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**Carl Sandburg Home National Historic Site**

**Chicken House/Wash House**

**Historic Structure Report**

September 2007

for Cultural Resources Division

Southeast Region, National Park Service

**Joseph K. Oppermann - Architect, P.A.**

Winston-Salem, NC



The historic structure report presented here exists in two formats. A traditional, printed version is available for study at the park, the Southeastern Regional Office of the NPS (SERO), and at a variety of other repositories. For more widespread access, the historic structure report also exists in a web-based format through ParkNet, the website of the National Park Service. Please visit [www.nps.gov](http://www.nps.gov) for more information.

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2007  
Historic Structure Report  
Chicken House/Wash House  
Carl Sandburg Home National Historic Site  
Flat Rock, NC  
LCS#: 05150

Cover image: Helga Sandburg on horseback, with daughter Paula, outside Wash House, c. 1946.  
(CARL 30000/08/25P)

# Carl Sandburg Home National Historic Site Chicken House/Wash House Historic Structure Report

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Superintendent, Carl Sandburg Home National Historic Site Date

Recommended by: [Signature] 10/23/07  
Chief, Cultural Resources Division, Southeast Regional Office Date

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# EXECUTIVE SUMMARY

Christopher Gustavus Memminger was a prominent Charleston, South Carolina, attorney, legislator and investor who in the 1830s purchased a parcel of land in the mountains of North Carolina and began construction on a summer residence he named Rock Hill. He was following the lead of several other elite Charleston families who in the decade before had established the small rural community of Flat Rock as a popular summer destination. The area had such an influx of these summer residents that it was informally called Little Charleston. Memminger's estate was apparently well established by the 1850s as his sketch and journal indicate a main house with an addition, a kitchen building, ice house, fountain, wagon house, and two servants' quarters, one of which is the subject of this report.

Memminger rose to national prominence as the delegate to the Provisional Confederate Congress and then as Secretary of the Confederate Treasury. He died in Charleston in 1888. The following year, Rock Hill was sold to another Charleston family, the Greggs. Captain Ellison Adger Smyth bought the estate in 1900. Smyth too was Charleston-born and was a major player in the post-war Southern textile industry. Like his predecessors, Smyth used the estate, at least initially, for his summer home. During those months of residency, a variety of servants, including cook, butler and laundress, would be brought up from Greenville, South Carolina, while a farm manager and his family lived there throughout the year.

It was Smyth who gave Rock Hill the new name Connemara, reflecting his Irish ancestry. And it was the Smyth family who first lived in the main house year-round, beginning in 1924. Smyth converted part of one of the servants' quarters to a wash house, and his butler resided in the other

servants' quarters. In later years, Connemara was a frequent destination for the Smyths' grown children and grandchildren, as well as their extended family of siblings and cousins.

After the death of Captain Smyth in 1942, the estate remained unoccupied until after World War II. In 1945, Carl and Lilian "Paula" Sandburg purchased Connemara. Sandburg, already a prolific and award-winning author, moved with his wife and grown children into the main house and relocated their herd of prize goats into Connemara's farm buildings. Sandburg continued to write, completing over one third of his works after moving to North Carolina. As the Sandburgs did not have resident servants, they used one of the servants' quarters as storage for a massive book and magazine collection, and another, the subject of this report, as part chicken coop and part kid goat quarters.

Carl Sandburg died in July 1967 at the age of eighty-nine. Mrs. Sandburg sold the house and outbuildings and donated their contents to the United States government in order to establish a memorial to the writer at Connemara. The necessary legislation was approved in 1968 and Carl Sandburg Home National Historic Site opened to the public in 1974. With the main house and grounds open, attention was turned to stabilization and restoration of the deteriorating outbuildings. The two servants' quarters, called the Swedish House and the Chicken House by the Sandburgs, underwent exterior restoration in the late 1970s. Both buildings have since been used as storage for the park; the interiors are not open to the public.

A new General Management Plan (GMP) was completed for the park in late 2003. The selected alternative, called the "Sandburg Center Alternative" in the

planning document, calls for the park to become an international focal point for the study of Carl Sandburg and his work. It further calls for “rehabilitating one or more historic structures near the main house or barn for interpretive program areas.”<sup>1</sup>

To that end, Tommy H. Jones, an architectural historian of the National Park Service Southeast Regional Office (SERO), completed historic structure reports (HSRs) for the Main House and the Swedish House in late 2005. The Swedish House report recommends preservation of that building noting its potential as a place for interpretive exhibits.

Also to that end, SERO contracted with Joseph K. Oppermann – Architect, P.A. (JKOA) in 2007 for an historic structure report for the building known as the Chicken House/Wash House. The JKOA study team for this report included Joseph K. Oppermann, FAIA, principal investigator, Jennifer Plocher Wilkins, intern architect, and Langdon Edmunds Oppermann, architectural historian. Tommy H. Jones of SERO provided research information associated with the estate in general and the Main House and Swedish House, specifically. Lynn Savage, museum curator, provided other documentation and access to the park’s collection of salvaged historic building materials from previous repair campaigns.

The investigative team found that the Chicken House/Wash House is in good condition, in general, and that it retains much of its building fabric from the Memminger period as well as from significant alterations during the Smyth and Sandburg periods.

Further, the JKOA team found that the small size and un-climatized nature of the Chicken House/Wash House makes it unsuitable for display of fragile museum

objects. However, part of the building interior itself could be displayed as an artifact. The two small rooms of the north half of the building would serve this purpose well with all three significant periods of use represented in the surviving building fabric; the now single large room of the south half could continue its current use providing much needed storage. Or, with the removal of the NPS-installed shelving as an alternate approach, the south room could be interpreted as well, displaying all three periods of significance. In either scenario, the upper level could continue to be used as storage space for the park.

Opening part of the interior of the building for interpretation may require the reconnection of the electrical supply for security and/or lighting, and most likely some additional lighting.

Accessibility is the biggest challenge to interior interpretation, with the two current east elevation entry door thresholds more than a foot above grade with little space between these doorways and the service drive. The two other historic doorways are on the west elevation and are several feet above grade. Entry by the handicapped through any of these doorways would require a ramp with rails or other means of wheelchair access, all of which would involve the integration of a new major site feature. Therefore, the recommended design solution is to provide visual but not physical public access. The front door or doors could be fastened open during public visitation with a clear panel or other device blocking physical access to the interior.

There are also minor exterior modifications to the Sandburg-era design that were installed by NPS during the 1970s that should be reversed in order to present a more accurate representation of the period of interpretation. These modifications include the introduction of louvers in one of the south elevation windows and the inaccurate reinstallation of the fixed ladder on the north elevation. The first

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<sup>1</sup> *Record of Decision: General Management Plan and Final Environmental Impact Statement for Carl Sandburg Home National Historic Site*, p. 5.



modification is not important to the conservation of the building; by the nature of its construction, the building is well ventilated. The second modification is an error in reinstallation.

Therefore, the recommended treatment for the Chicken House/Wash House is the restoration of the exterior to the Sandburg period and the preservation of the interior spaces for interpretation as building artifact by way of visual but not physical accessibility.



# ADMINISTRATIVE DATA

## Locational Data

*Building Name:* Chicken House/Wash House

*Building Address:* Little River Road, Flat Rock, North Carolina

*Location:* Carl Sandburg Home National Historic Site

*County:* Henderson

*State:* North Carolina

## Related Studies

Bailey, Louise Howe. *From "Rock Hill" to "Connemara": The Story Before Carl Sandburg.* National Park Service, 1980.

Hart, Susan. *Carl Sandburg Home National Historic Site Cultural Landscape Report.* Atlanta, GA: NPS-SERO, Division of Cultural Resources, 1993.

Jones, Tommy. *Carl Sandburg Home National Historic Site: Connemara Main House Historic Structure Report.* National Park Service, 2005.

Jones, Tommy. *Carl Sandburg Home National Historic Site: The Swedish House Historic Structure Report.* National Park Service, 2005.

Pence, Heather Russo. *Carl Sandburg Home National Historic Site: Archeological Overview and Assessment.* Tallahassee, FL: Southeast Archeological Center/National Park Service, 1998.

Steichen, Paula. "Hyacinths and Biscuits; The Life and Works of Carl Sandburg," *Handbook 117: Carl*

*Sandburg Home.* Washington, DC: NPS, Division of Publications, 1982.

## Real Property Information

*Acquisition Date:* 1968

*LCS #:* 05150

*Structure Number:* HS-5

*FMSS Number:* 69755

## Size Information

*Total Floor Area:* 900 square feet

*First Floor Area:* 450 square feet

*Second Floor Area:* 450 square feet

*Additional Floor Area:* 0 square feet

*Crawl Space Area:* 400 square feet

*Finished Basement Area:* 0 square feet

*Unfinished Basement Area:* 0 square feet

*Roof Area:* 725 square feet

*Perimeter Length:* 93 feet

*Number of Stories:* 1.5

*Number of Rooms:* 6

*Number of Bathrooms:* 0

## Cultural Resource Data

*National Register Status:* Listed

*National Register Date:* February 1979

*NR Period of Significance:* 1838-1968

## Proposed Treatment

Preservation/restoration



# A. HISTORICAL BACKGROUND AND CONTEXT

Connemara, the North Carolina mountain property where Pulitzer Prize-winning author Carl Sandburg lived the last twenty-two years of his life, was originally called Rock Hill by its builder C.G. Memminger. The estate contains the Greek Revival Main House in addition to several vernacular outbuildings, including the building called the Chicken House/Wash House by the Sandburgs, originally built by Memminger as a servants' residence.

The historical background and context of the estate's development has been previously studied in several reports, among them the *Connemara Main House Historic Structure Report* and *The Swedish House Historic Structure Report* by Tommy Jones of the National Park Service Southeast Regional Office, both from 2005. What follows is a brief summary of the major persons and events associated with the estate now interpreted as the Carl Sandburg Home National Historic Site.

## Flat Rock

Flat Rock, North Carolina, became a summer destination for wealthy Charlestonians in the 1820s after the opening of wagon roads through the Saluda Gap. The change in elevation was sufficient to provide protection from the diseases of their rice plantations, including malaria and yellow fever. Charleston banker and planter Charles Baring built the first summer home, Mountain Lodge, in 1827 on an estate of several hundred acres. Planter Daniel Blake and Judge Mitchell King bought large tracts of land soon after; these three men are considered the founders of Flat Rock. After mountain estates were built by these three tastemakers, additional elite families

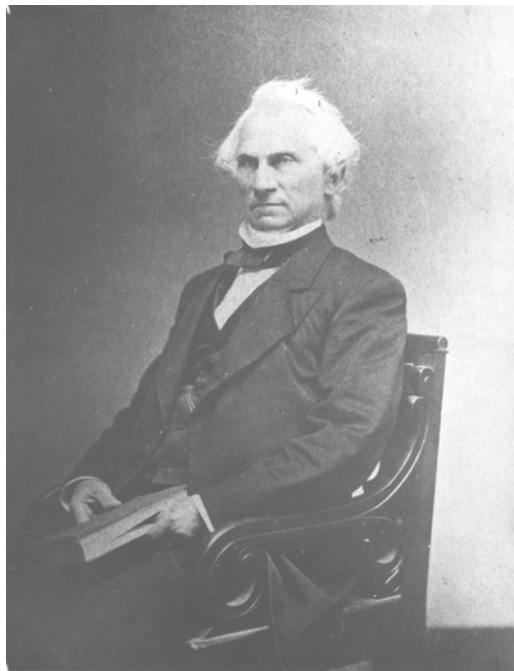


Figure A-1 Christopher Gustavus Memminger, c. 1865 (CARL28429)

followed. By the end of the 1830s, the summer months found twenty Charleston families in residence at Flat Rock estates. One of those families was that of Christopher Gustavus Memminger.

## The Memmingers

Christopher Memminger was born in Germany in 1803 and emigrated with his mother and her parents to Charleston soon after. He was placed in the Charleston Orphan House in January 1807 after his mother passed away and his grandparents moved to Philadelphia. Memminger was adopted into the established Charleston family of Thomas Bennett, Jr., in 1814. Bennett was a banker, politician, and later governor of South Carolina. Memminger



Figure A-2 View of Rock Hill prior to 1890.  
(CARL3001/01/48P)

studied law and began his own political career under the guidance of Bennett. He married Mary Withers Wilkinson in October 1832; they went on to have nine children who survived to adulthood.

Memminger made his first recorded visit to Flat Rock in the fall of 1836, possibly with his own health in mind. As a young man of reportedly fragile health, Memminger made long trips on horseback to the Virginia Springs, near the border of present-day Virginia and West Virginia. By contrast, the mountains of Flat Rock could be reached in two short weeks by train and carriage. Published journal entries from Memminger's visit indicate that he found a thriving social atmosphere, and he decided to locate land for purchase, setting his sights on some of Charles Baring's acreage. He wrote:

Of course, the first comers had the best sites for residences. But as I also wanted a farm I could not be so easily furnished as the land near Flat Rock is miserably barren. Nevertheless after much cruising I at last found a place that would suit very well and authorized the Count [de Choiseul] to purchase it if it could be had, on Mr. Baring tendering to let me have some of his contiguous land and the use of a spring from an elevation of his land.

We also sketched the plan of a kitchen to be built for our occupation next summer on the spot, - - - a project by the way which I am rather doubtful because my kitchen is rather too fine an affair. I

ought to hire Mr. King's house if possible and build at once.<sup>1</sup>

## Construction of Rock Hill

Construction on Memminger's summer place began in April 1838, with a Greek Revival Main House. That year he began keeping an account book, which he entitled "Account of Expenditures for a/c of Buncombe Establishment," reflecting Flat Rock's location then in Buncombe County. His records indicate that he paid Charleston architect Charles F. Reichardt fifty dollars "for plans"<sup>2</sup> and that he hired carpenter James B. Rosamond for construction of the house, kitchen, and stable.

The Memminger family arrived for their first summer in Flat Rock in July 1839. Memminger makes reference to the estate's name of "Rock Hill" for the first time in his account book that month. Rosamond was given final payment for his work on January 4, 1840.

Entries in Memminger's account book speak to continuing construction at Rock Hill. Generally, listings are for building materials or labor for a specific tradesman. Memminger recorded construction of a "wagon house" in 1843 and an "ice house" in 1847. Additional "work on house" is mentioned from 1847-49, referring to an early addition to the back of the house. A sketch done in 1852 in preparation for construction of a fountain in front of the Main House shows two servants' houses in addition to a privy behind the Main House, along with the kitchen. One of the servants' houses, south of the kitchen, is the subject of this report and was likely constructed in the early 1840s. The other servants' house located west of the kitchen, now known as

<sup>1</sup> Sadie Smathers Patton, *Flat Rock: Little Charleston of the Mountains* (Hickory, NC: Sadie Smathers Patton, 1961), p. 11.

<sup>2</sup> C.G. Memminger Papers (#502) 1803-1915, Southern Historical Collection, University of North Carolina at Chapel Hill.

the Swedish House, was likely built in the early 1850s.

## Life at Rock Hill

Summers at Rock Hill typically began in late June and lasted until late October. The trip would begin with a railroad journey of several days to Aiken, South Carolina, for not only the family and servants, but the horses and carriages as well. From there, the trip would continue by carriage and wagon to

Greenville and finally through the Saluda Gap and into Flat Rock. Initially travel by carriage took a week, which was reduced after 1853 when the railroad was extended to Columbia. In 1861, rail travel extended to Spartanburg and further reduced the carriage ride to two days. By 1880, it was possible to make the entire trip from Charleston to Flat Rock by rail.

Memminger was a slave owner in addition to employing several men to oversee and work the Rock Hill farm. Kinson Middleton was hired in October 1839 as Rock Hill's overseer, and paid \$250 per year according to Memminger's account book. Middleton held the position until John W. McCarson was hired in 1845. A caretaker's residence was likely provided on the estate.

Originally, domestic servants would have been slaves. The 1850 census taken in Charleston indicates that Memminger had twelve slaves, seven female and five male. The two servants' residences closest to the main house, as shown on Memminger's 1852 sketch, likely housed cooks, maids, and butlers for the family. A servants' dining room in the nearby kitchen was provided for their meals. The 1860 Henderson County census listed six male slaves in their thirties and forties in Memminger's possession. Names were not provided.



*Figure A-3 Smyth servants in front of the kitchen, c. 1910 (Collection of William McKay, Smyths' great-grandson)*

From a previous review of the estate's records, it has been suggested that the two men paid for carpentry services during 1839-41 and identified in the account book by their first names only, Ben and Peter, were slaves.<sup>3</sup> It was not unheard of for slaves with marketable skills to be paid for their work; some bought their own freedom that way. However, wages were usually paid to their owner, with the slave negotiating a share, so if Ben and Peter were someone else's slaves, it would have been somewhat unusual for them to have been paid directly. It is also possible that Ben and Peter were local craftsmen, white or freed men, well-known to Memminger and were therefore listed in the ledger without a written last name. Peter may have been Peter Corn, a local white contractor of the era who, according to local tradition, was involved in construction on the estate.<sup>4</sup> However, during the same period, 1838-43, three local white contractors, John Corn, H.P. Corn, and Noah Corn, are mentioned in the account book by their full names. Therefore, it seems most likely that Ben and Peter were either freedmen or Memminger's slaves' working to gain their freedom. After the Civil War, African-Americans continued to be

<sup>3</sup> Tommy Jones, *The Swedish House Historic Structure Report* (National Park Service, 2003), 22.

<sup>4</sup> As told to Joseph K. Oppermann by lifelong Flat Rock resident A.Hogan Corn, May 2007.



*Figure A-4 Some of the Smyths' grandchildren, possibly with chauffeur James Robinson, c. 1910 (CARL3001/01/17P)*



*Figure A-5 Mary Walker, laundress, c. 1920 (CARL3002/10/1P)*

employed as domestic servants. Five were listed as part of the Memminger household in 1870, two in 1880.

## Civil War

While the Rock Hill estate was being developed, Memminger's political career continued to flourish. First elected to the South Carolina General Assembly in 1836, he served continuously until 1860 (except the 1853-54 term). He was named

commissioner for schools in Charleston in 1855 after campaigning for improvements in the public school system.

