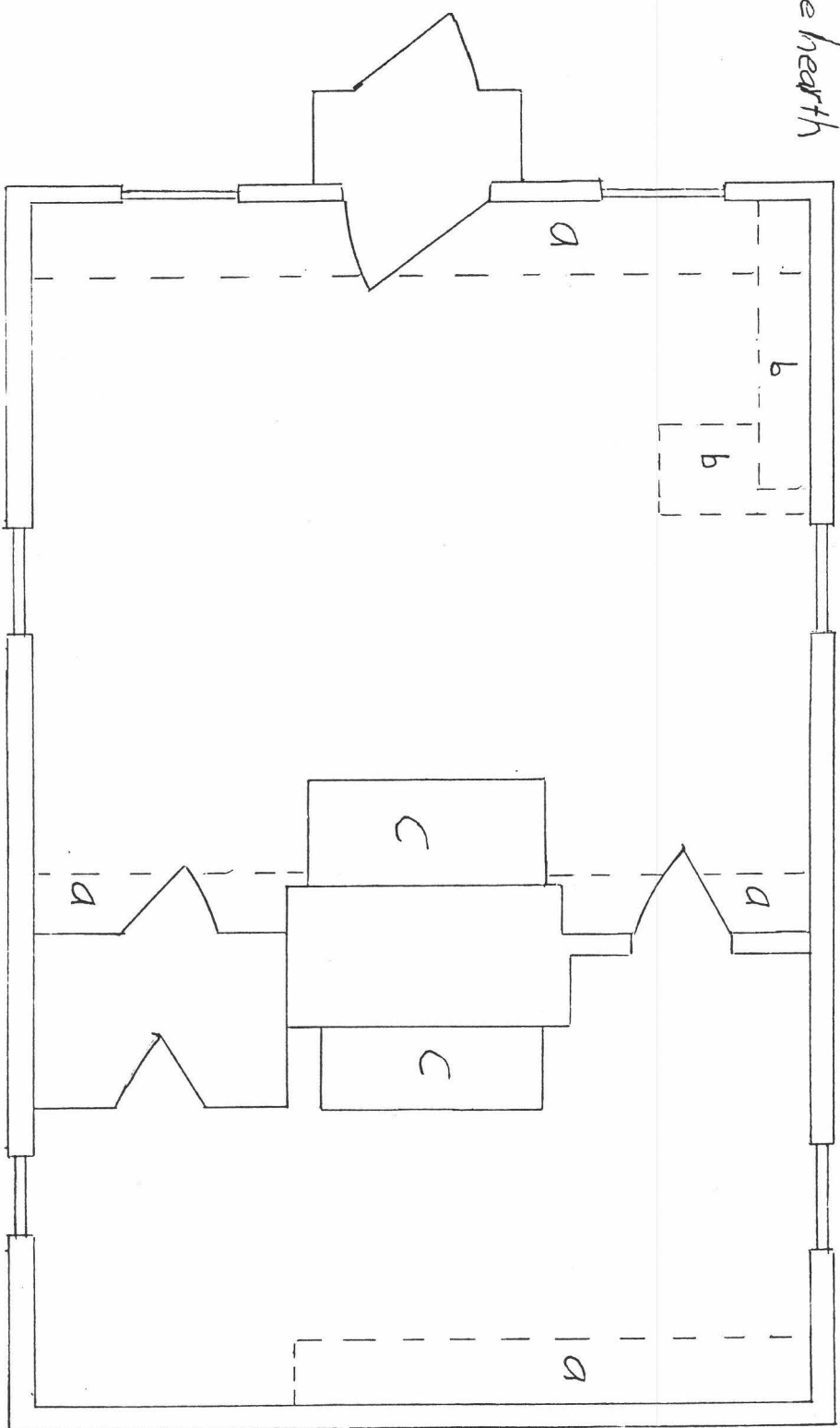
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10/21/98

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# Bradley Law Office Westminster, Vt.

- a shelf
- b bookcase
- c fireplace hearth



1/4 inch = 1 foot

## I. Introduction

The Bradley Law Office is an almost perfectly preserved nineteenth century law office building in Westminster, Vermont. The two room structure sits on the grounds of the William Czar Bradley House on Main Street (U.S. Route 5). William Czar Bradley, a lawyer and politician, used the law office from circa 1808 until he retired in 1858. The building has been almost untouched since his death in 1867. He willed the office to his granddaughter, Sarah Bradley Willard. She willed it to the State of Vermont in 1908, subject to life tenancies for her son and a grandson. The grandson died in 1991, and the State of Vermont took title to it in the summer of 1998. The building is in the stewardship of the Vermont Division for Historic Preservation. The Division intends to repair the building and then allow the Westminster Historical Society to operate it as a museum. The Bradley Law Office is listed in the National Register of Historic Places as part of the Westminster Village Historic District.

The Bradley Law Office is of great historical importance. Surviving nineteenth century law offices are rare in Vermont, and those that remain have been altered in appearance and/or use. This building, on the other hand, is almost unchanged from its 1867 appearance. Until 1998 when the Division began to remove objects to storage, the building contained the same books, papers, and furnishings that it had over one hundred years before. Many rare architectural features, such as the doorbell and wallpaper, have survived, though not without some deterioration.

Because of the building's rarity, integrity, and importance, any conservation program should be cautious and conservative in nature. Treatments should follow the Secretary of the Interior's Standards for Preservation. The period of significance of the Bradley Law Office is the 1850's, near the end of Bradley's long career and at the height of his professional reputation. This is also the period at which use of and change to the building nearly stopped. The near lack of alterations since this time is a strong argument against a restoration campaign. Although repairs must be made, the building should not be returned to a pristine state. The long semi-abandonment is an important part of the story of the building and all traces of this should not be erased. Furthermore, a touch of decay will contribute to a feeling of authenticity for visitors.

This report was prepared by Douglas Terpstra, a graduate student in the University of Vermont Historic Preservation Program. Although it has been completed to the best of the



author's ability, it is a student paper, and professional advice should be sought before following any of the treatment recommendations. Site visits were conducted on September 17, 18, and 24 and October 2, 1998. The examination was largely non-destructive, the exceptions being the northeast side of the ceiling in the rear room and the floorboards of the vestibule. As shown in the report, more invasive examinations will be needed in the future. Information for the building history was derived from sources at the Special Collections Department of Bailey-Howe Library, UVM, and from materials supplied by the VDHP. A partial examination of Bradley family deeds at the Westminster town hall turned up no information. The collections at the Vermont Historical Society and the personal collections of the Willard family have not been examined.

## II. Architectural Description

The Bradley Law Office is a one story, gable front, wooden building resting on a fieldstone foundation and covered with a slate shingle roof. The front wall, the southeast façade, is covered with flush board siding. The other three walls are covered with clapboards, sillboards, and cornerboards. A molded cornice tops the front and sides; the rear has flat rakeboards. The front façade has three bays: a 12/12 single-hung sash window on either side of an entrance vestibule. The vestibule rests on a brick foundation, has plank sides and a batten door, and is topped by plywood covered with roll roofing. A single pane fixed window in the southwest side provides light to the vestibule. Above the vestibule is a sign indicating the name of the building. Each side of the Law Office has two bays. The southwest side has a 9/9 window at the front and a 16/12 window at the rear. The northeast side has a 9/9 window toward the front and a 12/9 window in the rear. All of these windows are single-hung sash. A chimney rises from just behind the midpoint of the shallow sloping gable roof.

The Bradley Law Office has two rooms, one before the chimney and one behind it. The front room has a vaulted plaster ceiling and plaster walls covered with wallpaper. The main entrance, enclosed by the vestibule, is a six-panel door with a decorative door handle. Light enters through the windows in the front façade and through the front windows on the sides. The side windows have six-panel sliding shutters. Wainscoting rises to chairrail height along the walls except for at the chimney breast. The bottom track for the sliding shutters is built into the chairrail. A board extends along the top of the side walls from the window trim to the northwest wall and acts as a nailing base for the top track of the shutters. Cased cornerposts extend into the room at the southeast wall. The chimney breast extends into the room in the center of the northwest wall. The brick fireplace has had its opening filled in with bricks and the whole surface parged. The hearth is made of stone. The mantel and the sides of the chimney breast are made of flat boards. On either side of the chimney breast is a four-panel door. The door to the west of the chimney leads to the rear room. The door to the east of the chimney leads to a small closet. From the closet, a batten door opens into the rear room. There are shelves along the southeast wall above the doorway, above the two interior doors, and between the doors and the chimney breast. A bookcase is built against the south half of the southwest wall, and another extends into the room perpendicular to the first just before the southwest window.

The walls of the rear room are plaster covered with wallpaper and have a baseboard at the bottom. The plaster ceiling in this room is flat. A window in each side wall lights the room. The southwest window has a six-panel sliding shutter; the northeast window has a four-panel sliding shutter. A chairrail on each side wall hides the bottom shutter track. Wooden boards to hold the top shutter tracks extend from the window trim to the rear wall of the room. The closet extends into the room. There are cased cornerposts in the rear corners and the west front corner of this room and in the northeast corner of the closet. The fireplace is in the center of the southeast wall. The brick fireplace has had its opening bricked in. The old brick face of the fireplace has been parged. There is a brick hearth and a wood mantel. Cupboards have been built into the bottom of the southwest side of the chimney breast. There are shelves at the southwest, northwest, and southeast walls.

### III. Building History

William Czar Bradley used the Bradley Law Office as his place of business from circa 1808, when the structure was built, until he retired from practicing law in 1858. William Czar was the son of Stephen Row Bradley, a lawyer, judge, and one of the first two U.S. senators from Vermont. Stephen R. Bradley had moved to Westminster from Connecticut in 1779. Although he had a "Law Office," it is not believed that he used the current structure. William C. Bradley was born in Westminster in 1782. A child prodigy, he entered Yale at the age of thirteen, but was expelled during his first year. He studied law with a judge in Amherst, Massachusetts, and passed the Vermont bar in June, 1802. He married Sarah Richards in December of that year. He served as a representative in the state legislature for the first time in 1805 and soon moved up to the national level. After the War of 1812, Congress appointed him an agent of the U.S. government to survey the boundary between Maine and Canada. He retired from practicing law in 1858 and died in 1867.