Memminger was a Union supporter until tensions escalated and made secession inevitable. After the secession of South Carolina in 1860, Memminger was a delegate to the Provisional Confederate Congress in Montgomery, Alabama, in February 1861. There he was appointed the Secretary of the Confederate Treasury, a position which he held until his resignation in June 1864.

During the war, the Memminger family took refuge at Rock Hill beginning in early 1865 until 1867. After the Union occupation of Charleston ended, Memminger resumed his law practice and began to invest in developing industries in the South. He organized the Sulphuric Acid and Super-Phosphate Company in 1868, which engaged in mining phosphates along the Ashley River to be used as fertilizer. He also bought shares in a Wyoming mining company and served as president of the Spartanburg and Asheville Railroad Company, which completed rail service between these two cities in 1886.

Memminger regained his political career as well. He was re-elected to the South Carolina legislature in 1876 but retired when his term ended the following year. He resigned his post as chairman of Charleston's Public School Board in November 1885. He died in Charleston on March 7, 1888. The following year, Rock Hill was put up for sale. Memminger is buried at St. John in the Wilderness Episcopal Church in Flat Rock.

## The Greggs

Mary A. Fleming Gregg acquired the acreage and contents of Rock Hill for \$10,000 on September 12, 1889, purchased in trust by her brother-in-law Caspar A. Chisholm. Her husband



William Gregg, Jr., came from an established family with cotton mills, while she was the daughter of a wealthy Charleston merchant. The Greggs had two children and in 1888 lived near the Battery in Charleston, not far from Memminger's widow. In fact, Memminger and William Gregg, Sr., were contemporaries in the South Carolina legislature, and the families likely were acquainted.

Not much is known about the Greggs' time at Rock Hill. They employed an overseer, William Slattery, and made some changes to the Main House. William Gregg died in February 1895. Five years later, the estate was sold by his widow Mary.

## The Smyths

Ellison Adger Smyth and his wife Julia Gambrell Smyth were conveyed title to Rock Hill on December 12, 1900, through brothers James A. Smyth and Augustine T. Smyth as trustees. (Augustine, who bought the nearby estate, Many Pines, in 1908, began spelling the family name with an "e"; his descendants have continued the practice.)

Ellison Smyth was born in Charleston in 1847 to a Scotch-Irish family who had amassed wealth in Belfast as grocers and tobacco distributors. Smyth was president of Pelzer Mills, which opened in 1880 near Anderson, South Carolina, and quickly rose to prominence in the cotton industry. In 1899, he organized the Belton Cotton Mills, building two mills in that town. Smyth became one of South Carolina's wealthiest businessmen, and like many others of the Charleston elite, sought a summer house in ever-popular Flat Rock.

The Smyths renamed Rock Hill, calling it Connemara out of respect for the family's Irish roots. Summers in Flat Rock then generally began in May and ended in September, accommodating the school

schedules of the many grandchildren who made the trip.

Ellison Smyth traveled by rail each summer weekend from the family's primary home in Greenville, South Carolina, to Flat Rock. After selling the Belton Mills in 1920 and Pelzer Mills in 1924, Smyth established Balfour Mills outside Hendersonville, North Carolina, a short distance north of Flat Rock. The Smyths initially made minor changes to the house, with a large-scale rehabilitation undertaken after they decided to make Connemara their full-time home beginning in 1924.

William Slattery continued to be employed by the Smyths as year-round caretaker, to tend to the grounds, gardens, and buildings, as well as the sheep, hogs, chickens, ducks, turkeys, and cows brought to the farm by Smyth. Smyth built a new caretaker's house, now known as the Farm Manager's House, in 1912 when Ulysses Ballard took over from Slattery.

The Smyths also employed domestic servants at Connemara. Robert Marshall was the Smyths' butler in the late nineteenth and early twentieth centuries. James Fisher later served as valet and butler, beginning in 1912. Fisher, along with his wife Carrie who was the Smyths' maid, lived at Connemara in the Swedish House with their two children after 1924. James Robinson was Ellison Smyth's chauffeur until Robinson's death in the mid-1930s. He lived in the tenant house at Connemara

Nurses were also reportedly employed by the Smyths to help look after the many grandchildren at Connemara in the summers. It is believed that they lived in the building that is the subject of this report, the servants' house south of the kitchen building. After Connemara became the Smyths' full-time residence, the north portion of the servants' house was modified as a wash house, making the laundry closer to the Main House than its previous location in the Buck House. It is not known



*Figure A-6 Mr. and Mrs. Sandburg in the barn, 1951 (CARL4024/56/02)*



*Figure A-7 Nubian kids in the yard of the Chicken House/Wash House, April 7, 1967. Note the Sandburgs' barrel for burning trash in the background. (CARL3000.44.102P)*

if any part of the servants' house remained a residence. Mary Walker was employed as a laundress in the 1920s; little is known about her.

Julia Smyth died in 1927, but Ellison remained in Flat Rock and continued his daily trek to his office at Balfour Mills. He died at Connemara on August 8, 1942. The

unoccupied estate was kept by the family until after World War II, and was finally put up for sale in the summer of 1945.

## The Sandburgs

The search for a home suitable for goats and more temperate in climate than their Michigan residence brought Lilian "Paula" Sandburg to the Asheville area with her daughter Helga and her sister-in-law Dana Steichen in 1945. Mrs. Sandburg had first been through the area in the late 1930s. They were shown Connemara, which fulfilled their need for farm space but was expensive at \$45,000. Carl Sandburg visited the estate in early fall of that year, and his decision was swift: "This is the place. We will look no further."

The Sandburgs made plans for a major renovation to the Main House to bring bathrooms and electrical wiring up to modern standards. They had bookshelves installed in nearly every room of the house for Carl's extensive collections. The kitchen building was made into a garage. The farm buildings were adapted to house Mrs. Sandburg's prize-winning goat herd.

They kept milking goats in the barn and had several horses as well. Baby goats, called kids, were eventually housed in the Smyth's wash house, and at times chickens were kept in the south portion of the building. Frank Mintz, Jr., was hired in early 1946 as farm manager, succeeding Frank Ballard. Leroy Levi took over as farm manager around 1958. Other than these farm workers, the Sandburgs did not have a full-time resident staff, only an occasional cook or housekeeper. Mrs. Sandburg managed the farm while Carl continued to write; he produced more than a third of his life's work after moving to North Carolina, and continued to travel and lecture as well. Their three adult children, Margaret, Janet, and Helga, also lived at Connemara, along with Helga's two children John Carl and

Paula. Helga and her children moved from the estate after she remarried in 1952.

Sandburg's health began to deteriorate in 1963, when he was hospitalized after an extended trip to California. By 1965 he was spending a lot of time in a hospital bed at Connemara, and rarely left the estate. He died on July 22, 1967. After a simple church funeral at St. John in the Wilderness, his body was cremated and his ashes returned to his birthplace in Galesburg, Illinois.

Mrs. Sandburg decided to offer the entire estate to the Federal government as a memorial. A deed of gift was given for the house and its contents. President Lyndon Johnson approved the congressional act creating the Carl Sandburg Home National Historic Site in October 1968.

## National Park Service

After Mrs. Sandburg moved to her new home in Asheville with her daughters



*Figure A-8 Carl Sandburg in front of the Main House, 1946. (CARL109103, photo by June Glenn, Jr.)*

Margaret and Janet in the summer of 1969, the National Park Service began a maintenance program for the Main House and outbuildings. The site officially opened to the public in 1974. The park is charged both with continuing the legacy of Carl Sandburg's works and with preserving his last home.



## B. CHRONOLOGY OF DEVELOPMENT AND USE

The building known by the Sandburgs as the Chicken House or Wash House was initially constructed as a servants' house by C.G. Memminger. Evidence in Memminger's account book, along with extant original building fabric, indicates that construction likely took place around 1841.

### Initial Construction

Memminger kept a detailed account book for work on and related to Rock Hill, which he entitled "Account of Expenditures for a/c of Buncombe Establishment." The entries begin in April 1838 and document his purchase of land and materials for the Main House, kitchen, and stable. Entries for building materials continue throughout, generally mentioning no specific building, so that it is not clear for which structure(s) the individual materials were intended. Exceptions include an entry mentioning construction of a "wagon house" in 1843 and an "ice house" in 1847. Additional "work on house" is believed to refer to the Memminger addition at the back of the house, noted during the period 1847-49.

A group of records from 1840-42 seems to indicate the construction of a new building at the estate. Entries for lumber begin in late 1840. Later entries make reference to carpenters identified only as "Peter" and "Ben." Peter was paid \$5 "on a/c work" on October 14, 1840, and later was paid \$71 for wages on January 5, 1841. Another \$95 for carpenter's wages was entered on November 1, along with \$194.52 for "Lumber & Work." January 31 the following year, sashes are noted for \$7.22, and hardware for \$25.37.

In the entries for Summer 1841, Ben was paid \$5 and Peter \$1 on June 30; Ben was paid another \$2 on September 5. On November 5, wages for Ben are listed as \$50 and \$40, along with \$5 for Peter.

There has been speculation that Peter and Ben may have been slaves because they are identified by first name only, a common practice of the day. Slaves with marketable skills were sometimes paid, though wages were usually paid directly to their owner. It is also possible that Ben and Peter were locals well known to Memminger and were recognizable in the ledger without a written last name. Peter may have been Peter Corn, a local contractor of the era who, according to local tradition, was involved in construction on the estate. Outside of this cluster of entries in 1840-42, only Peter is mentioned again as being paid \$70 in wages on January 18, 1844.

A sketch included on one of the account book's first pages depicts the location of the early buildings of the estate. The sketch (Figure B-1) is not dated, but is assumed to date to c. 1852 as it contains pipe lengths related to the installation of a fountain in front of the house in that year. The sketch indicates property lines, with the Main House situated approximately in the center. A building marked "Kitchen" is situated to the west and slightly south of the house; another marked "Servant's House" is oriented perpendicular to and west of the kitchen. These structures are understood to be the present Garage and Swedish House, respectively. A third ancillary building, also marked "Servant's House," is shown south and slightly west of the kitchen and parallel in orientation. The present Chicken

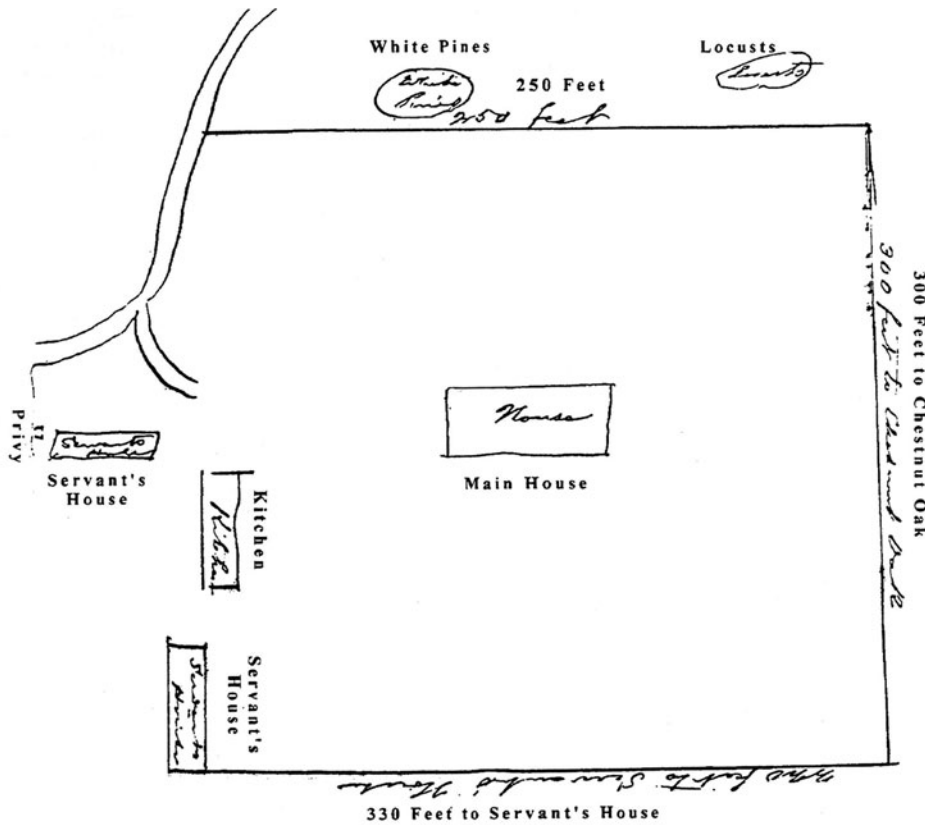


Figure B-1 Sketch of Rock Hill in Memminger's account book, c. 1852, annotated for legibility. North is up on the drawing. (Pence, Archeological Overview and Assessment, 1998)

House/Wash House has the same orientation and placement relative to the early kitchen as this second servants' house. The extant building also possesses building fabric and technologies typical of the antebellum period. Thus, the Chicken House/Wash House is assumed to be this second servants' house shown on Memminger's sketch plan.

The National Park Service has collected no other iconographic images or documentation which might suggest the original floor plans of the building. However, existing fragments of early building fabric and other evidence (ghost marks, nail patterns, etc.) point to plausible early, possibly original, configurations. Physical evidence indicates that the ground floor was subdivided into four rooms of approximately equal size by wide, tongue-and-groove vertical board walls at the

midpoint of each exterior wall. The inner surface of the exterior walls and the ceilings were sheathed with the same wide, tongue-and-groove boards; wall boards were installed horizontally while the ceiling boards were set north-south. Doorways on the east and west elevations provided a single entry to each room; each room also had one double-hung window. The flooring was tongue-and-groove boards.

Construction features in the half-story space above suggest that this level of the building was not initially intended for habitation. Two pairs of notches in the exposed east and west wall plates indicate that the framing was prepared for collar ties to connect the top plates of the long sides of the building. Likewise, the gables were framed with notches aligned horizontally in the vertical studs, indicating an indent for horizontal support in lieu of window or



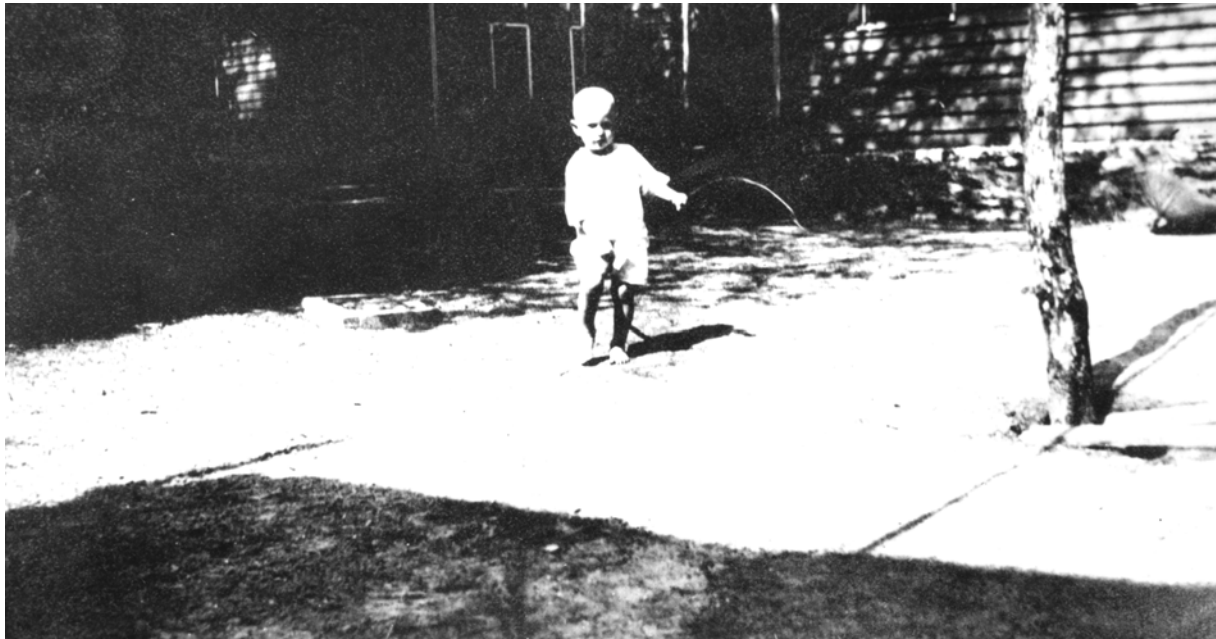
*Figure B-2 Helga Sandburg on horse, with daughter Paula outside Chicken House, c. 1946. Note framing protruding from siding at arrow and lack of goat entrances on north elevation, and ladder aligned with eastern window. (CARL3000/08/25P)*

door openings. However, a change in intended use apparently was made during construction. The undisturbed characteristics of these notches suggest that neither collar ties nor horizontal supports were installed in the gable end. A window was installed in the south gable, along with a board-and-batten door installed in the north gable, both features matching those of the first floor. A wide tongue-and-groove vertical board wall, matching in board size the subdividing walls of the first floor, did extend east-west subdividing the space into roughly equal halves. At the center of this board wall was a doorway. The remnant of a beam outside the exterior doorway suggests that there was a shallow landing for an exterior ladder or stairs. It is worth noting that the exposed wall and roof framing in the upper level has many instances of waney where a bark edge is still in place. A waney edge enables dendrochronology through analysis of the

tree rings in the timber. Dendrochronology would determine a more definitive construction date for the building.

The exterior of the building was a simple, vernacular design which suggests the absence of a formal designer. Wood weatherboard siding sheathed the exterior, and the roof certainly would have been sheathed with wood shingles.

Photographic documentation from the early Sandburg occupancy shows that there once were two framing members protruding from the weatherboard siding on the north elevation, on either side of the door to the second level, approximately at floor level. One of these is still existing, and measures 4 ½" by 3 ½". It is plausible that these are remnants of early landing framing that survives behind the siding. Selective removal of building elements to expose framing and archaeology would likely



*Figure B-3 Undated photo of Smyth grandchild playing near the kitchen; servants' house is seen in the background with dark-colored siding and light-colored trim (CARL3001/16/13P)*

identify important design characteristics of this feature. The same photograph shows the ladder on the north elevation providing access to the upper level. It was not centered beneath the upper door, but rather adjacent to the eastern (left) window. The ladder remains, but is now aligned with the western (right) window, suggesting that it was moved mistakenly during the 1970s renovations. As Memminger was a slave owner, it is believed that the building originally housed enslaved persons for the summer months while the family was in residence. Therefore, no means for heating the building would have been needed and none were observed.

## Smyth Occupancy

Grandchildren of Captain Ellison Smyth recalled in interviews conducted in the 1970s that the building was used to house nurses early in the Smyths' occupancy of Connemara, from approximately 1900 to 1922.<sup>6</sup> It is not known whether any changes to building fabric occurred at this time, as its

use was in line with the original purpose of the servants' residence.

After the Smyths made Connemara their full-time home in 1924, part of the building was converted to a laundry, and it became known as the Wash House. (A wash house had previously been located farther away from the Main House in a structure now known as the Buck House.<sup>7</sup>) In the conversion, the original flooring was removed in the north half of the first level, along with its north-south board wall, and a large hearth and chimney were constructed that incorporated two large wash tubs. These wash tubs were perhaps reused from the earlier wash house. Running water was apparently installed at each wash tub; a one-inch pipe aside each wash tub is now capped about one foot above floor level and connects to the hose bibb outside at the northwest corner of the building. Early floor joists at first and second levels were cut to accommodate the new chimney. The brickwork of the chimney abutted the east-west board wall in the first level, and did the same in the upper story, blocking the early door opening in the center of the wall. The

<sup>6</sup> Heather Russo Pence, *Carl Sandburg Home NHS, Archeological Overview and Assessment* (Southeast Archeological Center, 1998), 57.

<sup>7</sup> *Ibid*, 33-34.



brick appears to be of the same manufacturer as was used in the foundation of the rear addition to the main house, which was built c. 1925, though it is of poorer quality. The bricks of the addition are more regular, harder, and more deeply colored, while softer, salmon-colored bricks were used at the Wash House. Both brick types have a distinctive parallel mineral striation along the length of the soldier sides and swirl striations at the header ends. The mortar of the Wash House chimney is tan in color and has a half-inch wide concave joint. The mortar of the house's addition has joints one-half inch to three-quarter inch in width, a flush joint profile, and whitish mortar. (It is noteworthy that the Wash House bricks match those used by his brother, Augustine T. Smyth (1842-1914), at the 1917 wash house of his Flat Rock summer place, Many Pines. Early in his life Augustine began spelling the family name with an "e" and his descendants have continued the practice.)

New flooring was installed in the north half of the first level, consisting of uniform 5"-wide tongue-and-groove planks. The one substantial change made to the south half of the first level is the removal of most of the north-south board wall, creating one larger room. It is plausible that this change was concurrent with the conversion of the north half to a laundry. Neither the function of the south room or the building's upper story is known after the building's conversion.

Heather Russo Pence's *Archeological Overview and Assessment*, authored in 1998 and summarizing past archaeological investigations at the house, notes that the building was converted into a smoke house along with a wash house by the Smyths.<sup>8</sup> However, no physical evidence in the south portion of the first level indicates its use as a smoke house. In addition, it is unlikely that the smoke and soot from a smoke house would be desirable in the same building as the laundry.

<sup>8</sup> *Ibid*, 57.

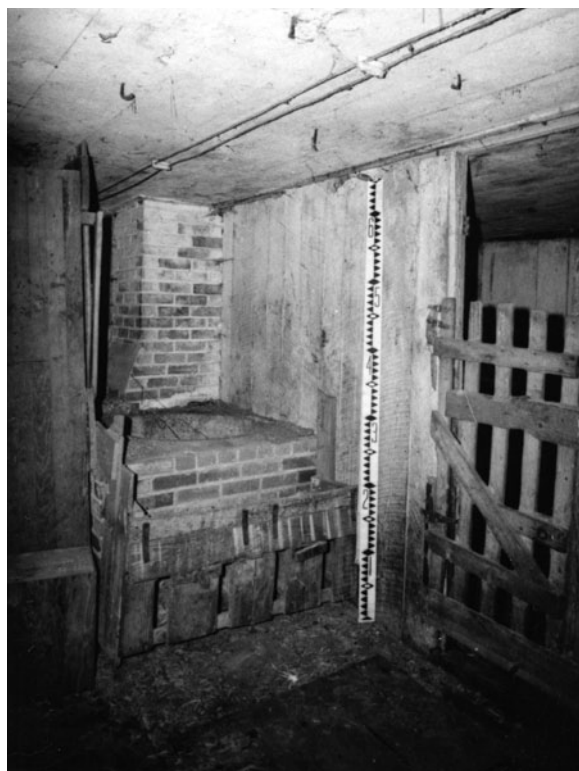


Figure B-4 Kid room in Chicken House, Dec. 1969  
(CARL4012/3)



Figure B-5 Nubian kids in Chicken House yard.  
Note two small openings added on north elevation.  
(CARL3000/44/103P)

It is not known when steps to the doors on the west elevation and the potential landing serving the upper story were removed. Photographs of the building from the Smyth era are sparse, and the earliest photographic evidence from the Sandburg period does not display these features.

The knob-and-tube electrical service likely was added to the building at some point during the Smyth occupancy. Smyth



*Figure B-6 South room in Chicken House, Dec. 1969. (CARL4012/3)*



*Figure B-7 North door on east elevation, Dec. 1973 (CARL4024/6/02)*



*Figure B-8 Partial west elevation, Dec. 1969. (CARL4012/3)*

installed a battery-powered Delco electric lighting system for the Main House and probably the Swedish House in about 1920; standard electric service arrived to the estate by 1935. He could have added it concurrent with one of these events or at another time, perhaps when the laundry was installed. The fact that the light fixture on

the south half of the first level is installed near the center of the larger room indicates that the original dividing wall had been removed by the time the electrical service was added.

## **Sandburg Occupancy**

The Sandburgs made changes throughout the estate to accommodate their lifestyle and Mrs. Sandburg's goat herd. The original kitchen was converted to a garage, the other servants' house was used for storage and dubbed the Swedish House for its decorated bargeboard, and the Servants' House/Wash House was made to accommodate animals and was called the Chicken House or Wash House according to whether the south end or north end were signified. Chickens occupied only the south half of the first floor, while the north half was occupied by baby goats, called kids, beginning c. 1950s.

In the north half of the building, the wash tubs and hearth were retained, and a rough-sawn vertical-board wall was installed running north-south, near the location of the original transverse vertical-board wall. An additional rough-sawn enclosure was built along the south side of the room in the alcove east of the chimney. Feed bins constructed of wood and wire were placed in these rooms.

Low openings were made on the north elevation for the goats, one near the northeast corner and another under the adjacent window. An exterior wood ramp with applied battens for traction was constructed for kids to enter through the easternmost window.

## **National Park Service**

After the National Park Service began administering the property as the Carl Sandburg Home National Historic Site in 1968, it embarked on research and repairs of several outbuildings. Historic American

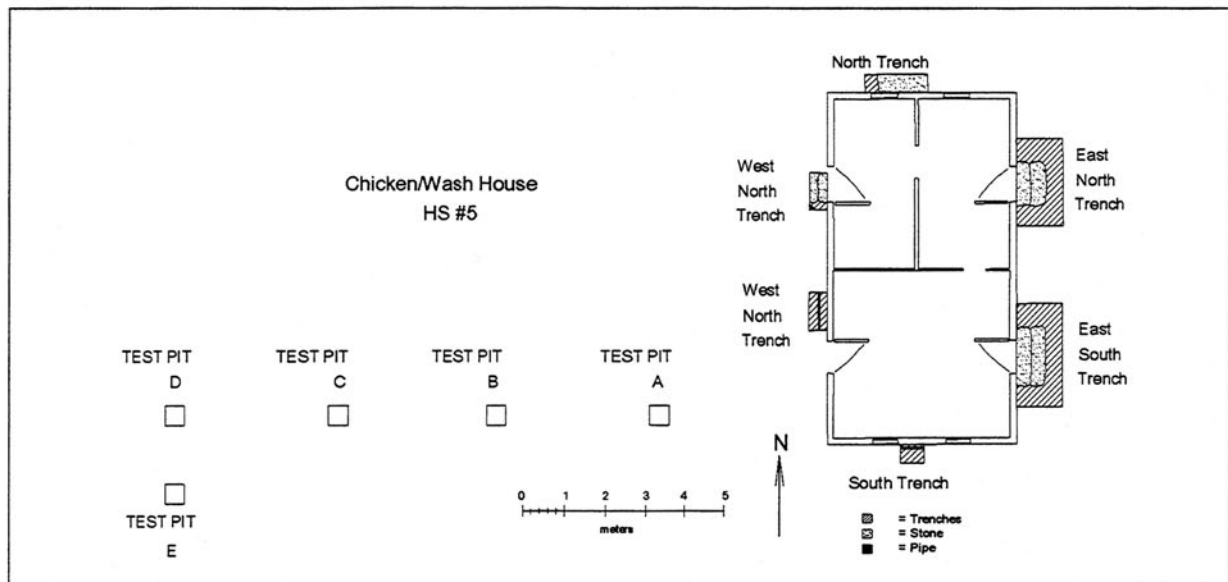


Figure B-9 Plan showing 1976 Walker/Shephard archaeological investigations (Pence, Archeological Overview and Assessment, 1998)

Buildings Survey documentation was completed on the Chicken House/Wash House in 1975 preceding exterior restoration. Archaeological investigations were conducted by John W. Walker and Steven Shephard in November 1976 at the Chicken House/Wash House and other buildings of the estate. Trenches just over eight feet wide were excavated around the two sets of stone steps on the east side of the building, and red brick was found underneath them.



Figure B-10 Flooring removed in Kid room to facilitate joist repairs, Haynes, 1977 (CARL4007/35/09P)

No other artifacts were discovered in these two areas. A test pit just over 19" square was excavated against the south wall of the building, near its midpoint. Here was found a modern 1" diameter plastic pipe, said by the chief of maintenance to be a drain pipe, at about 7.5" below the surface; no other artifacts were found. A test pit about five feet wide was excavated at the north wall, where bedrock was encountered close to the surface and no other artifacts were found. Finally, two trenches were excavated along the west wall of the building, where the 1" diameter pipe was again unearthed with no other artifacts.<sup>9</sup>

Five test pits were dug extending west of the building where a drain pipe was to be installed. Test Pit D, located approximately 52'-0" west of the southwest corner of the building, contained numerous artifacts and was determined to be a likely trash pit feature. The fifth pit, Test Pit E, was excavated about 6'-6" south of Test Pit D to determine the extent of the trash pit. Very few artifacts were found in the fifth pit. All total, window glass, container glass, wire nails, construction material fragments, and four historic ceramic fragments were

<sup>9</sup> *Ibid*, 57-58.



*Figure B-11 Northwest oblique, Dec. 1969.  
(CARL4012/3)*



*Figure B-12 Sill repairs on east elevation,  
summer 1978 (CARL4008/05/59P)*

found.<sup>10</sup> A handwritten report in the archives of the Carl Sandburg Home NHS (CARL) seems to date from the mid-1970s and offers an indication of the building's condition at that time. The report states that the roof is metal and painted with an asphaltic roof coating. Under a heading marked "condition," the report states: "Poor! Numerous sections of the foundation mortar is missing. Floor and floor framing completely rotten. Windows and doors broken. Roofing and siding shows hand paint sealing."

Further evidence from period photographs

shows deteriorated siding near the northeast corner of the building on the north and east elevations, missing siding and a sagging sill along the west elevation, and sections of windows covering the door openings on the south elevation. Shutters were missing on the north elevation, in addition to some window muntins.

A Section 106 statement was prepared for the outbuildings at CARL in 1976; it states that work on the outbuildings would "provide for maintenance through preservation" and that any missing or deteriorated elements would be replaced in-kind. The 106 statement appears to be the only proposal of the work to be done to the Chicken House/Wash House.

Apparently, no plans or specifications were made for this building, although they were prepared for the Swedish House repairs underway at the same time. An undated sheet in the CARL archives entitled "exterior work" states that in summer 1979, a ground drain was installed, hardware "replaced where needed," shutters replaced, windows repaired, siding repaired and replaced, foundation repaired, and the building and roof prepared and painted, for a total of \$5,950.

Photographic documentation of the repair work begins in late 1977 and continues into the following summer. It shows that flooring was removed to facilitate repairs to framing. Dutchman repairs were made to the sills and studs, and many floor joists were sistered.

Some siding was removed as well, and it is not known whether any of the removed siding was reinstalled or if new siding was used in its place. The building was shored up and the stone foundation completely removed. A reinforced concrete spread footing was poured, and the foundation rebuilt. It is not known if the original foundation stones were re-used, but it seems likely.

It was probably at this time that the ladder

<sup>10</sup> *Ibid*, 42.

on the north elevation was relocated to align with the western window rather than in its earlier position along the eastern window. Photographs show that the ladder was removed during the work. The louvers were installed in the window on the south elevation during this time as well, similar to those installed at the Swedish House.

In the CARL files is a flattened packaging box (5" x 2¾") for "old-fashioned cut nails," "decorative wrought head nails" made by the Tremont Nail Co. of Wareham, Massachusetts, apparently a container for the nails used in the 1970s work. The Section 106 statement had also called for repointing of the chimney.

A purchase order for roof replacement dated September 23, 1977, indicates that McCall Sheet Metal & Roofing, Inc., was awarded a contract for \$965 for installation of a new standing-seam tin-coated metal roof and flashing of the chimney. An amendment to the contract for roofing metal, dated May 26, 1978, added \$207.90 to McCall's contract. CARL records state that the building was painted by John Tulen in 1978.

Building fragments were taken from the Chicken House/Wash House and other buildings at the time of the 1970s repair, to be catalogued and placed in storage. Unfortunately, their precise locations within the building were not recorded, and some materials now in the museum collection seem unlikely to have originated at the Chicken House/Wash House. The artifacts in question include a section of green mineral asphalt roofing with 5" exposure, a tongue- and-groove board appearing to have come from a roof deck, and a circular-sawn stud with wire nails and lime stains indicating plaster applied to the wall. No evidence within the building suggests that plaster or asphalt roofing has ever been in place on any surface, and the existing roof decking appears to be the original. Artifacts in storage that do appear to have come from the Chicken House/Wash House include a hewn sill



*Figure B-13 New reinforced concrete footings, November 10, 1977 (CARL4008/05/35P)*



*Figure B-14 North elevation being repainted, October 1979 (CARL4004/15-32P)*

measuring 7" by 9"; a 6" by 8" timber sash-sawn on one face and circular-sawn on the other; a 2¾" by 10" sash-sawn joist; a box lock and hinges, all of



*Figure B-15 Roof repairs in progress, May 1978  
(CARL4008/05/46P)*



*Figure B-17 Box lock in museum collection,  
February 2007*



*Figure B-16 Hand-hewn section of sill in museum  
collection, February 2007*

unknown location within the building; and a miscellaneous piece of metal that might have been part of the laundry apparatus.

Another undated sheet in the CARL archives entitled “interior work” indicates work to the electrical service and flooring of the Chicken House/Wash House. The sheet notes “1976 – electricity replacement to switch box” and “1982 – floor in kid quaters [sic] side.” It is presumed that the electrical work was to bypass the extant knob-and-tube wiring to the service of one switch box, presently located in the north room.

The roof of the Chicken House/Wash House was painted in June 1984, along with the house, barns, tenant house, garage, maintenance shop, and greenhouse. The work was completed by Marine & Industrial Insulators, Inc., of Charleston, South Carolina.

Further documentation of the building’s condition was made in August 1985 in a handwritten inspection report. The report states that the “front side of building needs some attention,” weatherboard needed scraping and painting, one shutter needed to be replaced, ventilation was needed underneath, the front door sill “needs attention,” the windows needed cleaning, and 12’ to 14’ of weatherboard needed to be replaced on the front. The report also noted that the historic color of doors was to be determined.

An undated, handwritten report entitled “Plan of Action: Cyclic Maintenance, Painting Exterior of Chicken House” is assumed to have been written to address the conditions documented in August 1985. The report indicates that the exterior of the building, including siding, cornice, windows, and shutters, was to be washed using Jomax mildew remover, and followed with primer and paint with mildew inhibitor added. It indicates that shutters were to be repaired, and one replaced. Under the category of “Foundation,” it states the following: “repair underpinning taking



*Figure B-18 Southwest oblique of Chicken House, presumably showing completed repairs, 1985 (CARL4004/21-02P)*

special consideration to the original, replace only what is necessary and restore to original appearance; vent foundation by leaving cracks between underpin boards and screen behind boards to keep out pests.” It is assumed that this work was carried out, though photo-documentation of the repairs is sparse.

The most recent work to the Chicken House/Wash House occurred in 2001, when a lead abatement project resulted in the entire building’s being tented, completely stripped of exterior paint, and repainted. Similar abatement took place at the Swedish House. The work was completed by Blue Ridge Environmental Specialists of Horse Shoe, North Carolina.

Throughout National Park Service occupancy, the building has been used strictly for storage. Modern wood shelving was installed by the NPS along the north and west walls of the south room for this purpose.

A new General Management Plan was completed for the park in late 2003. The selected alternative, called the “Sandburg Center Alternative” in the planning document, calls for the park to become an



*Figure B-19 Northwest oblique, showing tent for lead abatement, 2001 (CARL4018/2-116P)*



*Figure B-20 Wooden storage shelves along north and west walls of south room, February 2007*

international focal point for learning about Carl Sandburg. It calls for “rehabilitating one or more historic structures near the main house or barn for interpretive program areas.”<sup>11</sup> The Chicken House/Wash House was identified as having good potential for restoration/rehabilitation and for incorporation of interpretive media displays.

<sup>11</sup> *Final General Management Plan and Environmental Impact Statement for Carl Sandburg Home National Historic Site* (August 2003), p. 5.