Mark Richards, William C. Bradley's father-in-law, purchased the property on which the building sits in 1804. According to local tradition, he built the William C. Bradley House as a wedding present for his daughter and son-in-law. The house was built about 1807. The Law Office probably was built about the same time. In addition to using the building as his office, Bradley held a law school there. When he died in 1867, he willed the Westminster property to his granddaughter, Sarah Bradley Willard. The property, other than the office, later was sold to Henry Allen Willard and, still later, passed out of the family. Sarah B. Willard's son, Henry Kellogg Willard, purchased it in 1909. Sarah B. Willard, in 1908, willed the office to the State of Vermont, with life tenancies for Henry K. Willard and his son, William Bradley Willard. The will specifically exempted them from liability for loss or damage of the contents of the building while it was in their possession. William B. Willard died in 1991. The State of Vermont took title to the building in June of 1998. Between the time the Law Office was closed in the mid-nineteenth century and the time the state took possession, the building is believed to have been almost untouched. Items apparently not related to the office were stored here, and some maintenance work was performed, but the building has not been open in the memory of many residents of Westminster.

The building has gone through few changes in its history. The fireplace of the front room was bricked in and a stove added at some point. The rear fireplace also was bricked in at a later time. The slate roof is probably a later alteration. The vestibule was added sometime after the 1880's, as shown by the use of wire nails. It was added before 1912, as it appears in a postcard image of that date. This same image does not show shutters on the southwest side of the building. A circa 1925 photo does show shutters there. The front shutter appears to be a paneled shutter, and the rear shutter appears to be a batten shutter. The southeast side shutters are louvered. An early photo of unknown date shows the vestibule and the front louvered shutters, but the sides of the building cannot be seen. Clumsy repairs, including those to the cornice, cornerboards, windowsills, sillboards, and foundation, have been made over the years. After Henry K. Willard purchased the Bradley House, he made alterations in the name of restoration. It is possible that he also made some alterations to the Law Office at this time.

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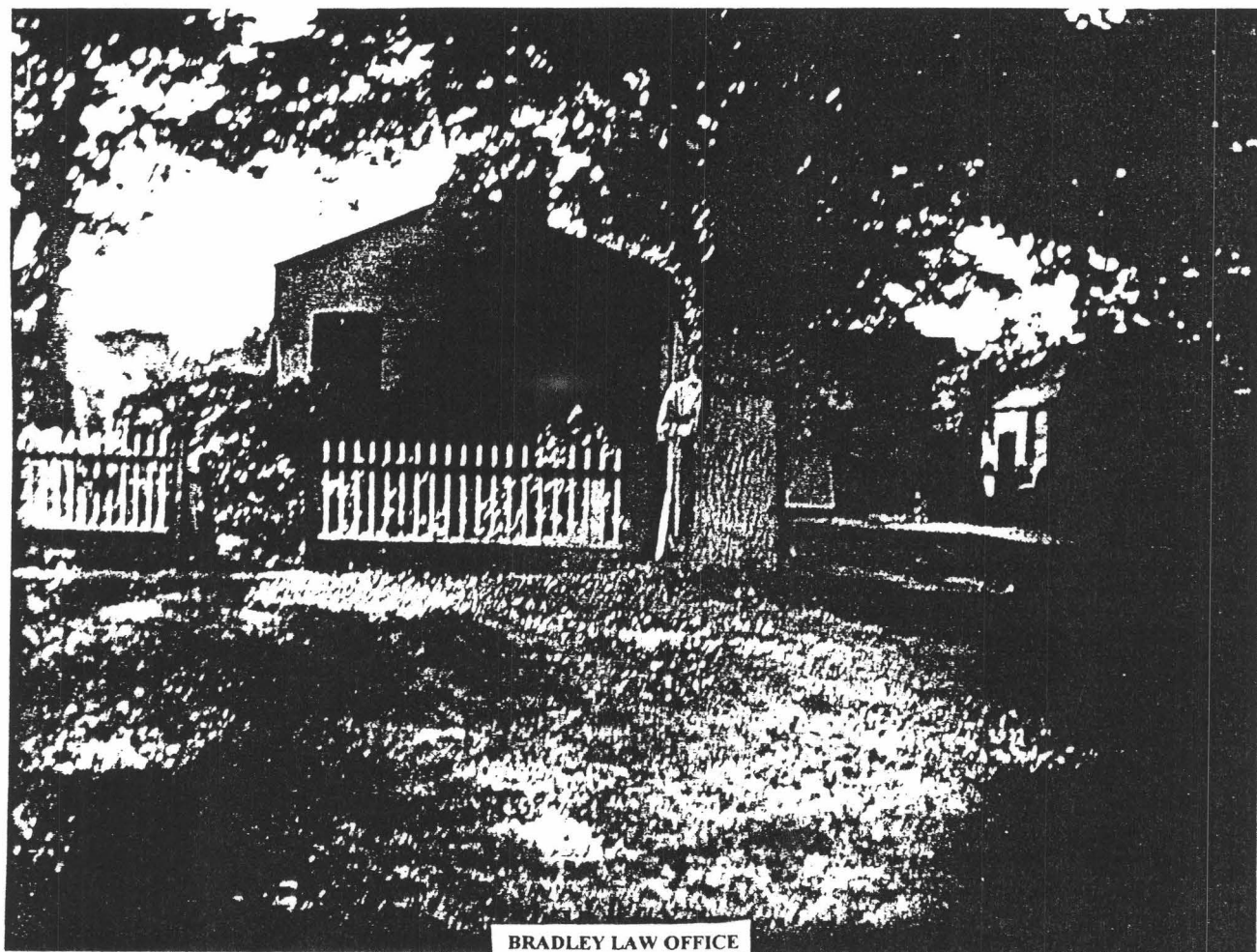
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BRADLEY LAW OFFICE

Bradley Law Office, early twentieth century  
(Westminster Historical Society)

The Old Squire Bradley Mansion, Westminster, Vt.  
Now owned by H. K. Willard, Washington, D. C.



Bradley Law Office, c.1912  
(postcard, Special Collections Department, Bailey-Howe Library, UVM)



Law Office of William Czar Bradley, Westminster, Vt.

Bradley Law Office, c.1925  
(*Willard-Bradley Memoirs*, p. 51)



## Willard-Bradley Memoirs

### LAST WILL AND TESTAMENT OF WILLIAM CZAR BRADLEY

This is the last will and testament of me, William C. Bradley of Westminster, County of Windham, and State of Vermont.

After the payment of all debts, taxes and funeral charges for which my estate may be liable, and the depositing of my remains in a quiet and unostentatious manner by the side of my lamented and beloved wife in the family tomb at Westminster, I do dispose of my estate, real and personal, of every name and nature soever, whether vested in me by principles of law or equity, or by any authority of any person, in manner following; that is to say.

*Firstly*, I do give and bequeath to my grandson, William Czar Bradley, 2nd of Brattleboro, in the county of Windham, my impression of Senart's Manuscript of the New Testament which I imported from Germany soon after its publication; also my copy of Wetsteins New Testament, in two volumes folio, in Vellum; of Geisbach's New Testament in two volumes 12 F O, together with Robinson's Lexicon of the New Testament; my gold snuff box, and the copy of Sanchrist's Greek Classics having already been delivered to him, and now are in his possession; to have and to hold to him, the said William Czar Bradley 2nd, his executors, administrators and assigns in full proprietorship.

*Secondly*, I do give and bequeath to my grandson, Richards Bradley, of said Brattleboro, all my copies of the Edinburgh Review whether bound or unbound; my set of British treaties published by Jones of Dublin, and also my set of Marryatt's novels; and I do furthermore give and bequeath to him all the family portraits<sup>1</sup> now hanging against the walls in the north room of my dwelling house; reserving to his brother Rowe, if he be so minded, the right of taking a copy of the likeness of my father, to have and to hold to the said Richards Bradley his executors, administrators and assigns forever.

*Thirdly*, I do give and bequeath to my grandson Stephen Rowe Bradley of the city of New York, my set of Pinckerton's Voyages and Travels, in six volumes quarto; my copy of Chambers Cyclopaedia in two volumes folio; my copy of the Holy Bible in two volumes folio, printed by Thompson and Small of Philadelphia near the close of the last century, and is the first hot pressed copy ever published in the United States; and I do bequeath to him the medallion casts in plaster of Louis Napoleon and the Empress Eugenie now hanging over the fireplace in my sitting room; and the privilege of taking copy of the likeness of my father (after whom he was named), the original by Fitch, one of Trumbull's pupils, given to his brother Richards having been executed in very cold weather and being defective both in expression and color. To have and to hold to the said Stephen Rowe Bradley, his executors, administrators and assigns forever.

*Fourthly*, I do give and bequeath to my grandson Arthur Crosman Bradley, who has expressed to me his intention of adopting the profession and practice of law, my law library, now in the custody and keeping of George Howe Esq.; subject, however, to the condition that said Arthur Crosman shall after due examination, be admitted to practise in the State of Vermont, and actually commence the practice of his profession; otherwise, the said library is to be sold by my executor, hereinafter named, or such parts thereof, as will raise the sum of Seven Hundred and Fifty Dollars which is to be paid to said Arthur Crosman in lieu of the library itself; and the unsold part, if any, is to fall into my residuary estate and go to my grandchild Sarah B. Willard, it being always insisted that the said Arthur C. is to have no right or interest in said library unless he complies with the conditions above expressed.

<sup>1</sup> The portraits mentioned in this will are located as follows: Stephen Rowe Bradley and his wife Melinda, are owned by Stephen Rowe Bradley, Nyack, N. Y. Richards M. Bradley, 261 Beacon St. Boston, Mass., owns those of Mark Richards and his wife, Ann Ruggles. Reuben Atwater and his wife, Mary Russell, are owned by Jonathan Dorr Bradley, Lake Forest, Ill. William Czar Bradley, taken in youth, Stella Czarina Bradley Bellows, Rowe Bradley, Jr., are at the home of Richards M. Bradley, Brattleboro, Vt.



## Willard-Bradley Memoirs

*Fifthly.* I do give and bequeath to my daughter-in-law Susan C. Bradley of said Brattleboro, my Encyclopedia Americana in thirteen volumes, with a supplemental volume, to have and to hold to said Susan her executors, administrators and assigns forever.

*Sixthly.* I do give and bequeath to my grandchild Daniel Kellogg, Jr. of Brattleboro, Vt., the lots of land lying on the westerly side of Main Street in the East Parish of said Westminster, known as the Wall lot and the Fletcher lot heretofore carried on by James Titcomb and containing nearly ten acres by estimation, be the same more or less, to have and to hold the same to him, the said Daniel Kellogg, Jr., his executors, administrators and assigns forever in fee.

And I do hereby give and bequeath to him so much money out of my estate as by amounting when added to the value of said land to the sum of Two Thousand Dollars shall make his share equal to what I gave to my daughter Emily B. Dorr, to have and to hold the same to him, the said Daniel Kellogg, Jr., his executors, administrators and assigns forever.

*Seventhly.* I do give and bequeath to my daughter-in-law Margaret White Kellogg wife of said Daniel Kellogg, the silver bowl in which their child Merab Ann was the last person christened, with one silver table spoon and one silver desert spoon, to have and to hold to her and to her executors, administrators and assigns.

*Eighthly.* I do give and bequeath to my grandson-in-law Henry A. Willard of the city of Hudson in the State of New York, the copy of Harris's Voyages, which I purchased of his grandmother Nancy Clapp; and I do also give and bequeath to the said Henry A. Willard all my documents, papers, correspondence, notices and memoranda by me made or owned whether of pecuniary value or as matter of taste, fancy, or of personal history, to have and to hold to him, his executors, administrators and assigns forever.

*Ninthly.* I do give and devise to my grandchild and our adopted daughter Sarah Bradley Willard, wife of said Henry A. Willard of the city of Hudson in the State of New York, the piece or parcel of land lying and being in said Westminster, on which I now live with the dwelling-house,<sup>1</sup> office, barn and other erections in and upon the same, to have and to hold the same to the said Sarah Bradley Willard, her heirs and assigns forever; and furthermore, I do give the said Sarah Bradley Willard all the furniture, including crockery and glassware, beds, bedding and plate now in said building or elsewhere not already herein and hereby expressly given and disposed of, and also all my library including all the books not herein and hereby designated as bequeathed to other persons, to have and to hold the same to the said Sarah Bradley Willard, her executors, administrators and assigns.

And as in, and by the last will and testament of my late deceased and beloved wife, it is provided in effect that whatever of her estate should remain at my decease, the same was to go to her descendants and in such quantities and proportions as I in my discretion should choose to direct. I do hereby choose, order and direct, that to each of her descendants, to wit, William Czar Bradley, 2nd, Richards Bradley and his children Susan, Ritchie, Dorr and Emily, Rowe, Arthur, Daniel K. Jr., and his children William and Merab Ann be paid One Dollar out of her said estate; and in full for said legacy or bequest as soon as may be convenient after my decease, by my executor hereinafter named the sum of Ten Dollars each, to purchase a mourning ring in memory of her; and as to the rest of my late wife's estate I do, in my discretion, choose and direct that the same go to Sarah Bradley Willard above named, one of her descendants, to have and to hold to said Sarah Bradley Willard, her heirs, executors, administrators and assigns forever.

And as to the rest and residue of my estate, real, personal and mixed, whenever or wherever situate whether holden in trust or otherwise, I do give, devise and bequeath the same to said Sarah Bradley Willard, her heirs, executors, administrators and assigns forever (the matter in relation to the law library above mentioned being excepted so far as necessary).

<sup>1</sup> The William Czar Bradley Homestead with the exception of the Law Office was sold to Henry Allen Willard. The property passed through several other hands until January 1910, when Henry Kellogg Willard, the son of Sarah Bradley Willard, re-purchased the same, and arranged to hold it in the family *in perpetuo*.

## Willard-Bradley Memoirs

And I do hereby constitute and appoint the said Henry A. Willard to be the sole executor of this my last will and testament, hereby revoking all other and former last wills and testamentary dispositions by me at any time heretofore made.

Witness my hand and seal this 28th day of December Anno Domini 1866.

Signed and sealed by said William C. Bradley and declared by him to be his last will and testament. We hereby subscribe our names in the presence of the testator and of each other.

WILLIAM C. BRADLEY LS

SYLVESTER S. STODDARD, FENELON ARNOLD, RALPH F. SAFFORD

## Willard-Bradley Memoirs

### THE LAST WILL AND TESTAMENT OF SARAH BRADLEY WILLARD

I, SARAH BRADLEY WILLARD, of the City of Washington, District of Columbia, being of sound and disposing mind, and realizing the uncertainty of life, do hereby make this my last Will and Testament, hereby revoking all Wills and Codicils by me at any time heretofore made.

ITEM I. I appoint the National Savings and Trust Company, a corporation organized under the laws of the District of Columbia and engaged in business therein, and my son, Henry Kellogg Willard, of the City of Washington, in said District, Executors and Trustees of this my last Will and Testament. In the event of the death of my said son during my lifetime, or upon his death should he survive me, I appoint William D. Hoover, of said City of Washington, District of Columbia, Co-Executor and Co-Trustee with said National Savings and Trust Company. I request and direct that no bond or other security be required from either of the persons above named, conditioned for the due and proper performance of their duties of Executor.

ITEM II. I give and bequeath all of my jewelry unto my granddaughter and namesake, Sarah Kellogg Willard.

ITEM III. I give and bequeath all of my household furniture and effects unto my son, Henry Kellogg Willard, for his exclusive use and benefit during his lifetime. Upon his death all of such furniture and effects shall be distributed equally among my three grandchildren, Henry Augustus Willard, Second, William Bradley Willard and Sarah Kellogg Willard, or the survivors of them. Neither my said son nor his estate shall be chargeable with any loss or damage to such furniture and effects occasioned by his use thereof.

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ITEM IV. I give and devise house numbered 1333 K Street, Northwest, in the City of Washington, District of Columbia, together with the land upon which the same is erected and which is appurtenant thereto, unto my son, Henry Kellogg Willard, for and during the term of his natural life.

Subject thereto I give and devise said property unto my grandson, Henry Augustus Willard, Second, for and during the term of his natural life.

Subject to the above two life estates, I give and devise said property, in fee simple, unto the children of said Henry Augustus Willard, Second, living at the time of his death, absolutely and in fee simple, in equal shares, as tenants in common.

It is my wish and desire that my said son and my said grandson, Henry Augustus Willard, Second, retain this property as their exclusive residence during such portions of each year as they may reside in Washington.

ITEM V. I give and devise house numbered 1337 K Street, Northwest, in said City of Washington, District of Columbia, together with the land upon which the same is erected, and which is appurtenant thereto, unto my son, Henry Kellogg Willard, for and during the term of his natural life.

Subject thereto I give and devise said property unto my two grandchildren, William Bradley Willard and Sarah Kellogg Willard, for and during the terms of their respective natural lives.

Subject to said three life estates, I give and devise said property unto the surviving children of my said two grandchildren, William Bradley Willard and Sarah Kellogg Willard, in fee simple, in equal shares, as tenants in common.

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It is my wish and I desire that said house be occupied as a home by my said two grandchildren, William Bradley Willard and Sarah Kellogg Willard, during such portions of each year as my son shall deem it best for them to reside in Washington.

ITEM VI. I give and devise unto my son, Henry Kellogg Willard, during the term of his natural life, and subject thereto, unto my grandson, Henry Augustus Willard, Second, in fee simple, my house numbered 44 Orange Street, together with the land upon which the same is erected and which is appurtenant thereto, located in Nantucket, Massachusetts.

ITEM VII. I give and devise unto my son, Henry Kellogg Willard, for and during the term of his natural life, and subject thereto, unto my grandson, William Bradley Willard, for and during the term of his natural life, the office of my grandfather, the late William C. Bradley, together with the land upon which the same is erected and which is appurtenant thereto, in Westminster, Vermont, also the use of the entire contents of said office, for and during the term of the natural life of each; subject to said life estates, I give and devise said real estate and personal property, absolutely, unto the State of Vermont. Neither my said son nor my grandson shall be charged with any loss or damage occasioned by this use of the contents of said office.

ITEM VIII. All of the rest, residue and remainder of my estate, of every kind whatsoever, whensoever the same may have been acquired and wheresoever the same may be situate, I give, bequeath and devise unto said National Savings and Trust Company and my said son, Henry Kellogg Willard, or should he be then dead, or upon his death, unto said National Savings and Trust Company and said William D. Hoover, in absolute estate, as joint tenants, in trust nevertheless for the following uses and purposes, and none other, that is to say:

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To take, hold and manage the same as trust estate or fund, to collect the rents, profits and income thereof, and to pay all necessary costs, charges and expenses incurred in the proper management, control and preservation of my estate, including a reasonable compensation to themselves for their services as Trustees, and to pay at convenient intervals all of the net income unto my husband, Henry Augustus Willard, during the term of his natural life.

Upon the death of my said husband, I direct my Trustees, as soon as practicable, to set apart out of the net income from my estate a sum not exceeding Twenty-five thousand Dollars (\$25,000.), which shall be used by them for the purchase or longtime rental of a home for my son, Henry Kellogg Willard, for and during the term of his natural life, and thereafter for my grandchildren, for and during the term of their respective natural lives, and thereafter for their respective children, in fee simple, share and share alike. This home shall be located either in Brattleboro, Vermont; Westminster, Vermont; or Walpole, New Hampshire, the location to be selected by my said son, Henry Kellogg Willard. In event the property is purchased, the title thereto shall be taken in such manner as to vest the same as directed by this item of my Will.

My Trustees shall also, at the same time or immediately thereafter, out of the net income from my estate, set aside the sum of Fifty thousand Dollars (\$50,000.), and pay the same unto the Garfield Memorial Hospital, which shall use the same in erecting a new building in memory of my husband, Henry Augustus Willard.

The balance of the net income from my estate until the sums above mentioned have been set aside, and thereafter all of the net income from my estate, shall be paid unto my son,

## Willard-Bradley Memoirs

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Henry Kellogg Willard, during his natural life; thereafter such net income shall be paid unto my grandchildren, Henry Augustus Willard, Second, William Bradley Willard and Sarah Kellogg Willard, in equal shares, for and during the term of their respective natural lives.

Should either of my said grandsons or my granddaughter die leaving no issue surviving him or her, the share of the one or more so dying shall be paid unto the survivors in equal shares, or unto the survivor. Should, however, the one or more dying leave issue him or her surviving, such issue shall receive, in equal shares, the portion of such income to which his, her or their parent would have been entitled if living.