## Timeline

- 1836 fall C.G. Memminger begins looking for property at Flat Rock
- 1838 March Construction begins on the Main House, kitchen, and stable  
April Memminger makes first entry in account book for Rock Hill
- 1839 July Memmingers arrive for first summer at Flat Rock
- 1841 c. Servants' house is constructed
- 1889 Memmingers sell Rock Hill to Gregg family
- 1900 Greggs sell Rock Hill to Smyth family; estate is renamed Connemara  
Servants' house is used to house nurses for the Smyth grandchildren
- 1924 Smyths make Connemara their full-time home  
Servants' house is modified to contain wash tubs, and becomes known as Wash House
- 1945 Oct. Smyths sell Connemara to Sandburg family  
Sandburgs use the north half of the Wash House for kid goats and the south half for chickens; they begin calling the building the Chicken House
- 1967 July Carl Sandburg dies on the 22<sup>nd</sup>
- 1968 June Mrs. Sandburg signs deed of gift of the estate to National Park Service
- 1968 Oct. Carl Sandburg National Historic Site is established by Congress
- 1974 May Carl Sandburg NHS opens to the public
- 1975 HABS documentation is completed on the outbuildings
- 1978 Repairs to the foundation, framing, siding, fenestration, and roof are completed
- 1984 Roof is repainted
- 1985 c. Siding, cornice, windows, and shutters are repainted
- 2001 Building exterior is completely stripped of paint and repainted as part of a lead abatement project



## C. PHYSICAL DESCRIPTION

Photographs in this section were taken in 2007 by the Project Team during investigations for this report.

### General Description

The Chicken House is a small, story-and-a-half frame building sheathed in weatherboard siding. Rectangular in plan with central chimney and gable roof, its long elevation is oriented on a north-south axis. Set on a site gently sloping to the west, a stone foundation lifts the building just six inches above grade along its now-principal east elevation, and some 30 inches above grade at the rear or west elevation.

Access today to the two main interior spaces is through the two doorways on the east elevation. Access to the partially finished upper half-story is by way of an exterior ladder and doorway at the center of the north gable. The west elevation mirrors that of the east with two regularly spaced doorways, now unused, and no windows. Both the south and north elevations have two first-level, six-over-six double-hung sash windows. While a doorway with transom is at the center of the north gable at the upper story, the south gable has a central window. The central chimney serves the two wash tubs added during the building's first major change of use.

The foundation of the building is stone blocks set in mortar, and was entirely rebuilt in the repairs of the late 1970s. Two openings on the west elevation and one on the north provide access to the crawl space under the building; the openings are covered by wood boards set between the stone piers.

A fenced pasture area borders the building on the north and west sides; the pasture is



*Figure C-1 Northwest oblique of Chicken House/Wash House*



*Figure C-2 East and partial south elevations of Chicken House/Wash House, with garage beyond.*

further enclosed by other ancillary buildings constructed by C.G. Memminger as part of his summer place. Aligned with and immediately to the north is the original kitchen building, later modified by the Sandburgs into a garage. To the northwest and set perpendicularly is a servants' quarters known by the Sandburgs as the Swedish House. All three buildings are behind the Main House, which faces north.

Immediately east of the Chicken House is a gravel driveway that connects the drive surrounding the Main House to the spring house and woodshed to the south, and



Figure C-3 Stone foundation near west corner of south elevation



Figure C-4 Wall and roof framing visible in upper half-story



Figure C-5 Larger vertical members mortised into top plate at sides of photo, newer vertical in center toenailed, and empty mortises adjacent

eventually back to the main drive leading to the barns. Also to the east is a large boulder with a hollowed-out basin; this was the location of an early water pump for the Memmingers.

North of the Chicken House and adjacent

to the pasture fence is a steel barrel which the Sandburgs used for burning trash.

Each board-and-batten door on the east elevation provides access to one-half of the first floor. The south rooms now contain modern storage shelves but were used as the chicken coop during the Sandburg's occupancy. The north rooms are also presently used for storage, having housed goats for the Sandburgs. These north rooms contain two large wash tubs with fireboxes underneath and their chimney, reportedly added to the building by the Smyths.

One large, partially finished room is found on the upper half-story of the building, accessed through a board-and-batten door matching those of the first floor. This room was also once subdivided into two spaces by a vertical board wall running transverse near the middle of the room; an early door opening can be seen in the intact boards adjacent to the added chimney stack.

## Structural Systems

**Foundations & Cross Walls:** The perimeter foundation walls are made of randomly-coursed blocks of granite, and they were rebuilt in the 1970s work. It is not known if the original stones were reused, though it is likely. Photo-documentation indicates that poured-in-place concrete footings were installed at that time.

**Exterior Walls:** The perimeter walls of the building are wood framed with weather-board siding on the exterior and flush boards on the interior. In the partially finished second level, the vertical framing members are exposed; they are oak timbers measuring  $2\frac{3}{4}$ " to  $3\frac{1}{8}$ " wide by  $3\frac{5}{8}$ " to 4" deep. Many of the framing members exhibit an intact bark edge known as waney.

Vertical framing members have tenons at the top and bottom that fit into notches in the sill and top plates. Some sections of sill were replaced in the 1970s work. In the upper half-story, the exposed framing

shows that larger vertical members are at either side of the door openings on the east and west walls below. These larger members measure 5 3/8" to 6" wide and 3 5/8" to 4" deep and are mortised into the top plate. Between them are newer vertical members which are toenailed into the plate. There are empty mortises adjacent to the newer vertical posts.

**Flooring Systems:** The first-floor framing consists of 2 7/8" by 10" floor joists spaced at 23" on center and spanning the full dimension of the building from east to west. All floor joists were sistered in the 1970s repairs with 2 3/4" by 10" new joists. Also, during these repairs a new 5 1/2" by 5 1/2" girder was added extending north to south at the midpoint of the building; it is supported by modern concrete masonry units in the crawl space. The second-floor framing consists of 3" by 7" floor joists spaced at 24" on center, spanning east to west.

**Roof Framing:** The original common rafter-with-ridge-pole roof framing system remains in place. The roof rafters are 3" wide by 3 5/8" to 4" deep at approximately 24" on center, with a 3/4" by 4" ridge board. The rafter pitch is approximately 34 degrees. Most of what appears to be early, if not original, decking is also in place. The early deck boards are not squared off and have two waney edges. They are of random widths with 2" to 4" gaps between deck boards. The early decking exhibits a pattern of square nails indicating wood shingles were installed. There are also some later deck boards, squared off and of random widths.

## Exterior Features

**Roof and Rainwater Collection/Dispersal:** The roofing material consists of standing-seam terne-coated metal roofing, installed in 1978. It replaced a previous metal roof seen in the earliest clear photo of the building, dated c. 1946 in the early years of



Figure C-6 Floor framing with modern sistered joists and CMU supports

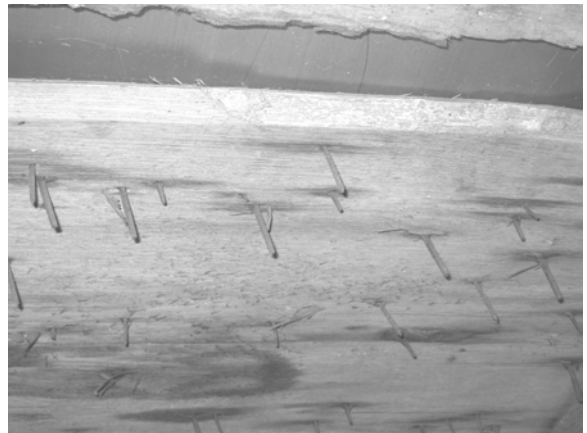


Figure C-7 Roof decking with early nails for wood shingles



Figure C-8. Terne-coated metal roofing and stepped chimney flashing.



*Figure C-9 Wood weatherboard siding and stone foundation walls, west elevation*



*Figure C-10 East elevation, north doorway*

the Sandburg occupancy. The stepped flashing at the chimney is also tin-coated metal. There are no gutters or downspouts on the building. The roof rafters are exposed, painted, and overhang about 1'-2" beyond the walls below.

**Chimney:** The building has a central chimney that serves two fireboxes in the north room under the washtubs. The chimney is built of pressed brick measuring 2 ¼" by 3 5/8" by 8" long, with coloration varying from salmon to red to red-brown. The bricks have distinctive mineral patterns, white specks, and parallel striations along the length of the soldier sides, as well as white specks and a swirl at each header side. The bricks are set in a white Portland cement mortar with a ½" wide concave joint. The chimney was added by Ellison Smyth in about 1924 when the building was converted to a wash house.

**Walls:** The walls of the building are sheathed with painted wood weatherboard siding. The exposure of the siding ranges from 6" to 7". The foundation walls consist of randomly sized blocks of local gray granite set in flush-pointed mortar. The foundation was completely rebuilt in the 1970s repairs, incorporating reinforced concrete footings. It is not known if the original stone was re-used, though it is likely.

**Doorways:** The east and west elevations each have two doorways that are virtually identical in detail. All have board-and-batten doors measuring 3'-0" to 3'-0 ½" wide and 6'-3 ½" to 6'-4" tall, consisting of tongue-and-groove boards approximately 9" wide by 7/8" thick. Each door has three battens measuring 9" tall and 7/8" thick, with a chamfer on all edges of the back side. Each door is painted on its exterior face.

Each door has two 1 ¾" by 1'-7 ½" long wrought-iron strap hinges on driven pintles, except for the west elevation door into the north room. That board-and-batten door has been cut horizontally to form a Dutch

door and has a total of four iron strap hinges on driven pintles.

The hinges are of similar design to two pairs surviving at the Main House basement level, though larger than those 1 ¼” by 1’-5” long hinges. Also, the strap hinges at the Main House are supported with face-mounted rather than driven pintles.

Each door has slightly different locking hardware and knobs. At the east-elevation door to the south room, there is an iron rim lock measuring 4” wide by 5” tall and ¾” deep with two 1 ¾” diameter brass knobs and iron keeper with brass trim. The lock is marked with a medallion bearing a crest and the words “Carpenter & Co. Patent EES.”

This lock is similar to those at the bedroom doors on the second floor of the Main House, and like those, is installed with flat-tipped screws. These are the only screw holes present, strongly suggesting that this is the only lock that has been on this door. (Pointed screws became more prevalent by the late 1840s, though flat-tipped screws of earlier manufacture could certainly be used or re-used well after that date.)

At the east-elevation door to the north room is an iron rim lock, 6” wide by 4” tall and ¾” deep with a modern iron keeper. The lock is marked with the words “E. Wootton No. 60 Warranted.” The lock has two modern 2 ¼” diameter steel knobs. Like the lock to the south room, east side, this lock is installed with flat-tipped screws and there are no other screw holes for a lock on this door.

At the west-elevation door to the north room is a modern 3 ¼” wide by 4” tall rim lock with two brown mineral knobs and a modern keeper. A modern hook-and-look closure is also in place at the top portion of the Dutch door. At the west-elevation door to the south room is a 3 ¼” wide by 4” tall rim lock with two white knobs and a modern keeper. On the two east doorways, screen doors measuring 3’-0” wide and 6’-4” tall are in



*Figure C-11 West elevation, north doorway interior*



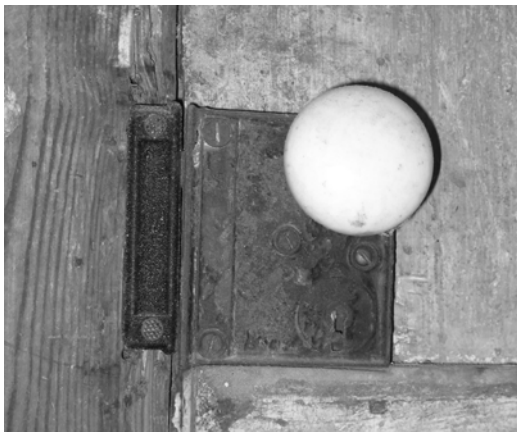
*Figure C-12 Rim lock at east elevation, south doorway*



*Figure C-13 Rim lock at east elevation, north doorway*



*Figure C-14 Rim lock at west elevation, north doorway*



*Figure C-15 Rim lock at west elevation, south doorway*



*Figure C-16 Screen door at east elevation, south doorway*

place. The door into the south room is framed with 1 1/8" thick stock, with a 5/16" by 1 1/2" trim piece at the screen, while the north door is built of 1"-thick stock with a 5/16" by 1" trim piece at the screen. Both doors have 2" by 3" face-mounted hinges, 3" by 4 1/2" rim locks, and 2 1/4" diameter knobs. The south door also has a modern metal strap pull. These doors are visible in the earliest Sandburg-era photos, c. 1945.

Each doorway is cased on the exterior with wood trim 3" wide, including a 1/4" bead and 1/8" quirk. The east doorways have an added 1 1/2" by 3/4" stop for the screen doors. Each doorway has a 4" wide, rounded threshold. The two east thresholds are painted.

At the upper half-story, there is one board-and-batten door on the north elevation. The door measures 3'-0" by 6'-1", and is constructed identically to those at first floor. It has two strap hinges on driven pintles, but no locking hardware or knob, though there is evidence of a box lock once in place. On the door's painted exterior face it has a simple leather pull and a metal latch. The doorway is cased on the exterior with wood trim 3 1/8" wide, including a 1/4" bead and 1/8" quirk.

Though this door matches the four apparently original doors of the first floor exterior, the attic level framing suggests that the doorway was not initially planned. The gable framing has notches for a horizontal member, although there are no fasteners or marks of fasteners, and the notches remain clean and crisp as unused. Therefore, it appears this door was a change made during construction.

This upper doorway also has a four-light fixed transom above. Unlike the window sash found on the first floor, the transom has elaborate muntins suggesting it was not initially intended for this simple building. Like the accompanying door and the attic level window on the south elevation, it was probably installed as a change during construction. As such, it would have been a

feature added to give the only light to the north attic room.

**Windows:** There are five windows of approximately equal size in the building: two on the north elevation at first floor, two on the south elevation at first floor, and one on the south elevation at the upper half-story. Each window measures approximately 2'-4" wide by 3'-10" tall. At first-floor level, each of the four windows has a pair of six-over-six light sashes. All sashes appear to be original. The window on the attic level apparently was a modification during construction. Similar to the doorway on the north elevation, the gable framing was constructed for horizontal bracing, apparently never installed. This window opening was framed for a fixed upper sash, but neither top nor bottom sashes are in place. Therefore, the window shutter stays in a closed position.

The windows on the north elevation, and on the upper story of the south elevation, are cased on the exterior with wood trim 3" wide, including a 1/4" bead and 1/8" quirk. In contrast, the windows on the south elevation at first level are cased with 3 1/8" wide trim, with a similar bead and quirk.

A wooden louver is in place at the window near the southeast corner of the building. The bottom sash of the window is in a raised position, with the louver in its place underneath. The louver was installed by the NPS in the 1970s repairs.

Each window has one board-and-batten wood shutter. The shutters typically measure 2'-3" wide by 3'-10" tall, and are constructed of approximately 9" wide tongue-and-groove boards placed vertically with two 6" wide battens. Each shutter has two iron strap hinges on driven pintles and two wrought-iron hooks: one to fasten the shutter closed at a staple on the jamb, and one to fasten the shutter open at a staple on the exterior wall.

The four shutters at first-floor level are 7/8" thick with 7/8" thick battens. Each appears



*Figure C-17 North doorway to upper half-story*



*Figure C-18 West window on south elevation*



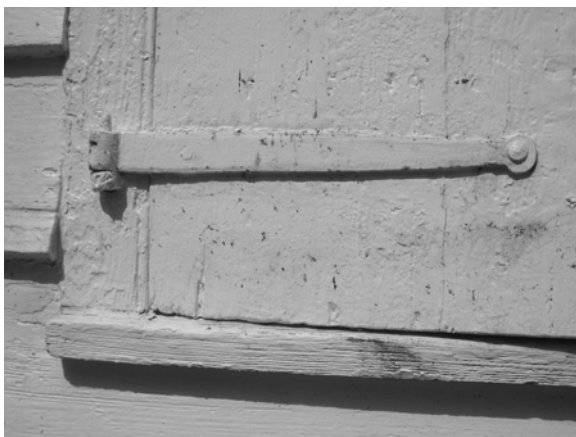
*Figure C-19 East window on south elevation*



*Figure C-20 Window shutter strap hinge, south elevation, east window*



*Figure C-23 Window shutter strap hinge, north elevation, west window*



*Figure C-21 Window shutter strap hinge, south elevation, west window*



*Figure C-22 Window shutter strap hinge, north elevation, east window*

to be relatively crisp, with little weathering, in contrast to some weatherboards and window casings. On the south elevation, the east window shutter has two 1 ¼" by 9" long iron strap hinges on driven pintles, while the west shutter has 1 ¼" by 1'-1 ½" long strap hinges. The west shutter is the only

one where the battens do not cover the heads of the hinge fasteners.

On the north elevation, the east shutter has 1 ¼" by 10 ½" long strap hinges, while the west shutter has 1 ¼" by 1'-1" long strap hinges.

The upper-story window, on the south elevation, has no window sash in place and therefore the shutter typically remains closed. In contrast to the first-level shutters, this upper shutter is comprised of ¾" thick boards and ¾" thick battens, and it appears more weathered than the shutters of the first-floor level. Its strap hinges are 1 ¼" by 1'-1 ½" long. Its wrought-iron hooks feature a twisted stem, a detail not found in the hooks of the first-floor shutters. It appears most plausible that the upper-story window shutter and hardware are original, along with the similar strap hinge at the west window of the south elevation. The shutters of the first floor appear to be reproductions of perhaps varying ages, and most hardware either reproductions or re-used from other locations. All window elements are painted on the exterior. Both faces of shutters are painted, except for the upper-story shutter, which is painted only on the face that is exposed when the shutter is closed.