Twenty-one years after the death of my last surviving grandchild, I direct my said Trustees, or the Trustee then acting, to divide my estate into such a number of equal parts as will provide one part for each of the children of my grandchildren then living, and to set over, assign, transfer and convey one of such parts unto each of such children and of said grandchildren.

It is my Will that all of the improved real estate belonging to my estate and as much of the personal property as my Executors and Trustees deem practicable, shall be kept intact and not sold, and that the same shall be distributed unto my great-grandchildren in as nearly the same condition as when it came into the control of my said Trustees as is practicable and possible.

My Trustees or the Trustee then acting shall have full power and authority at the time of the final division of my estate to make such sales and conveyances of such part of my property as it may be necessary to dispose of in order to equalize the various shares of my great-grandchildren, and in consummation of any such sale or sales, shall have authority to convey the property so sold in absolute estate unto the respective purchasers thereof, who shall be

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under no obligation to see to the application of the purchase money.

ITEM IX. It is my desire and I direct that my body be interred beside that of my husband in the same plot in the Old Cemetery in Westminster, Vermont.

In Testimony whereof I have hereunto set my hand this 20th day of June, A.D., 1908 to this my last Will and Testament, typewritten on six pages for the purpose of identifying pages one to five inclusive, I have signed the margin of each.

SARAH BRADLEY WILLARD

Signed, published and declared by the within named testatrix, Sarah Bradley Willard, as and for her last Will and Testament, in the presence of us, who at her request, in her presence and in the presence of each other, have hereunto subscribed our names as witnesses this 20th day of June, A.D., 1908.

CHARLES E. NYMAN	1515 "S" Street, N. W., Washington, D. C.
FRANK W. STONE	1844 Monroe Street, Washington, D. C.

## IV. Conditions Assessment and Treatment Recommendations

Good condition: no deterioration and no need for repair

Fair condition: minor or cosmetic deterioration, does not necessarily need to be repaired or low priority

Poor condition: severe deterioration or needs immediate attention

### A. Exterior

#### 1. Southeast (front) façade (wood elements painted white unless otherwise noted)(1)

a. foundation: The foundation is constructed of drylaid fieldstones. Mortar has been applied to some areas at a later time. The foundation is in good condition. Some of the mortar is deteriorating. Roots from a nearby tree are beginning to grow under the east corner. These roots should be monitored in the event that they could someday destabilize the foundation. Otherwise, no treatment is recommended.

b. siding: The wall is covered with flushboard siding. The ghostmark of a semi-circular form can be seen in the paint above the vestibule. The siding is in fair condition. The paint has crazed, but is not flaking. The bottom board to the east of the vestibule is rotten along the foundation. This board could be hiding a rotten section of the sill. The bottom siding boards may have to be removed to allow repairs to the sill (see below). The condition of the rest of the sill should be checked at this time. The siding should be sanded and repainted to prevent further deterioration of the paint. Because of the age of the building, there are almost certainly lead paint layers on the exterior. Appropriate procedures, such as wet sanding, should be used to reduce the hazard to workers and bystanders.

c. cornice: The cornice is in fair condition. The paint has crazed, but is only flaking at the ends. The ends of the cornice boards have separated from the ends of the side cornice boards. This is most severe at the south corner (2). The loose cornice ends should be refastened. The paint should be scraped, sanded, and repainted, taking precautions against the lead paint hazard.

d. cornerboards: The cornerboards are in fair condition. The bottom three feet of the east cornerboard and the bottom two-and-a-half feet of the west cornerboard have been replaced. The date of this change is uncertain. The paint has crazed on the older parts of the cornerboards. The cornice return/pilaster capital is missing on the west cornerboard. The missing piece can be replicated based on the surviving original. The paint should be sanded and repainted, taking precautions against the lead paint hazard.

e. sign: It is not certain when the sign was added. It does not appear in a circa 1925 photograph. The background is painted black; the figures are mostly painted gold. Some appear to have been repainted white. The sign is in fair condition. The paint is flaking. The top corners are separating. The corners can be reattached with a metal mending plate fastened to the rear of the sign at each corner. The sign should be scraped and repainted, taking precautions against the lead paint hazard.

f. east window: The east window is a 12/12 single hung sash window. The bottom sash has been screwed shut. The window is in poor condition. Six panes are cracked. The glazing has greatly deteriorated. Both sashes are painted shut, in addition to being fixed shut. The paint is crazing and flaking. Both sashes should be removed, reglazed, and repainted. Weather checks should be scraped out, stabilized with an epoxy consolidant, and filled with paste filler. Cracked glass can be repaired using a silicone edge-gluing technique. If replacement glass is found to be necessary, it should be distinguishable from the existing glass.

g. east window trim: The windowsill has been replaced. The date of this change is uncertain, but the thinness of the paint would indicate that it is not an historic repair. The trim is in fair condition. The paint on the windowsill is chalking; the rest of the paint has crazed. The right third of the top trim piece is missing and the sheathing below is exposed (3). While the windowsill replacement does not match the surviving original sill, replacement with a more accurate copy will consume time and money best spent elsewhere. The paint on the windowsill should be cleaned of the chalking. This can be done with a solution of detergent and water. The sill should be scrubbed with a bristle brush, then rinsed. Weather checks in the sill should be scraped out and consolidated and filled with epoxy. The rest of the paint should be sanded and repainted, taking precautions against the lead paint hazard. Where the sheathing is exposed, it should be examined for decay. The hole should be patched, and a replacement for the missing section of molding created.

h. east window shutters: Two shutters are present. Historic photos show that they are not original and date from the twentieth century. Both are painted black, with traces of green and red visible where the surface paint has flaked away. Both shutters have been nailed in place and retain their hardware. The shutters are in fair condition. The paint is flaking. The shutter hardware is rusty. If retention of the shutters is desired, they can be scraped and painted. The hardware should be sanded to remove the rust and repainted.

i. west window: The west window is a 12/12 single hung sash window. The bottom sash is screwed shut. In addition, both sashes are painted shut. The window is in poor condition. Four panes are cracked, all on the bottom sash. The top sash has slipped off its right support board and is now sagging on that side. The glazing has greatly deteriorated, and the paint is crazing and flaking. Both sashes should be removed, reglazed, and repainted. Weather checks should be scraped out, stabilized with an epoxy consolidant, and filled with paste filler. When the top sash is reinstalled, it should be properly balanced on the supports. Cracked glass can be repaired using a silicone edge-gluing technique. If replacement glass is found to be necessary, it should be distinguishable from the existing glass.

j. west window trim: The windowsill has been replaced. The date of this change is uncertain, but the thinness of the paint would indicate that it is not an historic repair. The trim is in fair condition. The paint on the windowsill is chalking; the rest of the paint has crazed. At the top right corner, the molding is separating from the rest of the trim. While the windowsill replacement does not match the surviving original sill, replacement with a more accurate copy will consume time and money best spent elsewhere. The paint on the windowsill should be cleaned of the chalking. This can be done with a solution of detergent and water. The sill should be scrubbed with a bristle brush, then rinsed. Weather checks in the sill should be scraped out



and consolidated and filled with epoxy. The rest of the trim should be sanded and repainted, taking precautions against the lead paint hazard. The loose molding should be refastened.

k. west window shutters: Two shutters are present. Historic photos show that they are not original and date from the twentieth century. Both are painted black, with traces of green and red visible where the surface paint has flaked away. The right shutter has been nailed in place; the left one is held in place by a wire. Both retain their hardware. The shutters are in fair condition. The paint is flaking. The shutter hardware is rusty. If retention of the shutters is desired, they can be scraped and painted. The hardware should be sanded to remove the rust and repainted.

l. vestibule: The vestibule is painted white on the exterior and red on the interior. The vestibule is not original to the building (4). It was added between 1880 and 1912. This can be determined by the wire nails that hold it to the building and by a picture of the Law Office on a postcard dated 1912. It is over fifty years old and appears in every picture of the Law Office known to this researcher. It therefore should be considered a character-defining feature. It also currently provides a convenient location for a padlock and latch. On the other hand, it is in very poor condition and would have to be partially or mostly reconstructed. It also likely will impede handicapped accessibility.

1. door: The door is a batten door with the horizontal members nailed to the vertical members with rosehead nails. The horizontal members have beaded edges. It is rotten at the top and bottom. The paint on the interior is badly deteriorated. The latch of the original Norfolk latch is stuck in the up position. The handle of the latch is rusty, as is the box lock, modern latch and clip, and the hinges. This door may predate the vestibule and may have been reused from elsewhere. If the vestibule is removed, this should be kept for further study.

2. front: The boards of the front are rotten at the top and bottom. The interior paint is badly deteriorated. The 1x2 support boards on the interior are loose, rotten, or missing (5).

3. east side: This side is rotten at the top and bottom. The support boards are loose, rotten, or missing. The interior paint is badly deteriorated.

4. west side: This side is rotten at the top and bottom. The support boards are rotten and loose. The interior paint is badly deteriorated. This side is pulling away from the front of the building (6).

5. floor: The floorboards are tongue-and-groove. Several are rotten; many are loose. The skirting below the floorboards is rotten along its bottom edge, and its paint is flaking (7).

6. roof: The roof is a replacement. It is plywood covered with a piece of roll roofing. The outside, overhanging edges of the plywood are rotting. The inside edge of the plywood is unsupported and is sagging. The roll roofing is nailed to a board nailed to the front siding. There is a gap between this board and the siding that may be letting in moisture. In addition, the paint on this board is deteriorating (8, 9).



7. foundation: The vestibule once rested on an unmortared brick foundation. The bricks have been knocked out of position and no longer support the vestibule (10).

8. carriage boards: The vestibule is supported underneath by a 2x4 and a 2x8 running side to side. Both are rotten.

m. sill: The sill is in poor condition. A rotten section is located below the doorway (11). The entire sill should be checked for rotten areas. Such areas should be replaced. For future protection the wood can be treated with borate preservatives. These preservatives are best absorbed by wet wood, but can be absorbed by seasoned wood if mixed with ethylene glycol.

n. main door: The main door is a red painted, six-panel door with pegged joints and a handle with a decorative backplate. There are two locks on the inside of the door; the lower one has a patent date of July 21, 1863. The door was originally hung on the other side of the door frame. There are ghostmarks of a box lock and a latch on the interior of the hinged side of the door. On what is now the edge of the latch side of the door, there are thin wooden plates masking where hinges used to be attached. A spring operated door closer is in place on the interior trim above the door. The arm attached to the door is also in place. It is loose, however, held by two screws and a nail. A piece to connect the two apparently is missing. The door is in fair condition. The exterior paint is deteriorating, especially at the bottom. The door sticks on several floorboards and the threshold. Neither the floor nor the bottom of the door are level. The bottom of the door should be trimmed to allow it to clear raised areas of the floor. The exterior of the door should be scraped and repainted, taking precautions against the lead paint hazard.

o. main doorframe: The main doorframe is painted red. It is in fair condition. The paint is badly deteriorated on the exterior casing, and there is wood deterioration on the bottom of the east side. The side casing also has paint deterioration, and there is wood deterioration at the bottom of the west side. On the east side of the interior casing, there are wood plates masking the locations of the earlier hinges. Also on this side are the catches for the locks. These are loose, and their screws are rusted. There is wear and tear on the interior casings. The threshold is bowed up in the center, and its paint is worn and flaking. The paint on the kickplate is also flaking (12). Areas with deteriorated paint should be scraped, sanded, and repainted, taking precautions against the lead paint hazard. Deteriorated wood can be repaired with epoxy consolidant and paste filler.

p. doorbell mechanism: A small metal object, tentatively identified as part of the doorbell mechanism, is attached to the west half of the front of the building. It is in fair condition, being only somewhat rusty. This should be sanded to remove the rust and repainted.

## 2. Southwest façade (all wood elements painted white unless otherwise noted)(13)

a. clapboards: The clapboards have a weather of about four inches and are butted together at their ends. This differs from the clapboards on the rear and northeast sides and indicates that these are replacements. However, the thick coat of paint and the nails indicate that this is probably an historic replacement. These clapboards are in fair condition. The paint is crazing and, in some areas, flaking. Some clapboards have cracked and split; some of these have been

patched with caulking that is now deteriorated. Some nails are rusting, and others are loose. There are holes in the top clapboard (14). The paint should be scraped, sanded, and repainted, taking precautions against the lead paint hazard. Split clapboards can be repaired with wood glue. Holes can be filled with exterior wood filler. The rusting nails should be coated with a stain blocking primer before being repainted.

b. cornice: The cornice is in fair condition. The paint is crazing. It is pulling away from the wall at the front corner (15). There are cracks and gaps along the top and bottom edges. The cornice should be refastened to the wall. Cracks can be repaired with wood glue, and gaps can be filled with exterior wood filler. The surface should be sanded and repainted, taking precautions against the lead paint hazard.

c. sillboard: The sillboard is a replacement. It is in four sections, each fastened with wire nails. It is in fair condition. The paint is chalking and flaking. Some nailheads are rusting. It is pulling away from the sill, especially toward the rear. The sillboard should be removed carefully to allow inspection of the sill. When replaced it should be scraped, primed with a stain blocking primer, and repainted.

d. cornerboards: The bottoms of both cornerboards have been replaced. There is an iron ring attached to the rear cornerboard. The cornerboards are in fair condition. The paint on the original portions is crazing, but not flaking. There is a gap between the clapboards and the front replacement section. The cornerboards should be sanded and repainted, taking precautions against the lead paint hazard. If possible, the front replacement section should be reinstalled closer to the clapboards.

e. foundation: The foundation is constructed of drylaid fieldstones. Mortar has been crudely applied to many areas at later times. It is in good condition. A crack has developed through a mortar patch at the rear corner. This crack should be monitored; otherwise, no treatment is recommended.

f. front window: The front window is a 9/9 single hung sash window. The bottom sash is screwed shut, and both sashes are also painted shut. The window is in poor condition. The glazing is badly deteriorated. The paint is crazing and flaking, especially on the bottom rail. The bottom rail also has weather checks. Both sashes should be removed, reglazed, and repainted. Weather checks should be scraped out, stabilized with an epoxy consolidant, and filled with paste filler.

g. front window trim: The window sill has been replaced. The date of this change is uncertain, but the thinness of the paint would indicate that it is fairly recent. The trim is in fair condition. The paint on the windowsill is chalking; the rest of the paint is crazing. The top right corner of the window trim is missing. While the windowsill replacement does not match the surviving original sill, replacement with a more accurate copy will consume time and money best spent elsewhere. The paint on the windowsill should be cleaned of the chalking. This can be done with a solution consisting of a half cup of detergent to a gallon of water. The sill should be scrubbed with a bristle brush, then rinsed. Weather checks in the sill should be scraped out and

consolidated and filled with epoxy. The rest of the paint should be sanded and repainted, taking precautions against the lead paint hazard.

h. front window shutter: Only one shutter is present, and it is a replacement. Historic photographs show a different style of shutter at this window. In addition, the shutter does not fit the window or some of the shutter hardware. The shutter is painted black, with traces of green and red or orange underneath the black. It is nailed to the siding. The shutter is in fair condition. The paint is crazing and flaking. The shutter hardware is rusty and is staining the paint. If retention of the shutter is desired, it can be scraped and painted. The hardware should be sanded to remove the rust and repainted.

i. rear window: The rear window is a 16/12 single hung sash window. The bottom sash muntins do not match the top sash muntins. The bottom sash is the only one in the building that opens. The window is in poor condition. The glazing is greatly deteriorated. The paint is crazing and also flaking in some areas. Six panes are cracked. The top sash is not fully resting on its left support board (16). Both sashes should be removed, reglazed, and repainted. Weather checks should be scraped out, stabilized with an epoxy consolidant, and filled with paste filler. When the top sash is reinstalled, it should be properly balanced on the supports. Cracked glass can be repaired using a silicone edge-gluing technique. If replacement glass is found to be necessary, it should be distinguishable from the existing glass.

j. rear window trim: The window sill has been replaced. This replacement dates to the same time as the other window sill replacements. The trim is in poor condition. The window sill was improperly installed and is draining water toward the window rather than away from it. This is causing damage to interior elements of the window frame and to the wall below it (17). In addition, paint on the sill is chalking, and the rest of the paint is crazing. This sill will have to be readjusted or replaced to prevent continuation of the problem. The paint on the older elements should be sanded and repainted, taking precautions against the lead paint hazard.

k. rear window shutter: Only one shutter is present, and it is a replacement. Historic photographs show a different style of shutter at this window. In addition, the shutter does not fit the window or some of the shutter hardware. The shutter is painted black, with traces of green and red or orange underneath the black. It is nailed to the siding. The shutter is in poor condition. It is cracked in the middle of its left side. The left side is sagging, and several louvers are loose. The paint is flaking, and the shutter hardware is rusty and is staining the paint (see 16). If retention of the shutter is desired, it can be scraped and painted. The hardware should be sanded to remove the rust and repainted.

### 3. Northeast facade (all elements painted white unless otherwise noted)(18)

a. clapboards: These clapboards have a weather of about three inches. Most are feathered at the ends with one nail holding both. The clapboards are in fair condition. The paint is crazing and also flaking in some areas. Some clapboards are cracked; others are pulling away from the building. Some nails are rusty, and others are loose. This side of the building has a severe moisture problem. Because of its orientation, this side receives the least amount of sunlight. There is also a drainage problem. The neighboring property sits at a slightly higher level. This

is most noticeable behind the building, but is likely a factor beside the building as well. Mildew is growing in patches on the clapboards, as high as the windows in some areas (19, 20). The moisture problem can be partially solved by eliminating the plantings along the foundation and regrading the soil there so that water drains away from the building. In fact, the plantings should be eliminated and the soil leveled all around the building. Pruning the tree in front of the building may allow more sunlight to reach this side as well. A mixture of water, bleach, and detergent can be used to remove the mildew. The surface should be rinsed after this treatment. The paint should be scraped, sanded, and repainted, taking precautions against the lead paint hazard. Split clapboards can be repaired with wood glue. The rusting nails should be coated with a stain blocking primer before being repainted.

b. cornice: The cornice is in three sections. The middle section is a clumsy replacement that does not match the original section on either side (21). The cornice is in fair condition. The paint on the old sections is crazing. The nails in the middle section are rusting. At the front section, there are gaps between the cornice, the clapboards, and the roof. There are pine needles hanging down from the gap by the clapboards, suggesting that debris is accumulating behind it. The rear section has several cracks. The later cornice section is much more noticeable than the windowsills and should be removed. A section matching the original should be installed. The debris behind the front section should be cleared out, and it should be refastened to the wall. The surface should be sanded and repainted, taking precautions against the lead paint hazard.

c. sillboard: The sillboard is in three sections and has been at least partially replaced. There is a screen stapled to the rear corner, possibly in an attempt to keep out animals. The sillboard is in poor condition. There is much mildew on it. The paint on the two rear sections is crazing and flaking. The paint on the front section is just flaking. There are rotten sections all along the bottom (see 20). The sillboard should be removed to allow an inspection of the sill. If the sillboard is retained, it should be scraped, sanded, and repainted, taking precautions against the lead paint hazard. A mixture of water, bleach, and detergent can be used to remove the mildew. The surface should be rinsed after this treatment.

d. sill: The sill is in poor condition. There is a rotten spot near the front end of the sill. This is visible under a section of the sillboard that is rotten at the bottom. There are most likely more rotten areas on this sill. The sillboard should be removed, and a thorough examination of the sill should be made. Such areas should be replaced. For future protection the wood can be treated with borate preservatives. These preservatives are best absorbed by wet wood, but can be absorbed by seasoned wood if mixed with ethylene glycol.

e. cornerboards: The front cornerboard is intact; the rear has had its bottom replaced. The cornerboards are in fair condition. The paint has crazed on the old sections, but is only flaking at the bottom of the original rear board. The surface should be scraped, sanded, and repainted, taking precautions against the lead paint hazard.

f. foundation: The foundation is constructed of drylaid fieldstones. Mortar appears to have been applied at several later times. The foundation is in good condition. There is a lot of moss growing on it as a result of the high moisture levels in the area. No treatment is recommended.