**Other Features:** Two rough-cut, square-edged granite steps lead to each door on the east elevation. The tread of each bottom step is approximately at grade level. A



painted wooden ladder is permanently installed against the north elevation and serves as the only access to the upper story. The ladder is built of 1 5/8" by 3 5/8" vertical members and 1" by 3" horizontal members. The ladder appears in the earliest Sandburg-era photo, though was previously aligned with the casing of the eastern window. Photographs of the 1970s work show that the ladder was removed during painting; when replaced, it was aligned with the western window rather than in its earlier location next to the eastern window.

An unfinished wooden ramp with horizontal battens built by the Sandburgs leads to the sill of the east window of the north elevation. This ramp allowed goats to enter the building through the open window. Two additional small openings were made by the Sandburgs on the north wall to allow the baby goats, called kids, access from the building to the adjacent fenced pasture. An opening measuring 1'-6" by 1'-10" was cut under the window and is covered by a sliding board panel. Another opening measuring 1'-9" by 3'-0" was cut directly adjacent to the east wall and is covered by a hinged board panel.

Two large openings in the west foundation wall and one on the north lead to the crawl space below the building. Each opening is covered by a modern wood panel built of three horizontal boards connected with three vertical battens. The panels are nailed in place to the frame walls through the top of the battens. The horizontal boards are spaced slightly to allow ventilation to the crawl space. These wood panels are unpainted on the west elevation and painted on the north elevation. The panels are 1970s replacements for earlier, deteriorated board panels visible in Sandburg-era photographs.

## Interior Features

### The Crawl Space

The entire area below the building is unexcavated crawl space. Grade slopes



*Figure C-24 Wrought-iron hook at upper-story window shutter*



*Figure C-25 Northwest oblique, showing ladder and ramp on north elevation of building*



*Figure C-26 Detail of ramp and goat door under window on north elevation*



*Figure C-27 Northwest corner of building showing wooden panels at foundation level*



*Figure C-28 Crawl space looking northeast, showing base of chimney and galvanized pipe*



*Figure C-29 Room 101A looking northwest, showing modern wood shelving*

from east to west, with about 37" from ground level to underside of floor framing at the west side to as little as 8" at the east side. Its interior walls are the stone foundation walls visible from the exterior. A large brick chimney base is at the center.

The crawl space does not enclose any mechanical or electrical components. Galvanized water pipe extends from below grade to the first floor adjacent to the chimney base.

## The First Floor

The first floor originally contained four rooms of equal size, each individually accessible from an exterior doorway, their board-and-batten doors apparently still in place. Changes in use over time have caused the dividing walls in both the south and north halves of the building to be removed. In the south half, three boards that had comprised the dividing wall remain. In the north half, none of the vertical boards remain; however, another board wall was built parallel to the original, a few inches to the west. Throughout all periods the construction materials are those that are reliably available, and the construction methodology is straightforward, unadorned, and speaks to the utilitarian functions of this building over time.

**Room 101A:** This room is the west portion of the south half of the building, and measures approximately 14'-9" by 7'-9". Like all rooms on the first floor, it has a ceiling height of 6'-8". It was originally accessed through a board-and-batten door on the west wall, which is still in place albeit without steps leading to grade below. Storage shelving installed by the NPS covers the north and west walls of this room, blocking access to the west doorway. The room is now reached through Room 101B. The dividing wall between Rooms 101A and 101B at some unknown point was removed, and the one large room was used by the Sandburgs to house chickens.

**Flooring:** The flooring is 1" thick tongue-and-groove pine in widths from 4 3/4" to 5 1/2", varying in 1/4" increments. The flooring appears to be early, if not original.

**Walls:** The west and south walls, which are exterior walls, are sheathed with 3/4" thick horizontal tongue-and-groove boards

measuring 9", 10", or 11" wide. The north wall, which is an interior wall bisecting the building, consists of  $\frac{3}{4}$ " thick vertical tongue-and-groove boards. All that remains of the east wall is a 1'-4" long section adjoining the south wall; like the north wall, it consists of vertical tongue-and-groove boards. The remainder of the west side of the room is open to Room 101B. All wall boards are early, if not original, components.

*Doors:* In the center of the room on its west wall is a board-and-batten door, discussed previously. The interior door casing is 4  $\frac{1}{2}$ " wide, including a  $\frac{3}{8}$ " bead and  $\frac{1}{8}$ " quirk.

*Windows:* One wood six-over-six double-hung window is on the south wall. Its interior casing is a 4" board with an  $\frac{1}{2}$ " applied beaded stop.

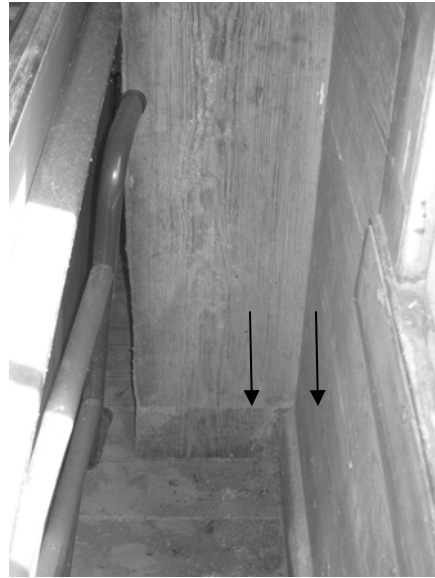
*Ceiling:* The ceiling is sheathed in what is probably the original, tongue-and-groove boards measuring  $\frac{3}{4}$ " thick by 9  $\frac{1}{4}$ ", 10  $\frac{1}{4}$ ", 10  $\frac{3}{4}$ ", or 11" wide, running north-south.

*Baseboards:* Early if not original baseboard is present along all existing sections of wall. The baseboard is  $\frac{3}{4}$ " by 5" and has a  $\frac{3}{8}$ " bead with  $\frac{1}{8}$ " quirk. A corresponding ghost mark is visible on the remaining fragment of east vertical board wall.

*Finishes:* The walls and ceiling have evidence of early limewash in a cool gray color. Some graffiti is present under the limewash just west of the window. The window and door casings and door also have evidence of early limewash, while the window sash are painted. The flooring is unfinished.

*Mechanical Systems:* None are present.

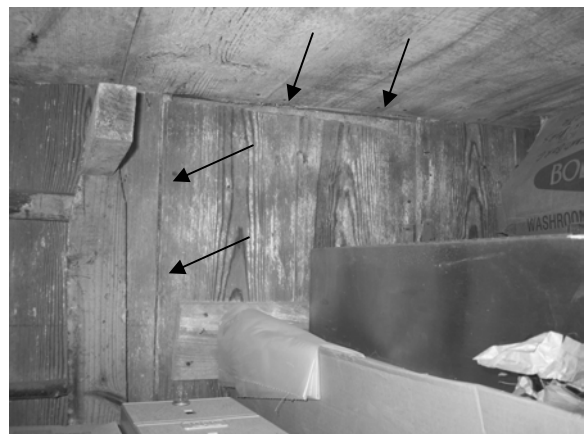
*Electrical Systems:* None are present. This room appears to have been historically lit by a ceramic light socket on the ceiling of Room 101B, placed close to the ghost mark from the original dividing wall.



*Figure C-30* Section of early board wall at east side of Room 101A, with baseboard ghost mark



*Figure C-31* Room 101B looking southeast, with section of early board wall at right.



*Figure C-32* Door at north wall of Room 101B, strike jamb and head indicated



Figure C-33 Interior of louvered window



Figure C-34 Ceramic light socket in Room 101B



Figure C-35 Room 102A looking north

**Plumbing Systems:** None are present.

**Other Features:** Modern wood shelving units installed by the NPS are in place along the west and north walls of Room 101A.

**Room 101B:** This room is the east portion of the south half of the building, and measures approximately 14'-9" by 7'-7". It is accessed through a board-and-batten door on the east wall, and opens into Room 101A where the original board wall dividing the two rooms has been removed. The enlarged room was reportedly used by the Sandburgs to house chickens.

**Flooring:** The flooring is 1" thick tongue-and-groove pine in widths from 4 3/4" to 5 1/2", varying in 1/4" increments. The flooring appears to be early, if not original.

**Walls:** The east and south walls, which are exterior walls, are sheathed with 3/4" thick horizontal tongue-and-groove boards measuring 9", 10", or 11" wide. The north wall, which is an interior wall bisecting the building, consists of 3/4" thick vertical tongue-and-groove boards. All that remains of the west wall is a 1'-4" long section adjoining the south wall; like the north wall, it consists of vertical tongue-and-groove boards. The remainder of the west side of the room is open to Room 101A. All wall boards are early, if not original, components.

**Doors:** In the center of the room on its east wall is a board-and-batten door, discussed previously. The interior door casing is 4 1/2" wide, including a 3/8" bead and 1/8" quirk. At the north wall is a 1'-10" wide door into Room 102B, created by cutting two of the vertical boards of the wall and adding battens. The door is largely hidden from view by the modern storage units.

**Windows:** One wood six-over-six double-hung window is along the south wall. Its interior casing is a 4" board with a 1/2" applied stop with 3/8" bead. The window is in a raised position with a wood louver installed in the lower portion of the opening.

**Ceiling:** The ceiling is sheathed in what is probably the original, tongue-and-groove boards measuring 3/4" thick by 9 1/4", 10 1/4", 10 3/4", or 11" wide, running north-south.

**Baseboards:** Early, if not original, baseboard is present along the south and north walls, along with the east wall north of the door. The baseboard is  $\frac{3}{4}$ " by 5" and has a  $\frac{3}{8}$ " bead with  $\frac{1}{8}$ " quirk. On the east wall south of the door, a reproduction baseboard is in place.

**Finishes:** The walls and ceiling have evidence of early limewash in a warm gray color. Graffiti written in pencil is along the south wall just east of the window. The casings and door also have evidence of early limewash, while the window sash are painted. The flooring is unfinished.

**Mechanical Systems:** None are present.

**Electrical Systems:** A ceramic light socket is mounted on the ceiling near the west side of the room, serving to illuminate both this room and the adjacent Room 101A. Two-wire knob and tubing extends east from this socket and then turns north to the remainder of the building. Electrical service to the building is not operational.

**Plumbing Systems:** None are present.

**Other Features:** Modern wood shelving extends from Room 101A along the north wall. A rechargeable fire extinguisher is mounted on the east wall, south of the door, and is earmarked for ABC fires. The unit was made by Buckeye Fire Equipment Company and was inspected on February 12; a year is not given with the date.

**Room 102A:** This room is the west portion of the north half of the building, and measures approximately 14'-7" by 7'-4". It was originally accessed through a board-and-batten door on the west wall, which is still in place albeit without steps leading to grade below. In 1924 the Smyths removed the board wall that divided Rooms 102A and 102B to construct a brick chimney with two wash tubs. The expanded room became the laundry. It subsequently was used by the Sandburgs to house young goats. At some unknown date, a new



Figure C-36 East board wall of Room 102A



Figure C-37 North jamb of door opening in east wall



Figure C-38 Outlet and Romex along west wall, two-wire knob and tubing along north wall



Figure C-39 Galvanized pipe adjacent to wash tubs



Figure C-40 Room 102A looking southeast.



Figure C-41 View inside firebox under wash tub

dividing wall running north-south parallel to the original was constructed but set

several inches to the west. The room is now reached through an east doorway to Room 102B.

*Flooring:* The flooring is 1" thick tongue-and-groove pine in widths from 5" to 5 1/4", varying in 1/8" increments. The flooring appears newer than that of the south half of the building, and probably dates to the 1920s when the building was made a wash house. Records indicate that some work was done to this flooring in 1982; it is not known whether repairs were made or sections replaced.

*Walls:* The west and north walls, which are exterior walls, are sheathed with 3/4" thick horizontal tongue-and-groove boards measuring 9", 10", or 11" wide. The south wall, which is an interior wall bisecting the building, consists of 3/4" thick vertical tongue-and-groove boards. These wall boards are early, if not original, components. The more recent east wall is built of 1" thick vertical boards ranging in widths from 6" to 9 3/4" set on 1 7/8" by 4" stud framing. The framing and sheathing of this wall is circular sawn and is newer than the other walls of the room. It is not known whether this wall was built late in the Smyth occupancy of the estate or by the Sandburgs.

*Doors:* In the center of the room on its west wall is a board-and-batten door, modified to function as a two-part Dutch door, as discussed previously. The interior door casing is 4 1/2" wide, including a 3/8" bead and 1/8" quirk. A door opening in the center of the room on its east wall currently contains a rough wood gate opening into the adjacent Room 102B. This opening has two hinge leaves in place on the south jamb indicating that a door was once in place opening into Room 102A. It also retains a keeper on the north jamb for a rim lock. The opening is made for a 2'-10" by 6'-8" door.

*Windows:* One wood six-over-six double-hung window is along the north wall. The bottom sash is missing one section of its

horizontal muntin. The window's interior casing consists of a 4" board with a 1/2" applied stop with 3/8" bead.

*Ceiling:* The ceiling is sheathed in what is probably the original tongue-and-groove boards measuring 3/4" thick by 11" wide, with some 10 3/4" wide boards.

*Baseboards:* Early, if not original, baseboard is present along the west and north walls. The baseboard is 3/4" by 5" and has a 3/8" bead with 1/8" quirk joint. Baseboard is missing along the early south partition wall, likely removed when the wash tubs and chimney were added. Baseboard has never been installed along the newer east partition wall.

*Finishes:* The walls and ceiling have evidence of early limewash in a cool gray color. The casings, door, and window sash also have evidence of early limewash. The flooring is unfinished.

*Mechanical Systems:* None are present.

*Electrical Systems:* An outlet mounted high on the west wall, just north of the door, is supplied by Romex wiring which extends along the ceiling to the electrical service point at the north wall. Two-wire knob and tubing extends along the ceiling near the north wall from the service point towards the east portion of the building.

*Plumbing Systems:* A galvanized pipe near the firebox likely provided water for the wash tubs. It is no longer functional.

*Other Features:* In the southeast corner of this room is a large chimney with a wide base containing an iron wash tub. The tub is a round-bottomed cast iron kettle 2'-8" in diameter. This feature was added early in the 1920s when a part of the building was converted from a nurse's summer residence to a wash house serving year-round residents in the Main House. The kettle may have been reused from the earlier wash house, a building now known as the "Buck



Figure C-42 Wooden trough with wire on west wall



Figure C-43 Room 102B looking northwest

House," which is located much farther from the Main House.

The base of the chimney, which supports the wash tub with firebox underneath, extends 5'-3" into the room from the south wall. The east wall of Room 102A bisects the chimney base, leaving 3'-6" of the base exposed in the room. In the corner of the room, the chimney proper measures 1'-10" by 1'-7". A poured concrete hearth at the north side of the chimney base extends



Figure C-44 Room 102B looking southeast



Figure C-45 Door opening with wooden gate on west wall of Room 102B

another 1'-11" from the firebox opening under the wash tub. A wooden trough is mounted on the west wall north of the door. Attached above the trough is a section of wire grid fencing, probably installed during the Sandburg occupancy to hold hay for their goats.

**Room 102B:** This room is the east portion of the north half of the building, and measures approximately 14'-7" by 7'-11". It is accessed through a board-and-batten door on the east wall and, like the adjacent Room 102A, was used by the Sandburgs to house young goats.

**Flooring:** The flooring is 1" thick tongue-and-groove pine in widths from 5" to 5 1/4", varying in 1/8" increments. The flooring appears newer than that of the south half of the building, and perhaps dates to the 1920s when the building was converted into a wash house.

**Walls:** The east and north walls, which are exterior walls, are sheathed with 3/4" thick horizontal tongue-and-groove boards measuring 9", 10", or 11" wide. The south wall, which is an interior wall bisecting the building, consists of 3/4" thick vertical tongue-and-groove boards. These wall boards are early, if not original, components. The west wall is built of 1" thick vertical boards ranging in widths from 6" to 9 3/4" set on 1 7/8" by 4" stud framing. The framing and sheathing of this wall is circular sawn and is newer than the other walls of the room. It is not known whether this wall was built late in the Smyth occupancy of the estate or by the Sandburgs. A vertical notch 13/16" wide and 3/4" deep on the north wall, located 2 3/4" east of the newer west wall, indicates the location of the original board wall separating the two rooms in the north half of the building. It is likely that the original wall was removed by the Smyths for the installation of the wash tubs.

A small closet area in the southeast corner of the room is framed on its north side with modern, circular-sawn 2x4 lumber and

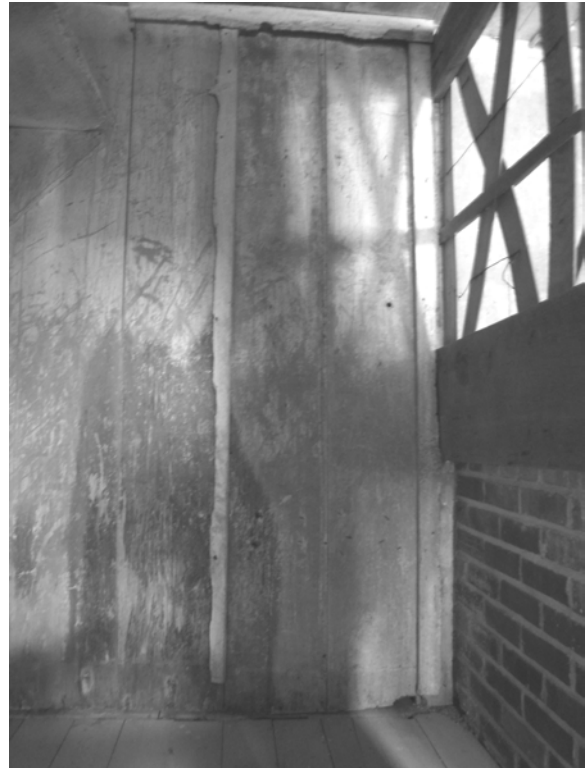


sheathed in rough-cut vertical boards measuring 7 1/8" wide by 1/2" thick. The north portion of this enclosure appears to be a 1970s replacement of an earlier, possibly Sandburg-era, enclosure that appears deteriorated on record photos taken before the 1970s work.

**Doors:** In the center of the room on its east wall is a board-and-batten door, discussed previously. The interior door casing is 4 7/16" wide, including a 3/8" bead and 1/8" quirk joint, and is a reproduction installed in the 1970s repairs. The threshold in this location is also a reproduction. A doorway in the center of the room's west wall contains a rough wood gate opening into the adjacent Room 102A. The gate is made of 2 1/2" by 3/4" unpainted wood slats and likely dates to the Sandburg period. This opening has two hinge leaves in place on the south jamb indicating that a door was once in place opening into Room 102A. The opening is made for a 2'-10" by 6'-8" door. A small board-and-batten door into the closet measures 1'-7" wide by 3'-10" tall. The door has two 3 1/2" by 3 1/2" five-knuckle butt hinges, a modern 3 1/2" by 3 3/4" rim lock, and 2 1/4" diameter steel knobs. Inside the closet, at the original south dividing wall, is a 1'-10" wide door into Room 101B. The door was created by cutting two of the vertical boards of the wall and adding battens.

**Windows:** One wood six-over-six double-hung window is on the north wall. The window's interior casing consists of a 4" board with a 1/2" applied stop with 3/8" bead.

**Ceiling:** The ceiling is sheathed in what is probably the original tongue-and-groove boards measuring 3/4" thick by 10 3/4" wide, with some 11" wide boards. Two ceiling boards nearest to the east wall are newer circular-sawn boards measuring 6" and 9 1/2" wide by 7/8" thick. It is assumed that these ceiling boards were replaced when the adjacent electrical disconnect box was added in 1976.



*Figure C-46 Door at south wall of Room 102B*



*Figure C-47 Ceramic light socket and knob-and-tube wiring in Room 102B*

**Baseboards:** Early if not original baseboard is present along the east and north walls. The baseboard is 3/4" by 5" and has a 3/8" bead with 1/8" quirk. Baseboard is missing along the early south wall within the newer closet. It was likely removed when the wash tubs and chimney were added. Baseboard has never been installed along the newer west wall.



Figure C-48 Galvanized pipe and interior of closet



Figure C-49 Disconnect box on east wall of Room 102B, with adjacent replacement ceiling boards



Figure C-50 Room 102B looking southwest

*Finishes:* The walls and ceiling have evidence of early limewash in a cool gray color. The window casings, door, and window sash also have evidence of early limewash. The framing and wall of the closet in the southeast corner is unpainted, as is the wooden gate leading to Room 102A. The modern casing for the east board-and-batten door is painted. The flooring is unfinished.

*Mechanical Systems:* None are present.

*Electrical Systems:* Two-wire knob and tubing extends along the ceiling near the north wall from the adjacent Room 102A, then turns south near the midpoint of the ceiling in this room. A ceramic light socket near the center of the room is served by this wiring. The wiring continues south to the adjacent room 101B. A disconnect box is located on the east wall just north of the door. It is a fuse-type box rated for 125/250 volts and 30 amps, made by General Switch Company. Two modern Romex wires extend up into the ceiling cavity from this box. Records on file indicate that this box was installed in 1976.

*Plumbing Systems:* A galvanized pipe near the firebox, now located within the closet, likely provided water for the wash tubs. It is no longer functional.

*Other Features:* In the southwest corner of this room is a large chimney with a wide base containing an iron wash tub. The tub is a round-bottom cast iron kettle 2'-8" in diameter, and retains a three-prong wire apparatus in the bottom. This feature was added early in the 1920s when part of the building was converted from a summer nurse's residence to a wash house serving year-round residents in the Main House. The kettle may have been reused from the earlier wash house, a building now known as the "Buck House," which is located much farther from the Main House. The base of the chimney, which supports the wash tub with firebox underneath, extends 5'-3" into the room from the south wall. The west wall of Room 102B bisects the chimney

base, leaving 3'-8" of the base exposed in the room. In the corner of the room, the chimney proper measures 1'-10" by 1'-9". A poured concrete hearth at the north side of the chimney base extends another 1'-11" from the firebox opening under the wash tub. On the east wall, adjacent to the chimney and now within the closet, is an early built-in shelf 2'-6" long and 12" deep. The shelf has graceful curved edges and is supported by brackets. It is likely an early, if not original, element. A wooden trough mounted to the east wall north of the door is topped by wire lattice attached to the wall above it and was most likely built by the Sandburgs to hold hay for their goats. Another wooden trough on the west wall was probably intended for grain. Two small openings to the exterior were added along the north elevation by the Sandburgs to allow the baby goats, called kids, access to the adjacent fenced pasture. One opening measuring 1'-6" by 1'-10" was cut under the window and is covered by a sliding board panel. Another opening measuring 1'-9" by 3'-0" was cut directly adjacent to the east wall and is covered by a hinged board panel. A rechargeable fire extinguisher is mounted on the east wall, north of the door, and is earmarked as a dry chemical extinguisher for type B and C fires. The unit was made by Buckeye Fire Equipment Company and was inspected on February 12; a year is not given with the date.

## The Second Floor

The second floor is a half-story area with exposed wall and roof framing. Wall studs extend up from the floor about 3'-9" to a 4" by 7 5/8" plate supporting the roof rafters. Two large notches in the plates suggest that large tie beams were intended to connect the east and west walls; however, it appears that they were never installed.

**Room 201A:** This room is the south portion of the upper half-story and measures approximately 14'-9" by 15'-7". It was originally accessed through a door opening on its north wall, which is now blocked by the added chimney. Most of the north wall



Figure C-51 Wash tub in Room 102B



Figure C-52 Early shelf on east wall



Figure C-53 Hinged goat door on north wall of Room 102B with adjacent feed trough

has been removed allowing this room to continue into the adjacent Room 201B, which has access to the exterior along the north wall. The historic function of this



*Figure C-54 Notches in top plate suggest collar ties; note painted sections of crown moulding along parts of top plate*



*Figure C-55 Room 201A looking southeast*



*Figure C-56 Room 201A looking north to early door opening and vertical board wall*

room is not known, but it may have been a sleeping area for older children of the servants. It is currently used for storage.

**Flooring:** The flooring is tongue-and-groove pine in widths from 5 ¼” to 6 ¼”, varying in ¼” increments. The flooring appears to be early, if not original, and is 1” thick.

**Walls:** The west, south, and east walls, which are exterior walls, have exposed studs. A 4’-2” long portion of the early north partition wall remaining at the chimney consists of ¾” thick vertical tongue-and-groove boards. The remainder of the north side of the room is open to Room 201B.

**Doors:** In the center of the room on its north wall is a door opening, sized for a 2’-8” by 6’-4” doorway into Room 201A. There are marks on the south jamb for two missing butt hinges with four nail holes per leaf. The doorway has 7/8” by 3 3/8” plank casing. The chimney immediately abuts the door opening in the adjacent room and does not allow access through the doorway.

**Windows:** One window opening is along the south wall. Framed for a double-hung window, this opening is currently protected only by a single board-and-batten shutter. The window’s interior casing is a 4” board with an ½” applied stop with 3/8” bead. The applied stop is missing along the south jamb and the head. At the gable end housing this window, notches are visible at the outer face of each stud. The notches line up and suggest that the building was framed for a horizontal support in that location. These notches, along with large mortises for collar beams at the long sides of the building, possibly suggest that it was originally framed for an unoccupied upper story. The fact that the tie beam mortises and the gable end notches were apparently never used further suggests that during construction, the decision was made to add fenestration to the upper story and make it a habitable space.

**Ceiling:** The ceiling consists of exposed rafters and roof decking. The rafters are 3" wide by 3 5/8" to 4" deep at approximately 24" on center, with a 3/4" by 4" ridge board. The rafter pitch is approximately 34 degrees. The deck boards are random widths with 2"-4" gaps and waney edges.

**Baseboards:** None are present.

**Finishes:** All surfaces in this room are unfinished.

**Mechanical Systems:** None are present.

**Electrical Systems:** None are present.

**Plumbing Systems:** None are present.

**Other Features:** Along the south wall, near the middle of the building, three sections of reused painted crown moulding are nailed between the four adjoining roof rafters at the top plate. The origin of the crown moulding is not known, and its function, if any, is not known.

**Room 201B:** This room is the north portion of the upper half-story and measures approximately 14'-8" by 15'-7". It is accessed through a board-and-batten door along the north wall and a wooden ladder to grade below. The historic function of this room is not known; it is currently used for storage.

**Flooring:** The flooring is tongue-and-groove pine in widths from 5 1/4" to 6 1/4", varying in 1/4" increments. The flooring appears to be early, if not original, and is 1 1/4" thick.

**Walls:** The west, north, and east walls, which are exterior walls, have exposed studs. A brick chimney measuring 1'-10" by 3'-10" is along the center of the south wall. On the chimney's south face, a 4'-2" long portion of an early board wall consists of 3/4" thick vertical tongue-and-groove boards. The remainder of the south side of the room is open to Room 201A.



*Figure C-57 Window opening at south wall of Room 201A, with shutter closed and stud notch indicated*



*Figure C-58 Room 201B looking southwest*



*Figure C-59 Notches in studs at north gable end*

**Doors:** In the center of the room on its east wall is a board-and-batten door discussed previously. The door has a four-light



Figure C-60 Door opening and transom on north wall of Room 201B



Figure C-61 Romex wiring leading from service point to disconnect box below



Figure C-62 Letter "P" inscribed on west top plate

transom with elaborate muntins, likely re-used from another location. The interior door casing is 4 3/8" wide, including a 3/8" bead and 1/8" quirk.

*Windows:* None are present.

*Ceiling:* The ceiling consists of exposed rafters and roof decking. The rafters are 3" wide by 3 5/8" to 4" deep at approximately 24" on center, with a 3/4" by 4" ridge board. The rafter pitch is approximately 34 degrees. The deck boards are random widths with 2"-4" gaps and waney edges.

*Baseboards:* None are present.

*Finishes:* All surfaces in this room are unfinished.

*Mechanical Systems:* None are present.

*Electrical Systems:* Romex wiring extends along the north wall from the service point near the west corner, over the transom, to the north wall where it leads to the disconnect box in Room 102B below.

*Plumbing Systems:* None are present.

*Other Features:* Along the exposed top plate of the west wall, a large letter "P" has been elaborately inscribed. It is thought that this initial might have been added by the person "Peter," referred to in Memminger's account book, who is thought to have been a carpenter working on the initial construction of the building. In a small opening adjacent to the chimney exposing the floor cavity, small sections of painted baseboard seem to have been discarded.

## Utility Systems

Documentary sources indicate that Ellison Smyth installed a battery-powered Delco electric lighting system for the Main House and probably the Swedish House in about 1920, and that standard electric service arrived by 1935. The Sandburgs replaced much of the wiring in the Main House after their purchase of the estate in 1945. Like the south gable end, horizontal notches are present at the exterior face of the studs. It is not known when electrical service was added to the Chicken House/Wash House.

The age of the extant knob-and-tube wiring would indicate that it was likely installed late in the Smyth occupancy of the estate. The electrical service point is on the north elevation, near the west corner. The service is not currently operational. The building has likely never had a heating or cooling system because it was built to house servants in the summer months.

Water service was originally provided at a hand pump located just east of the building. The pump is gone, but the stone basin remains. Running water had likely been provided in the Main House in the last quarter of the nineteenth century. Two galvanized pipes adjacent to the wash basins in Rooms 102A and 102B indicate that running water was provided in the Chicken House/Wash House by the Smyths. A hose bibb is located at the exterior near the northwest corner of the building, along the route of the galvanized piping.

The Chicken House/Wash House remains in good condition. The repairs done in the late 1970s corrected deterioration in the framing and foundation and replaced the roof, essentially completing an exterior restoration of the building. The interior has been preserved with little change from the Sandburg era. Regular maintenance appears to have been performed.

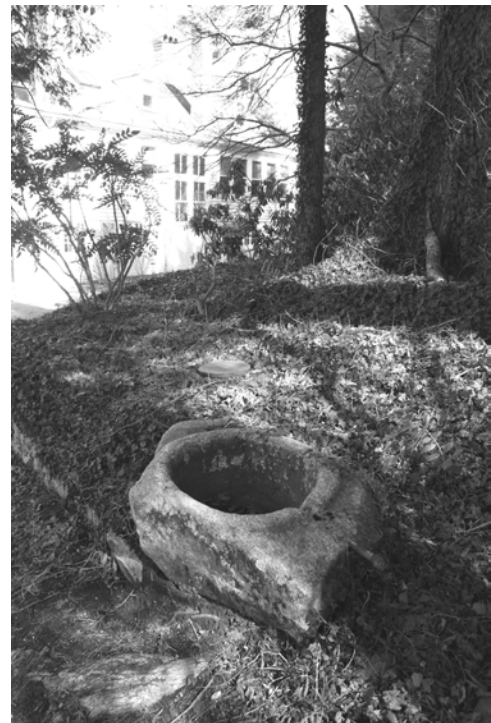
Deterioration is present at some points of the exterior. The siding is beginning to rot on the south elevation near the west corner, where the rebuilt foundation slopes back towards the building and water is pooling on the narrow ledge created. Bees were observed entering the exterior wall through a small hole in the siding between the windows on the north elevation, near sill level. Exterior paint is beginning to fail in some locations.

## Summary of Conditions

The Chicken House/Wash House remains in good condition. The repairs done in the late 1970s corrected deterioration in the framing and foundation and replaced the



*Figure C-63 Painted sections of baseboard discarded in floor cavity*



*Figure C-64 Stone basin at early well just east of Chicken House/Wash House*



*Figure C-65 Hose bib at west elevation*

roof, essentially completing an exterior restoration of the building. The interior has been preserved with little change from the Sandburg era. Regular maintenance appears to have been performed. Deterioration is present at some points of the exterior. The siding is beginning to rot on the south elevation near the west corner, where the

rebuilt foundation slopes back towards the building and water is pooling on the narrow ledge created. Bees were observed entering the exterior wall through a small hole in the siding between the windows on the north elevation, near sill level. Exterior paint is beginning to fail in some locations.



# TREATMENT & USE

In the 1830s, Christopher Gustavus Memminger built an estate in the mountains of North Carolina, following the lead of several elite families from Charleston, South Carolina, who established Flat Rock as a popular summer destination. Memminger rose to prominence as the Secretary of the Confederate Treasury and was involved in several successful business ventures in Charleston. He was a slave owner and two structures he built at the estate he named Rock Hill were designated as “servants’ quarters.”

After Memminger’s death, Rock Hill was sold to another Charleston family, the Greggs. Captain Ellison Adger Smyth bought the estate in 1900, after a short period of ownership by the Greggs. Smyth was also Charleston-born and was a giant in the Southern textile industry. Like his predecessors, Smyth used the estate, at least initially, for his summer home. During those months of residency, a variety of servants, including cook, butler and laundress, would be brought up from Greenville, South Carolina. A farm manager and his family lived there throughout the year.

It was Smyth who gave Rock Hill the new name Connemara, reflecting his Irish ancestry. And it was the Smyth family who first lived in the Main House year-round, beginning in 1924. Smyth converted part of one of the servants’ quarters to a wash house, and his butler resided in the other. In later years, the house was frequently a destination for the Smyth’s grown children and grandchildren, as well as extended family of siblings and cousins.

In 1945, Connemara was purchased by Carl and Lilian “Paula” Sandburg following the death of Captain Smyth. Sandburg, already a prolific and award-winning author, moved his wife and grown children into the Main House and their herd of goats into the farm

buildings. Sandburg continued to write, completing over one third of his works after moving to North Carolina. As the Sandburgs did not have resident servants, they used one of the servants’ houses as storage for a massive book and magazine collection, and the other divided between chicken coop and housing for their kid goats.

Carl Sandburg died in July 1967 at the age of eighty-nine. Mrs. Sandburg sold the property and donated the contents of the buildings to the United States government in order to establish a memorial to the writer at Connemara. The necessary legislation was approved in 1968, and Carl Sandburg Home National Historic Site opened to the public in 1974.

With the Main House and grounds open, attention was turned to stabilization and restoration of the deteriorating outbuildings. The two servants’ quarters, called the Swedish House and the Chicken House by the Sandburgs, underwent exterior restoration in 1977-78. Both buildings have since been used as storage for the park; the interiors are not open to the public.

A new General Management plan was completed for the park in late 2003. The selected alternative, called the “Sandburg Center Alternative” in the planning document, calls for the park to become an international focal point for learning about Carl Sandburg. It calls for “rehabilitating one or more historic structures near the main house or barn for interpretive program areas.”<sup>12</sup>

To that end, new historic structures reports were completed in fall 2005 for the Main

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<sup>12</sup> *Record of Decision: General Management Plan and Final Environmental Impact Statement for Carl Sandburg Home National Historic Site*, p. 5.



*Figure B-1 Northwest oblique of Chicken House/Wash House, February 2007*

House and the Swedish House. The Swedish House report recommends preservation of the building and notes that it has potential as a place for interpretive exhibits.

This report is focused on documenting the historic evolution of the Chicken House/Wash House and analyzing options for its treatment. The Chicken House/Wash House retains much of its original building fabric from the Memminger period as well as significant alterations from the Smyth and Sandburg periods. The recommended treatment is restoration of the exterior to the Sandburg period and preservation of the interior of the building.

The small size and unclimatized nature of the Chicken House/Wash House makes it unsuitable for display of fragile museum objects. However, the building interiors themselves might be displayed as artifacts. The two small rooms of the north half of the building would serve this purpose well with all three significant periods of use represented in the surviving building fabric. The now single large room of the south half could continue its use providing much needed storage or, with the removal of the NPS-installed shelving, interpret all three periods of significance. The upper level might continue to be used as storage space for the park.

The building is in generally good condition. Opening the interiors of the building for

interpretation may require the reconnection of the electrical supply for security and/or lighting, and perhaps likely some additive lighting.

Accessibility is the biggest challenge to public use and interior interpretation, with the two entry door thresholds at 1'-1" and 1'-3" above grade, and virtually no clearance between these doors and the service drive to the east of the building. Access through the rear would require conspicuous ramps or lifts that would compromise the integrity of the building and site. The recommended design solution is to provide visual but not physical access. The front door or doors could be fastened open during public visitation with a clear panel or other device blocking physical access into the interior. Another building, perhaps the garage, would be more suitable for the broader interpretive

## ULTIMATE TREATMENT & USE

The Chicken House/Wash House at Carl Sandburg Home National Historic Site, built c. 1841 by C.G. Memminger, represents three significant eras at the estate.