g. front window: The front window is a 9/9 single hung sash window. Both sash are painted shut. The window is in poor condition. The glazing and paint have both greatly deteriorated. There is mildew growing on the window. Several panes are cracked. Both sashes should be removed, reglazed, and repainted. Weather checks should be scraped out, stabilized with an epoxy consolidant, and filled with paste filler. Cracked glass can be repaired using a silicone edge-gluing technique. If replacement glass is found to be necessary, it should be distinguishable from the existing glass.

h. front window trim: This window appears to be the only one to retain its original window sill. This trim is in fair condition. Mildew is growing on the windowsill, and its paint is flaking. The paint on the rest has crazed, but is stable. The mildew can be removed with a mix of water, bleach, and detergent. The surface should be rinsed after this treatment. The surface should be scraped, sanded, and repainted, taking precautions against the lead paint hazard.

i. front window shutter: Only one shutter is present, and it is a replacement. It is painted black, but has traces of green underneath. It is nailed to the wall. The shutter is in poor condition. The middle and bottom rails are broken. Some of the louvers are loose. The paint is flaking, and there is mildew growing on it. Some of the shutter hardware is missing; what is there is rusting and staining the paint. If retention of the shutter is desired, it can be scraped and painted. The hardware should be sanded to remove the rust and repainted. A mixture of water, bleach, and detergent can be used to remove the mildew. The surface should be rinsed after this treatment.

j. rear window: The rear window is a 12/9 single hung sash window. Both sash are painted shut. A strip of wood has been added below the bottom sash. The window is in poor condition. Three top panes and two bottom panes are cracked. The glazing and paint are deteriorating. Mildew is growing on the window. The top sash is not resting on its right support board and is pushing in the bottom sash (22). Both sashes should be removed, reglazed, and repainted. Weather checks should be scraped out, stabilized with an epoxy consolidant, and filled with paste filler. When the top sash is reinstalled, it should be properly balanced on the supports. Cracked glass can be repaired using a silicone edge-gluing technique. If replacement glass is found to be necessary, it should be distinguishable from the existing glass.

k. rear window trim: The window sill has been replaced and dates to the same period as the other window sill replacements. The trim is in fair condition. The sill paint is chalking and is covered with mildew. The rest of the paint is crazing, but is flaking only at the bottom. While the windowsill replacement does not match the surviving original sill, replacement with a more accurate copy will consume time and money best spent elsewhere. The paint on the windowsill should be cleaned of the chalking. This can be done with a solution consisting of a half cup of detergent to a gallon of water. Bleach can be added to kill the mildew. The sill should be scrubbed with a bristle brush, then rinsed. Weather checks in the sill should be scraped out and consolidated and filled with epoxy. The rest of the paint should be scraped, sanded, and repainted, taking precautions against the lead paint hazard.

l. rear window shutter: There are two shutters for this window, but they are mismatched and are replacements. Both are left shutters. The right one is nailed to the wall, but the left one



swings freely. They are painted black with green showing underneath. The left shutter is in fair condition, its flaking paint being the only concern. The right shutter is in poor condition. It is missing its bottom rail, in addition to the flaking paint. Parts of the shutter hardware are missing, and what remains is rusting and staining the paint. If retention of the shutters is desired, they can be scraped and painted. The hardware should be sanded to remove the rust and repainted.

#### 4. Northwest (rear) facade (all elements are painted white)(23)

a. foundation: The foundation is constructed of drylaid fieldstone. Mortar has been applied at a later time. The top of part of the foundation consists of small stones mortared in place and appears to be a later repair. The foundation is in poor condition. A shrub is growing through the foundation from the inside to the outside and is destabilizing the wall (24). This shrub must be removed. If possible, the foundation at this location should be partially disassembled to allow access to the plant. This would also allow access to the crawlspace below the building and provide an opportunity to examine the condition of the joists and chimney foundation.

b. clapboards: The clapboards are installed in the same manner as the clapboards on the northeast side. They are in fair condition. The paint is crazing and is also flaking in many areas. The lower parts of some of the clapboards are pulling away from the building. The surface should be scraped, sanded, and repainted, taking precautions against the lead paint hazard.

c. rakeboards: The rakeboards are flat, unornamented boards. They are in fair condition. The paint has crazed, but has not begun to flake. The surface should be sanded and repainted, taking precautions against the lead paint hazard.

d. cornerboards: The bottom of the left cornerboard has been replaced. The cornerboards are in fair condition. There are gaps between the clapboards and the left cornerboard. The replacement section is separating from the subsurface (25). There is a gap at the right cornerboard as well, but it is not as severe. The paint on the old sections has crazed and is flaking in areas. The replacement section should be moved closer to the clapboards and refastened. The surface should be scraped, sanded, and repainted, taking precautions against the lead paint hazard.

e. sillboard: Although the sillboard is currently painted white, there are traces of red paint on it and on some of the foundation stones just below it. It is in fair condition. The paint is crazing and also is flaking in some areas. There are gaps between it and the foundation, especially on the east. The sillboard is rotten and loose at its west end, where it also fails to meet the southwest side sillboard (26). The sillboard should be removed carefully, and the sill should be examined for rotten areas. The end of the sillboard may need to be replaced. The rest of the sillboard should be scraped, sanded, and repainted.

#### 5. roof

a. roof: The roof is covered with slate shingles. This is a replacement, but it is not clear from when. A red-painted metal ridge cap runs along the top of the roof. The roof is in poor condition. Water has leaked through the roof in at least four locations. A repair is visible at the

edge of the middle of the northeast side; it is not clear whether or not other repairs have been made. The roof is sagging, most noticeably in the front half of the southwest side. It is uncertain whether this is deflection caused by the weight of the slate and/or snow load or whether it is due to deterioration of the roof framing caused by the water leaks. The ridge cap is rusting and staining the slates. The slates on the northeast side of the roof have a heavy covering of lichen (see 13 and 18). The roof framing over the front room must be examined, and the best means to gain access to it is from the outside. The vaulted plaster ceiling of the front room is a much more important feature of the building than the slate roof. Removing the slate roof also will allow repairs to be made over the rear room. The slates should be removed carefully, checked for soundness, and stored for possible reuse. A structural engineer should check the roof framing to determine its weight capacity. Damaged rafters should be retained and left in place as part of the fabric of the building. New rafters can be added between the existing ones. It may be necessary to retain the rafters over the front room anyway, as they probably hold some of the nailing boards for the ceiling lath. Areas of rotten roof sheathing should be removed and new wood patched in the holes. If the roof structure is sufficient to hold the weight of the slates and enough slates are in reusable condition to make it economically feasible, then it would be best to reinstall the slate roof. This is because the slates are part of the historic fabric and slate is a better roofing material than wood shingles, presumably the original roof cover. The ridge cap should be sanded to remove the rust and repainted.

b. chimney: The chimney and its flashing are painted red. The chimney is in fair condition. Its mortar is deteriorating, especially at the corners. The condition of the flashing is unknown. It is also not known whether or not the chimney is capped (27). When the roof is inspected, the condition of the flashing should be checked, and it should be determined whether or not the chimney is capped.

## B. Interior

### 1. Southeast wall, front room (28)

a. plaster: The plaster is in fair condition. A patch to the west of the main door has separated from its lath and is crumbling. Bulging suggests that there is debris behind it (29). This section will have to be replaced.

b. wallpaper: The wallpaper has horizontal seams where small pieces were glued together to form long sheets before being run through the printing mechanism. This process was used before the adoption around 1840 of technology capable of producing continuous rolls of paper. The paper in the front room is printed with a simple repeating pattern in red and green with no background color. In many areas of the room, the red has faded and disappeared. The wallpaper on this side, however, has mostly retained its color. The wallpaper is in fair condition. It has disappeared from the damaged plaster area beside the door. The wallpaper can be cleaned by vacuuming and by brushing with a soft camel-hair brush. Although the wallpaper has been damaged to some degree on all the walls, its age and overall integrity mark it as a very significant feature of the building, and it should be retained despite any flaws.

c. wainscoting: The wainscoting is in good condition. The interior paint finish on it and most areas of the building is still sound and should be retained. Some areas will have to be repainted, however, and the new paint should be matched to the existing paint. As with the exterior, there is the probability that lead is present in the paint. However, as this will be used as a museum, with limited occupancy and activity, the lead hazard is minimal. Regular and thorough cleaning can act as an interim control. The floor should be cleaned with a damp mop, the window sills should be dusted with a damp cloth, and surfaces should be washed periodically with a mix of water and tri-sodium phosphate. Other than a careful cleaning, no treatment is recommended.

d. shelves: The shelves are in good condition. No treatment is recommended.

e. east window: The window is a 12/12 single hung sash window. It is in poor condition. There are six cracked panes. The paint has deteriorated on the muntins. See the window exterior for treatment recommendations.

f. east window frame: The frame is in fair condition. The left trim piece is loose at the top. The trim piece should be refastened.

g. west window: The window is a 12/12 single hung sash window. The window is in poor condition. Four panes are cracked. The paint has deteriorated on the muntins. The top sash is not resting fully on its left support, allowing it to sag and leave a gap on that side of the window. Newspaper appears to have been applied to areas of the window before it was painted. The reason for this and its extent are unknown. On the upper surface of the bottom sash meeting rail this newspaper is flaking. See the window exterior for treatment recommendations.

h. west window frame: The frame is in fair condition. The right trim piece is loose at the top. The stool has newspaper below the paint. The newspaper is flaking. The trim piece should be refastened. The stool should be scraped, sanded, and repainted.

## 2. Northeast wall, front room

a. plaster: The plaster is in good condition where it can be seen. The area behind the cabinet has not been examined. When the cabinet is moved, the area behind it should be inspected for damage. No treatment is recommended.

b. wallpaper: The wallpaper is in poor condition. It is peeling on either side of the window where the roof has leaked and is extensively waterstained. The red has faded from the paper in many areas. The area behind the cabinet has not been examined, but it appears that water and falling ceiling plaster have caused damage to the wallpaper there (30). The wallpaper can be vacuumed and brushed with a soft camel-hair brush to clean it. Loose areas can be readhered with high quality water soluble wallpaper paste.

c. wainscoting: The wainscoting is in poor condition. It is rotten and cracked in the area below the window and roof leak. A rotten stud, no longer resting on anything, is visible below the baseboard. There are bricks and mortar, possibly a form of nogging, visible through a crack.



A block of wood by the baseboard is full of insect holes, about 1/16 inch in diameter. A large pile of frass is associated with this block. A few insect holes are visible in the floor and in the gap between the baseboard and floor. The cabinet may be hiding further damage to this area (31, 32). It is important to determine the extent of damage within the wall. A pest control professional should be consulted to determine the extent of the infestation and to recommend solutions. Due to the poor condition of the wood and the need to examine behind the wainscoting, some replacements will have to be made. If possible, the stud should be left in place and a new bottom spliced in to prevent further damage to the plaster and wallpaper.

d. window: The window is a 9/9 single hung sash window. It is in poor condition. Three panes are cracked. The shutter may be hiding more broken panes. The paint has largely deteriorated. See the window exterior for treatment recommendations.

e. window frame: The window frame is in poor condition. The top is bowed from the weight of the debris that has collected in it and is partially rotten. The stool is rotten. The bottom of the left interior stop is missing (33). The top of the frame should be cleared of debris. The stool can be repaired with epoxy consolidant and paste filler.

f. shutter: The shutter is in good condition. Other than a careful cleaning, no treatment is recommended.

g. shutter track: The shutter track is in poor condition. The shutter only partially opens. The bottom track is clogged with debris and is rotten in the area in front of the window. A piece of the end of the top track has split off, and the end is now loose (see 30). The bottom track should be cleared of debris. It can be repaired with epoxy consolidant and paste filler. The top track should be refastened.

### 3. Southwest wall, front room

a. plaster: The plaster is in good condition. No treatment is recommended.

b. wallpaper: The wallpaper is in fair condition. It is missing behind the wall bookcase, but appears never to have been applied there. Above the top shelf it is torn and loose. There is also a tear below the top shutter track. The wallpaper should be cleaned with a vacuum and a soft camel-hair brush. Loose areas should be readhered with high quality water soluble wallpaper paste.

c. wainscoting: The wainscoting is in fair condition. The paint is flaking below and to the left of the window. A piece of the chairrail is missing at the corner with the northwest wall, but this may be deliberate as ghostmarks indicate that something once stood in this corner. The flaking paint may indicate a moisture problem from the ceiling, via the window frame (see below). The flaking paint should be removed and the surface repainted.

d. window: This window is a 9/9 single hung sash window. The letter "P" has been scratched into the top middle light of the lower sash. The window is in poor condition. No

panes are cracked. The paint has mostly deteriorated. See the window exterior for treatment recommendations.

e. window frame: The window frame is in fair condition. The top part is sagging at its center, but the cause is uncertain. The paint is crazing on the top part, and there are streaks of lime from the water leaking through the ceiling plaster. The stool is cracked and loose, and its paint has deteriorated. Water undoubtedly drips on it from the top part of the frame. The top of the left interior stop is missing. The right interior stop is cracked and loose in several places. Sections of the frame display the newspaper thing noted above (34, 35). The stool can be repaired with epoxy consolidant and paste filler. The areas with deteriorated paint should be scraped, sanded, and repainted.

f. shutter: The shutter is in good condition. Other than a careful cleaning, no treatment is recommended.

g. shutter track: The shutter track is in fair condition. There is some debris in the bottom track. The top track has partially pulled out from the wall. The bottom track should be cleaned out, and the top track should be refastened.

h. shelves: The shelves are in good condition. No treatment is recommended.

i. doorbell: The doorbell is attached to the side of the bookcase that stands against the wall. A spring is attached to the bell. The spring is attached to a wire that runs to the front wall. The doorbell is in good condition. No treatment is recommended.

#### 4. Northwest wall, front room (36)

a. plaster: The plaster is in fair condition. There are some holes in the plaster to the right of the east door. Small holes can be left alone. Large holes should be patched.

b. wallpaper: The wallpaper is in fair condition. It is suffering from wear and tear, and is torn and loose below the stove thimble. The red has faded out of the wallpaper pattern in most areas. The wallpaper should be cleaned with a vacuum and a soft camel-hair brush.

c. wainscoting: The wainscoting is in good condition. Other than a careful cleaning, no treatment is recommended.

d. east door: This is a four-panel door with HL hinges, a box lock, and a knob-operated latch. The knob plate is inscribed "BRATT," presumably for Brattleboro. The door is in fair condition. The hinges squeak. The door hits and scrapes the floor just before the threshold and will not close over the threshold. The floor here is not level, and this may be the reason the door catches. There is a chip in the bottom outer corner of the closet side of the door. It is unlikely that there will be a need to keep this door closed. Other than a careful cleaning, no treatment is recommended.

e. east door trim: The trim is in fair condition. There are abrasions and nail holes. Other than a careful cleaning, no treatment is recommended.

f. west door: This door has the same features as the other in this wall. The door is in fair condition. It will not close over the threshold, nor will it stay closed. It is unlikely that there will be a need to keep this door closed. Other than a careful cleaning, no treatment is recommended.

g. west door trim: The trim is in fair condition. There are abrasions and nail holes. The piece of wood lining the middle of the threshold is broken and partially missing. Other than a careful cleaning, no treatment is recommended.

h. chimney breast trim: This trim is in good condition. Other than a careful cleaning, no treatment is recommended.

i. fireplace: The fireplace is in fair condition. The fireplace opening was bricked in presumably when the stove was added. The bricks have been covered with parging. A crack in the parging shows the line of the fireplace opening. The parging is crumbling in many places. The bricks have been exposed in several locations, most extensively at the bottom at the sides. Where the bricks are exposed they are spalling (37). The presence of crystal growth on the parging in the bottom side cupboard (see below) would suggest that subflorescence is the cause of this deterioration, although the nature of the crystals has not been determined. The source of the moisture also has not been determined. If the chimney is not capped, then water likely is coming down the flues and contributing to the problem. Rising damp is also a possible culprit. The least expensive and least intrusive solution would be to keep parging on the bricks to take the brunt of the deterioration. This also will help to continue what is probably an historic finish.

j. hearth: The hearth is stone. It is in poor condition. It is severely cracked, and the front right corner is missing. Although it provides a poor appearance, it presents no functional difficulties. No treatment is recommended.

k. mantel: The mantel is in fair condition. There are abrasions around the fireplace. Other than a careful cleaning, no treatment is recommended.

l. stove thimble: The thimble is in poor condition. The brick and plaster below it are severely deteriorated (38). If the chimney is not capped, then moisture is a likely cause of the problem. The deterioration of the brick surround of the pipe probably cannot be halted as there is no fireskin left. Either a replacement must be installed, or an alternative means of supporting the pipe must be found. Once the pipe is stable, the area below it can be replastered.

m. shelves: The shelves are in good condition. No treatment is recommended.

5. ceiling, front room: There is a vaulted plaster ceiling in the front room. It is in poor condition. Two roof leaks have caused damage. The most severe damage is on the northeast side of the room near the window. A large amount of plaster has fallen, and some of the lath is rotten. In addition, there are water stains near the apex of the roof a few feet closer to the northwest. There are extensive water stains on the southwest side of the room, but the plaster is

solid. There are cracks in the plaster at the northwest and southeast ends of the ceiling. This is most severe at the chimney breast. The sagging of the roof described above probably has caused these cracks (39, 40, 41). See above for roof repairs. The loose plaster at the northeast wall and chimney breast can be resecured with plaster washers or by injected adhesive bonding. Missing wood lath can be replaced with metal lath. The hole and larger cracks should be replastered. Smaller cracks can be repaired with mesh tape and joint compound. A stain blocking primer will hide the water stains when the ceiling is repainted.

6. floor, front room: The floor is in fair condition. It is not level, most noticeably on the northeast side. Below the area of the roof leak on the northeast side, the ends of the floorboards sag when stepped on, suggesting that the beam on which they rest is rotten. There is a gap between the threshold of the main door and the first floorboard. This gap is filled with debris. The sill and joists should be checked for damage as this is the likely cause of the floor movement. The gap at the threshold is inconsequential. It should be cleaned out.

7. Northwest wall, rear room

a. plaster: The plaster is in fair condition. There is a hole in the plaster behind the wallpaper about seven feet from the northeast wall. No treatment is recommended.

b. wallpaper: The wallpaper is in good condition, with only minor wear and tear. It can be cleaned with a vacuum and a soft camel-hair brush.

c. baseboard: The baseboard is in good condition. Other than a careful cleaning, no treatment is recommended.

d. shelves: The shelves are in good condition. No treatment is recommended.

8. Southwest wall, rear room

a. plaster: The plaster is in fair condition. Below the window, the lath and plaster are loose, and cracks have opened. This has been caused by the leaking window sill (42). The roof leak may have contributed as well. If the studs are sound, the lath and plaster can be reattached with plaster washers.

b. wallpaper: The wallpaper is in poor condition. It has disappeared below the window due to the leak from the window sill. It is peeling below the roof leak (43). There are tears in the paper to the right of the window. It is coming loose from the wall at the top left corner. The wallpaper can be cleaned with a vacuum and soft camel-hair brush. Loose areas can be readhered with high quality water soluble wallpaper paste.

c. window: This window is a 16/12 single hung sash window. The muntins of the top sash are much wider than those of the bottom sash. The window is in poor condition. Six panes are cracked. The paint has greatly deteriorated. Although the bottom sash is the only operating sash in the building, it does not open easily. It scrapes on the meeting rail of the top sash. See the window exterior for treatment recommendations.

d. window frame: The window frame is in poor condition. The leaking window sill is causing much damage. The stool and the bottom of both side pieces are rotten. There is a gap between the sill and the stool, and water is undoubtedly reaching the interior of the wall below the window. The right interior stop is damaged and partially missing (44). The stool will have to be replaced. It appears that the shutter track is part of the stool at this location. If possible the shutter track here should be retained. It is important to determine the extent of damage within the wall. This should be done when the sill and stool are removed for repairs and/or replacement. The side casings can be repaired with epoxy consolidant and paste filler.

e. shutter: The shutter is in fair condition. The paint is flaking, especially on the top half (45). The affected area should be scraped, sanded, and repainted.

f. chairrail: The chairrail/shutter track is in good condition. Other than a careful cleaning, no treatment is recommended. If the shutter track by the window is built into the stool, then, if possible, the stool should be cut away and the shutter track retained.

g. top shutter track: The top shutter track is in good condition. Other than a careful cleaning, no treatment is recommended.

h. baseboard: The baseboard is in fair condition. There is a mousehole below the window (46). A pest control professional should be consulted to determine the extent of the rodent and insect problems and to suggest solutions. The baseboard should be cleaned.

i. shelves: The shelves are in good condition. No treatment is recommended.