Built by Memminger as a servants' residence at the estate he named Rock Hill, the building is an example of an antebellum vernacular structure which retains a large amount of original building fabric.

Modified by Ellison Smyth to serve as a wash house at the estate re-christened Connemara, the building is an artifact of how elite Flat Rock estates functioned in the early twentieth century.

Reused by the Sandburgs as a chicken house and kid barn, the building has a place in the interpretation of Connemara as the last home of author Carl Sandburg.

The building retains physical characteristics from each of these three eras: basic form

and building fabric from the Memminger period, chimney and wash tubs from the Smyth period, and goat ramps and feed bunks from the Sandburg period. Subsequent changes made by NPS include repositioning of the exterior ladder, the addition of louvers to a south window, and installation of interior shelving. Considering these characteristics, the following recommendation is made.

**The Recommended Ultimate Treatment is to restore the exterior and preserve the interior of the Chicken House/Wash House. The north half of the first-floor interior can be interpreted by way of providing visual, but not physical, access to the public. The south portion and upper story should be closed to the public and used for storage.**

This approach would have the following advantages:

- Restores and preserves the building to the Sandburg era consistent with the mission of the park, which is to continue the legacy of Carl Sandburg's works and preserve Sandburg's last home;
- Preserves existing character-defining interior and exterior elements of the building's principal era of significance, the Sandburg era;
- Preserves existing character-defining interior and exterior elements from the Smyth and Memminger eras of occupancy, which also allows for interpretation of the estate on a broader historical scale;
- Expands current interpretation opportunities to include part of the interior, and;
- Provides much needed storage space close to the Main House.

There would be disadvantages to this approach as well:

- Diminishes interpretation quality for all three periods of significance by allowing only visual access to the north interior portion.
- Limits interpretation of the primary period of significance when the south interior portion was used for chicken coop and the secondary periods of significance when used for servants' quarters.
- Limits interpretation of the secondary periods of significance when the upper level was likely used as servants' sleeping quarters.

## REQUIREMENTS FOR TREATMENT

Carl Sandburg Home NHS operates under a General Management Plan completed in late 2003. The GMP calls for the park to become an international focal point for learning about Carl Sandburg. It calls for "rehabilitating one or more historic structures near the main house or barn for interpretive program areas."<sup>13</sup>

The Chicken House/Wash House was identified as having good potential for restoration/rehabilitation and for incorporation of interpretive media displays; however, as noted above, accessibility for interior interpretation would be difficult and would compromise the integrity of building and site.

The National Park Service Cultural Resources Management Guideline (DO – 28) requires planning for the protection of cultural resources on park property.

In addition, Section 106 of the National Historic Preservation Act (NHPA) mandates that federal agencies, including the National Park Service, take into account

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<sup>13</sup> *Record of Decision: General Management Plan and Final Environmental Impact Statement for Carl Sandburg Home National Historic Site*, p. 5.

the effects of their actions on properties listed or eligible for listing in the National Register of Historic Places and give the Advisory Council on Historic Preservation a reasonable opportunity to comment.

Treatment of the building and site are to be guided by *The Secretary of Interior's Standards for Historic Preservation Projects*, the Americans with Disability Act, and the International Building Code. Threats to public life, safety, and welfare are to be addressed; however, because this is an historic building, alternatives to full legislative and code compliance are recommended where compliance would needlessly compromise the integrity of the historic building.

## ALTERNATIVES FOR TREATMENT

In addition to the Recommended Ultimate Treatment discussed in Section II.B above, three other alternatives for the Chicken House/Wash House are discussed below.

***Alternative #1:*** Restore the exterior and south half of the first-floor interior, and preserve the north half and the upper-level interior. The first-floor interiors can be interpreted by way of providing visual but not physical access by the public, while the upper story remains closed to the public and used for storage.

This approach would have the following advantages:

- Restores and preserves the building to the Sandburg era consistent with the mission of the park, which is to continue the legacy of Carl Sandburg's works and preserve Sandburg's last home;
- Preserves existing character-defining interior and exterior elements of the building's principal era of significance, the Sandburg era;
- Preserves existing character-defining

interior and exterior elements from the Smyth and Memminger eras of occupancy, which allows an interpretation of the estate on a broader historical scale;

- Expands current interpretation opportunities to include the first-floor interiors, and;
- Provides at the upper-floor level much needed storage space close to the Main House.

There would be disadvantages to this approach as well:

- Does not take full advantage of the potentially available interpretation opportunities for all three periods of significance by allowing only visual access to the first-floor interiors;
- Requires additional research, primarily oral histories with family, friends, and others who might have visited the property during the Sandburg occupancy, to understand better how the south half of the building at first floor, the chicken coop, was treated and functioned, and;
- Loses easily accessible storage space close to the Main House.

***Alternative #2:*** Restore the exterior, rehabilitate both halves of the first-floor interior for interpretive displays, and preserve the upper-level interior for storage.

This approach would have the following advantages:

- Restores the building exterior to the Sandburg era consistent with the mission of the park, which is to continue the legacy of Carl Sandburg's works and preserve Sandburg's last home;
- Preserves existing character-defining interior and exterior elements of the

- building's principal era of significance, the Sandburg era;
- Preserves existing character-defining interior and exterior elements from the Smyth and Memminger eras of occupancy, which allows for interpretation of the estate on a broader historical scale;
- Provides at the upper-floor level much needed storage space close to the Main House, and;
- Creates an additional "interpretive venue" for visitors by "...rehabilitating one or more historic structures near the main house" as dictated by the General Management Plan (GMP).

There would be disadvantages to this approach as well:

- Does not take full advantage of the available interpretation opportunities for all three periods of significance presented by the historic building fabric itself of the first-floor interiors;
- Requires significant upgrades of electrical service and added modern lighting to properly illuminate exhibits, the installation and operation of which negatively impacts the historic building fabric by additional cutting for installation and additional lighting levels and associated heat for operation;
- Raises the potential for fire by increasing the electricity needs well beyond the minimal service needs of the Sandburg occupancy;
- Requires installation of a ramp or lift and entrance deck at entry points for accessibility by the handicapped;
- Creates additional wear-and-tear to significant building fabric by increasing occupancy;

- Creates additional maintenance costs to respond to the additional wear-and-tear;
- Loses easily accessible storage space close to the Main House, and;
- Does not provide in the small cramped spaces a "high quality interpretive venue" as dictated in the GMP.

***Alternative #3: Restore the exterior of the Chicken House/Wash House and preserve the interior spaces for NPS storage, inaccessible by the public.***

This approach would have the following advantages:

- Restores and preserves the building consistent with the mission of the park, which is to continue the legacy of Carl Sandburg's works and preserve Sandburg's last home;
- Restores existing character-defining exterior elements of the building's principal era of significance, the Sandburg era;
- Preserves existing character-defining interior elements of the building's principal era of significance, the Sandburg era;
- Preserves existing character-defining interior and exterior elements from the Smyth and Memminger eras of occupancy as well;
- Does not require additional research or modification to the building for implementation;
- Provides easily accessible storage space close to the Main House, and;
- Requires the least cost for implementation of the various options.

There would be disadvantages to this approach as well:

- Does not take advantage of the opportunities presented by the interior spaces to interpret important aspects of the Sandburg occupancy, the principal period of significance;
- Does not take advantage of the opportunities presented by the interior spaces to interpret important aspects of the two secondary occupancies, and;
- Does not fuel the oral history research effort that would be necessary to interpret the interior spaces more completely, the sources for which are rapidly diminishing in number.

## RECOMMENDATIONS

The Recommended Ultimate Treatment for the Chicken House/Wash House includes the restoration of the exterior and preservation of the interior to its Sandburg-era appearance; the north half of the first-floor interior would allow visual, but not physical, access by the public; the south half of the main-floor interior and the upper level would be preserved to continue their use as non-accessible storage areas.

In so doing, the mission of the park is furthered by allowing for interpretation of the exterior of the building and at least part of the interior. In addition, major features from both the Smyth and Memminger areas are preserved.

### Specific Recommendations

To achieve the Recommended Ultimate Treatment the following actions should be taken:

- Remove stored items in the north room;
- Reposition the ladder on the north elevation exterior to be aligned with the

west window casing, as per period photographs;

- Disconnect but retain for interpretation the early electrical service components; install and discretely locate away from visual observation new electrical service for minimal lighting, if any, and security;
- Install eye-and-hook or other device to secure in an open position the east exterior door to the north rooms; install interior gate or transparent shield to prevent physical entry into the interior rooms;
- Seek additional oral histories from friends, relatives, and local citizens who might have visited the property to clarify various physical characteristics and the uses of the interior spaces during the Sandburg as well as other periods. Physical characteristics of special interest include the times of installation of the modern screen doors on the east elevation doorways, dividing wall in the north room, closet in the north room, shelves in the south room and the removal of the dividing wall in the south half of the main-floor space;
- Seek additional oral histories from past and/or present NPS personnel to clarify the scope of repairs and modifications made during after acquisition of the property;
- Conduct analyses of historic paints and finishes specifically of the interior while those coatings are still relatively intact; selectively search exterior at joints of adjacent materials for remnants of early paints and finishes (the exterior having been stripped in the lead abatement effort of 2001).

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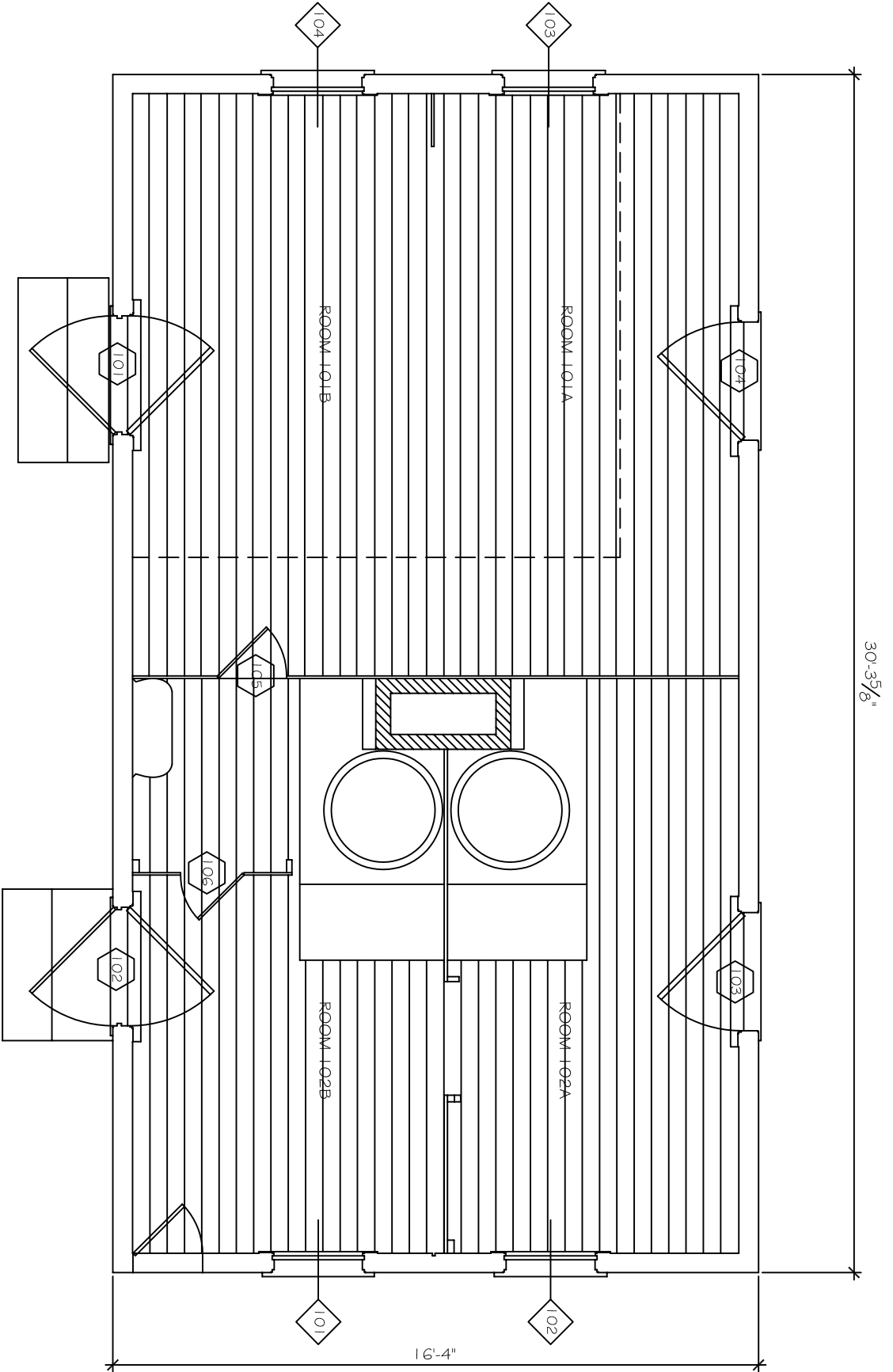


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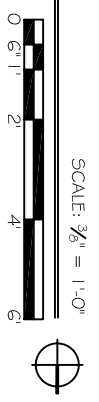
## **2007 As-found Drawings**

1. First Floor Plan
2. Second Floor Plan
3. East Elevation
4. North Elevation
5. West Elevation
6. South Elevation
7. Muntin and Casing Details
8. Casing Details
9. Typical Door Details
10. Shelf Details





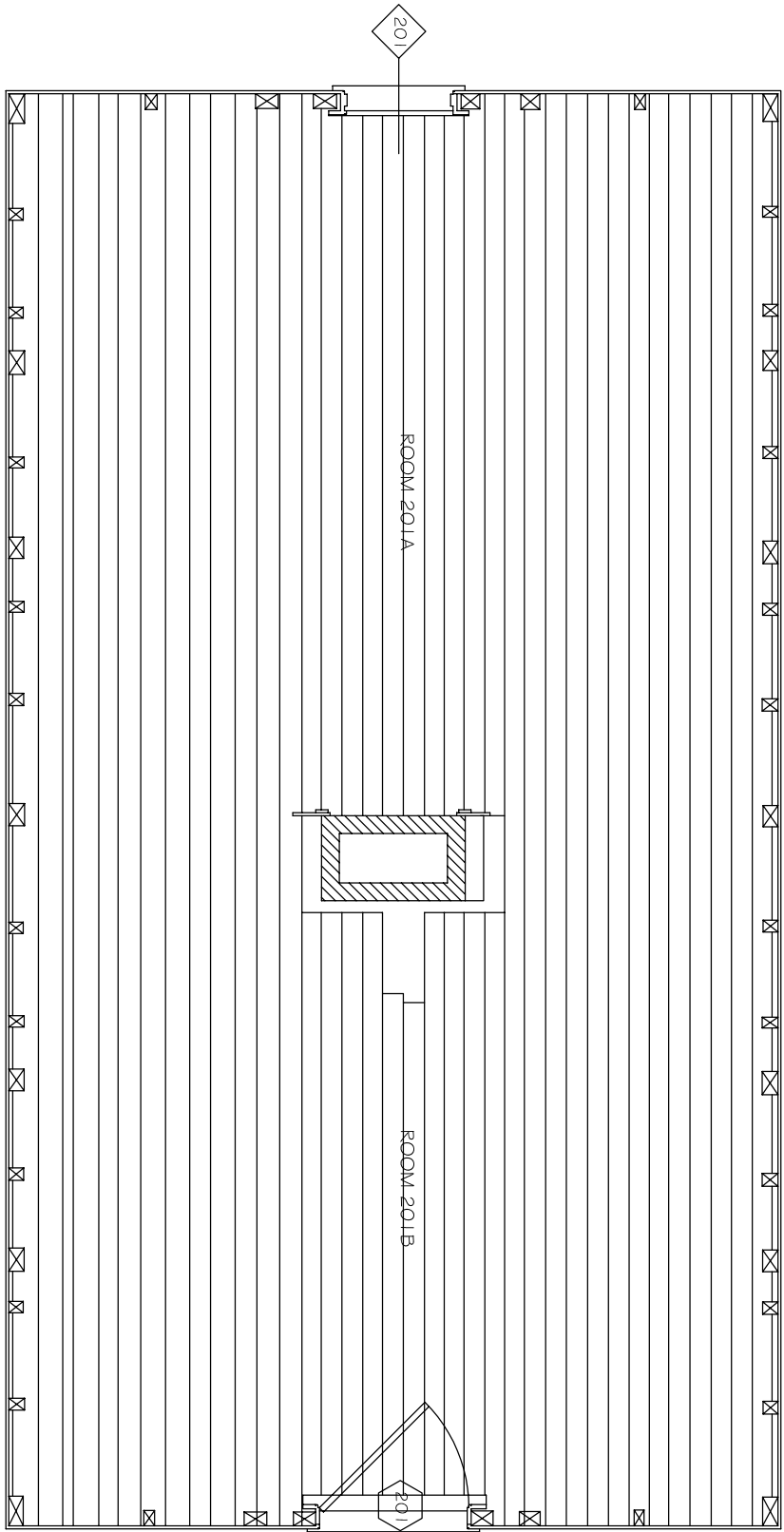
FIRST FLOOR PLAN  
2007



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DATE	09-20-07
DRAWN BY	JPW
REVISIONS	
SHEET #	1