#### 9. Northeast wall, rear room

a. plaster: The plaster is in fair condition. There are abrasions below the chairrail. There is a crack below the window, and the plaster there is slightly loose. As on the other side of the room, there appears to be moisture damage in this location. This is probably the result of the roof leak. If the studs are sound, the lath and plaster can be resecured with plaster washers.

b. wallpaper: The wallpaper is in poor condition. The wallpaper is peeling below the roof leak. Much of the wallpaper is missing below the chairrail. The wallpaper that remains is peeling and/or torn. The wallpaper can be cleaned with a vacuum and a soft camel-hair brush. The loose paper can be readhered with high quality water soluble wallpaper paste.

c. window: This window is a 12/9 single hung sash window. It is in poor condition. There are three top panes and two bottom panes cracked. The paint has badly deteriorated. At the left lower corner of the bottom sash, the rail and stile are separating. There are also water stains at this location. Unlike the window sill on the other side of the room, the sill of this window appears to be sloped sufficiently to drain water. Nevertheless, there is water damage at this corner. See the window exterior for treatment recommendations. In addition, the separating corner can be repaired by pulling the joint together with a clamp and securing the joint with a dowel. This window should be monitored with further moisture problems.

d. window frame: The frame is in fair condition. The right interior stop seems to be too long for the space. It is nailed in the center, but the top and bottom are caught on the frame and are not flush with the side. The left interior stop is broken at the bottom. Other than a careful cleaning, no treatment is recommended.

e. shutter: The shutter is in fair condition. The shutter is out of the top shutter track. Once the top shutter track is resecured to the wall, the shutter should be returned to the track. Other than this and a careful cleaning, no treatment is recommended.

f. chairrail: The chairrail/shutter track is in fair condition. The shutter track has debris in it. This should be cleaned.

g. top shutter track: The top shutter track is in fair condition. It is loose and pulling away from the wall. The track should be refastened to the wall, and the shutter moved back into place within the track.

h. baseboard: The baseboard is in good condition. Other than a careful cleaning, no treatment is recommended.

#### 10. Southeast wall, rear room, east section

a. plaster: The plaster is in poor condition. The plaster is cracked and loose to the left of the door. The lath is loose on both sides of the door. Clumsy attempts to hold the lath in place have failed. There is a mousehole in some of the exposed lath to the left of the door (47). The lath and plaster can be resecured with plaster washers.

b. wallpaper: The wallpaper is in fair condition. It has partially disappeared in the area of the damaged plaster to the left of the door. The paper is damaged at the bottom of the wall to the right of the door. The wallpaper can be cleaned with a vacuum and a soft camel-hair brush. The loose paper can be readhered with high quality water soluble wallpaper paste.

c. baseboard: The baseboard is in good condition. Other than a careful cleaning, no treatment is recommended.

d. closet door: The closet door is a batten door with two horizontal members nailed to the vertical members with rosehead nails. There is a Norfolk latch on the closet side of the door. The door is in fair condition. It latches shut properly. There is a crack in the lifter of the thumb latch mechanism. There should be no reason to latch the door shut and risk damage to the latch. Other than a careful cleaning, no treatment is recommended.

e. doorframe: The doorframe is in fair condition. There are cracks at the top right and bottom left of the frame. Other than a careful cleaning, no treatment is recommended.

f. shelves: The shelves are in good condition. No treatment is recommended.



#### 11. Southeast wall, rear room, wall on side of closet

a. plaster: The plaster is in fair condition. There are abrasions just above the baseboard that have left the lath exposed in places. Minor damage can be left alone. Larger areas can be patched.

b. wallpaper: The wallpaper is in fair condition. It is loose at the top and partially missing at the bottom. The wallpaper can be cleaned with a vacuum and a soft camel-hair brush. The loose paper can be readhered with high quality water soluble wallpaper paste.

c. trim: The trim, including the baseboard and a piece at the corner of this wall and the previous wall, is in fair condition. There is wear and tear to both. There are nails and nail holes in the corner piece. Other than a careful cleaning, no treatment is recommended.

#### 12. Southeast wall, rear room, central section

a. plaster: The plaster is in fair condition. There is some damage above the fireplace, to the right of the fireplace, and in the corner of this wall and the previous wall. Minor damage can be left alone. Larger areas can be patched.

b. wallpaper: The wallpaper is in fair condition. It is torn and loose around the fireplace. There are wrinkles in the paper on this wall. The wallpaper can be cleaned with a vacuum and a soft camel-hair brush. The loose paper can be readhered with high quality water soluble wallpaper paste.

c. baseboard: The baseboard is in fair condition. There are abrasions to the right of the fireplace. Other than a careful cleaning, no treatment is recommended.

d. fireplace trim: The trim is in fair condition. The paint is flaking to the right of the fireplace and, to a lesser extent, above it. The flaking paint should be removed, and the surface should be repainted.

e. fireplace: The fireplace opening has been bricked over. The original bricks have been parged, but the newer bricks have not. A thimble was inserted in the new bricks, but the hole was sealed with a metal plate. The fireplace is in fair condition. The parging is crumbling in places. Where the bricks have been exposed, they are spalling. The mortar is also eroding. The fireskin on some of the newer bricks is spalling. Some of the mortar is eroding in this area as well. The chimney bar is rusted and has buckled the parging in front of it through rust jacking (48, 49). The least expensive and least intrusive solution would be to keep parging on the bricks to take the brunt of the deterioration. This would also continue what is probably an historic finish.

f. hearth: The hearth is made of brick. These were not originally mortared, although mortar was added later in some areas. The hearth is in fair condition. There are abrasions to the bricks. No treatment is recommended.

13. Southeast wall, rear room, wall on side of fireplace

- a. plaster: The plaster is in good condition. No treatment is recommended.
- b. wallpaper: The wallpaper is in good condition. The wallpaper can be cleaned with a vacuum and a soft camel-hair brush.
- c. trim: The trim is in good condition. Other than a careful cleaning, no treatment is recommended.
- d. cupboards: The cupboards are in fair condition. The hinges of the top cupboard door squeak. The cupboard doors scrape against each other when both are open. Other than a careful cleaning, no treatment is recommended.
- e. chimney: The area of the chimney visible at the back of the cupboards is in fair condition. The bricks of the chimney are parged within the cupboards. The parging within the lower cabinet is crumbling. Crystals are growing on the parging at the level of the lower shelf (50). The loose parging should be removed, and the surface should receive a new coat.

14. Southeast wall, rear room, west section

- a. plaster: The plaster is in good condition. No treatment is recommended.
- b. wallpaper: The wallpaper is in fair condition. It is torn and loose along the baseboard. The wallpaper can be cleaned with a vacuum and a soft camel-hair brush. The loose paper can be readhered with high quality water soluble wallpaper paste.
- c. baseboard: The baseboard is in good condition. Other than a careful cleaning, no treatment is recommended.
- d. cornerpost: The cornerpost is in good condition. Other than a careful cleaning, no treatment is recommended.
- e. doorframe: The doorframe is in good condition. Other than a careful cleaning, no treatment is recommended.

15. Ceiling, rear room: The rear room has a flat plaster ceiling. The roof structure is visible through holes in the ceiling. The rafters meet at fork-and-tongue joints. There are no collar beams. The ceiling is in poor condition. Two roof leaks have caused damage. One leak, by the northeast wall, resulted in failed plaster and rotten lath. This consultant expanded the hole to examine further the roof space. The end of the second rafter from the rear, directly above the hole, is rotten, as is the adjacent roof sheathing board. The extent of damage to the plate at this location is unknown. The other leak is on the southwest side of the room. This leak has also resulted in cracked and failed plaster and rotten lath. This damage is near the third rafter from the rear. The third roof sheathing board from the plate has rot damage. Below this, the lath nailer and the plaster are water stained (51, 52, 53). See above for roof repairs. The loose



plaster can be resecured with plaster washers or by injected adhesive bonding. Missing lath can be replaced with metal lath. The holes should be replastered. Cracks can be repaired with mesh tape and joint compound. A stain blocking primer will hide the water stains when the ceiling is repainted.

16. Floor, rear room: The floor of the rear room is in fair condition. The third, fourth, and fifth floorboards from the rear wall are loose at their northeast end. There is also pitting in these boards in this same area. At the corner of the southwest and northwest walls, the floor has subsided, revealing the cornerpost below its casing. There are insect holes and frass in the cornerpost and floor at this location (54, 55). The cause of the pitting is unknown. The condition of the joists and sills should be checked to see if they are responsible for the movement of the floor. A pest control professional should be consulted to determine the extent of the insect and rodent infestation and to recommend solutions.

#### 17. Closet

a. doorframe: The doorframe is in good condition. Other than a careful cleaning, no treatment is recommended.

b. rear wall: The rear wall is in good condition. Other than a careful cleaning, no treatment is recommended.

c. outside wall: The outside wall is in good condition. Other than a careful cleaning, no treatment is recommended.

d. inside wall: The inside wall is in fair condition. There is a mousehole in the front corner about halfway up the wall (56). A pest control professional should be consulted to determine the extent of the rodent and insect problems and to suggest solutions. Other than a careful cleaning, no treatment is recommended.

e. front wall: The front wall is in fair condition. There is a mousehole by the cornerpost. Other than a careful cleaning, no treatment is recommended.

f. shelf: The shelf is in good condition. No treatment is recommended.

## C. Priorities

### I. Needs immediate attention

1. roof inspection and repair
2. check chimney cap and flashing
3. repair windowsill of rear window of southwest side
4. inspect and repair sills
5. repair windows

### II. Secondary priority

1. regrade around foundation
2. inspect joists
3. remove shrub from rear foundation
4. inspect interior of wall at southwest rear window and northeast front window and repair accordingly
5. repair window stools and shutter tracks
6. patch ceiling
7. pest control inspection

### III. Lowest priority

1. reparge fireplaces
2. clean and readhere wallpaper
3. repair exterior trim
4. interior and exterior paint
5. trim bottom of main door
6. thorough cleaning
7. deal with vestibule
8. plaster repairs to walls

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