**CHICKEN HOUSE/WASH HOUSE**  
 CARL SANDBURG HOME NHS  
 FLAT ROCK, NORTH CAROLINA

**JOSEPH K. OPPERMANN-ARCHITECT, P.A.**  
 WINSTON-SALEM, NORTH CAROLINA

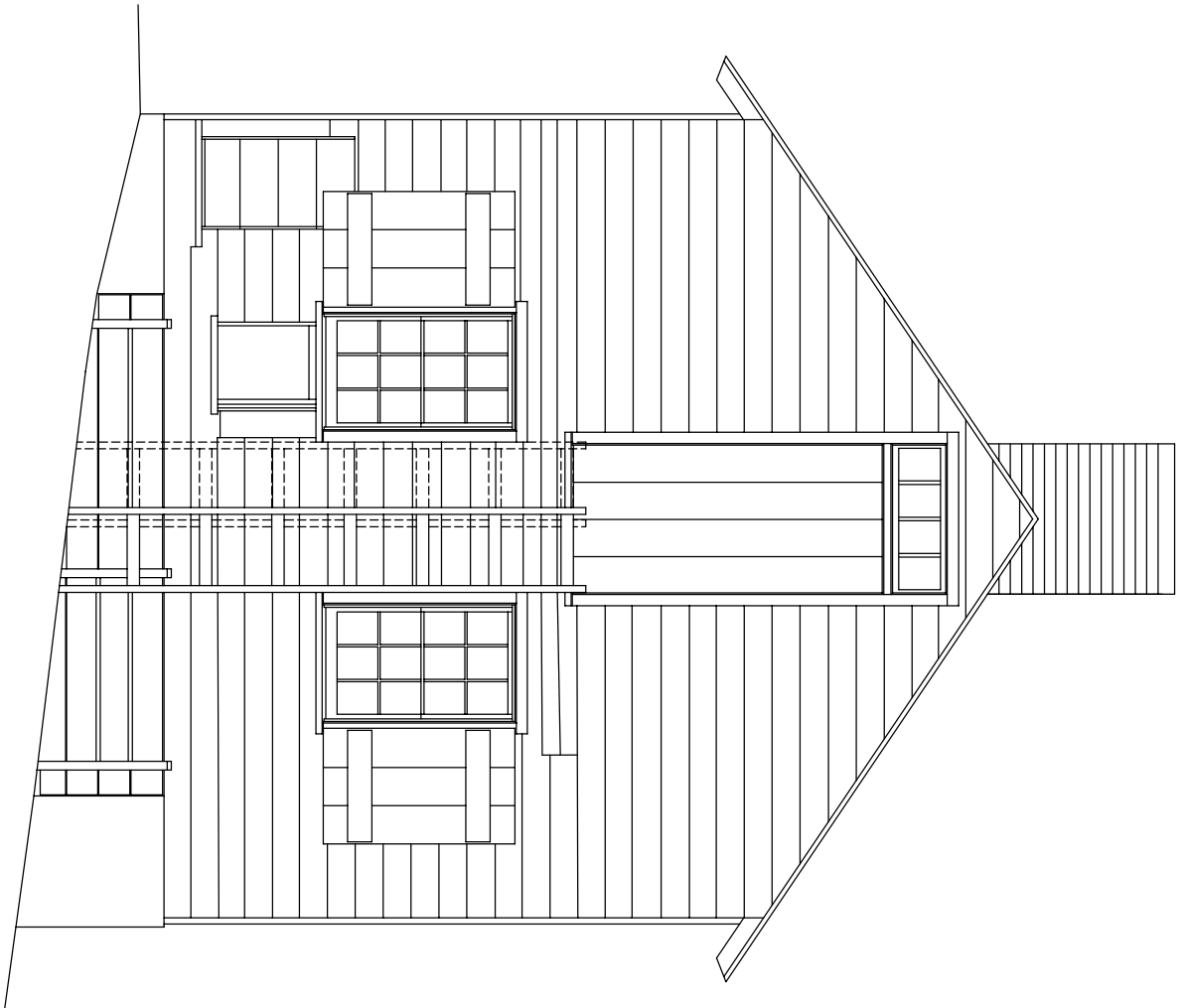


SECOND FLOOR PLAN  
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DRAWN BY:	JFW
REVISIONS:	
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 FLAT ROCK, NORTH CAROLINA

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NORTH ELEVATION

2007

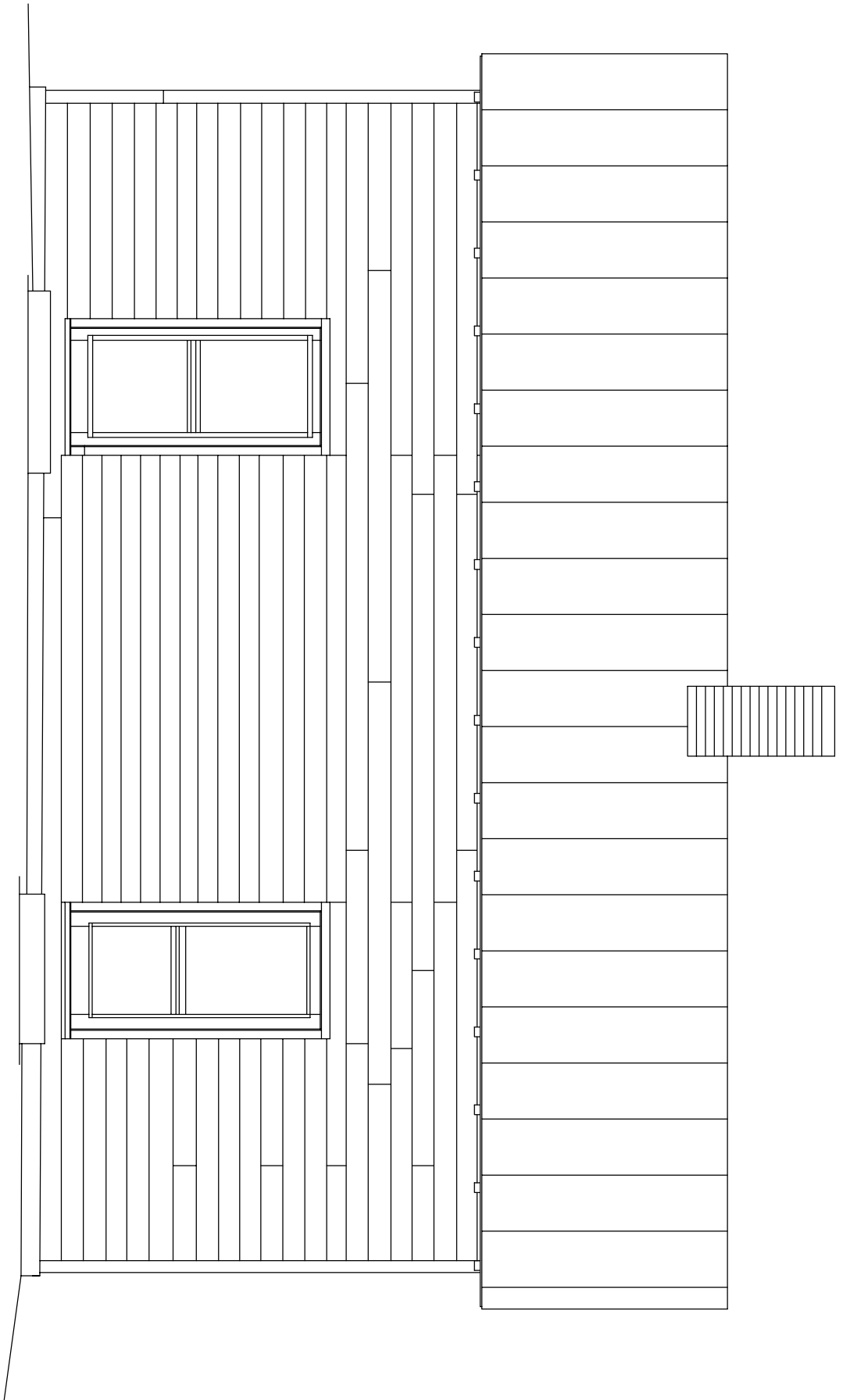


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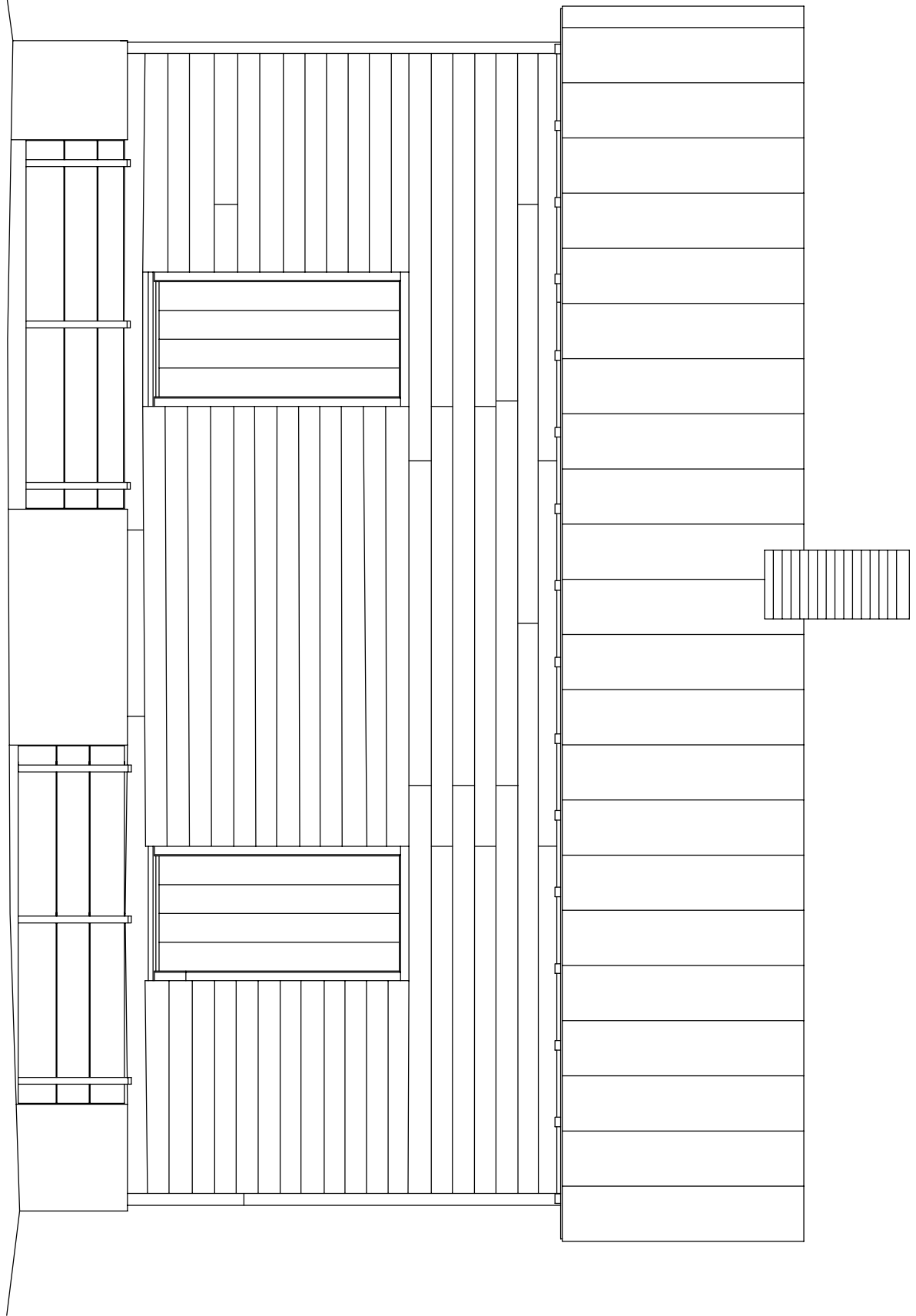
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CHICKEN HOUSE/WASH HOUSE  
CARL SANDBURG HOME NHS  
FLAT ROCK, NORTH CAROLINA

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WEST ELEVATION

2007

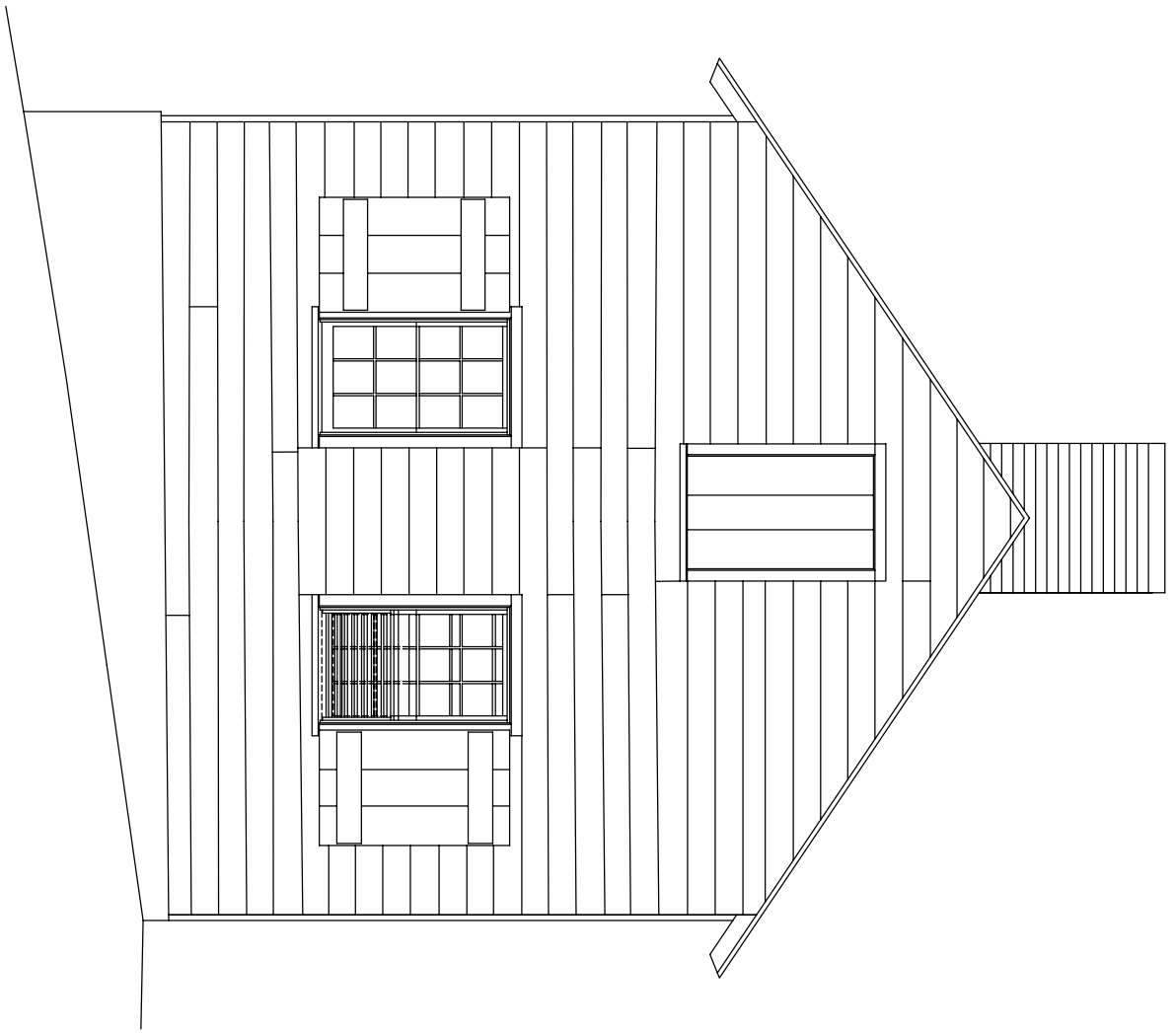
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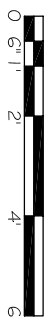
CHICKEN HOUSE/WASH HOUSE  
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SOUTH ELEVATION

2007



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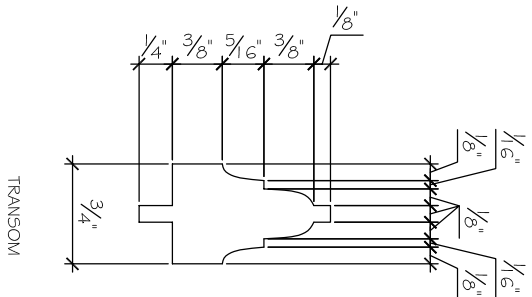
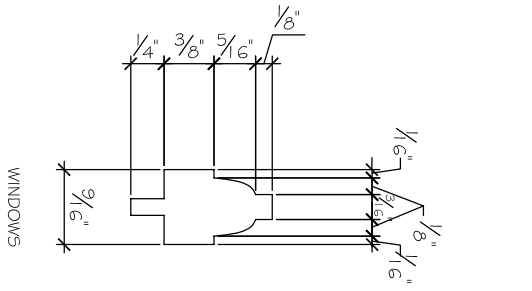
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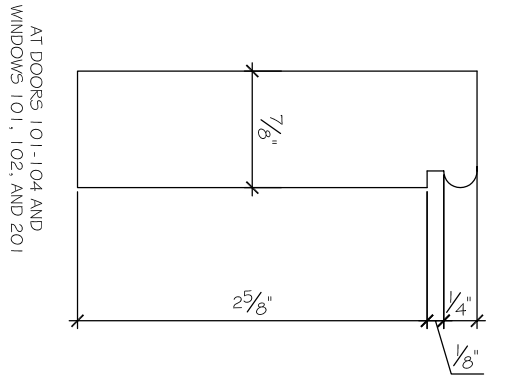
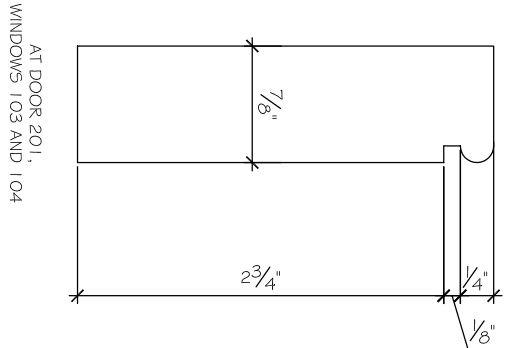
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SHEET #:	

6





2007 MUNTIN PROFILES  
FULL SCALE  
0 1/4" 1/2" 1"



2007 EXTERIOR WINDOW AND DOOR CASING PROFILES  
FULL SCALE  
0 1/4" 1/2" 1"

AT DOOR 201,  
WINDOWS 103 AND 104

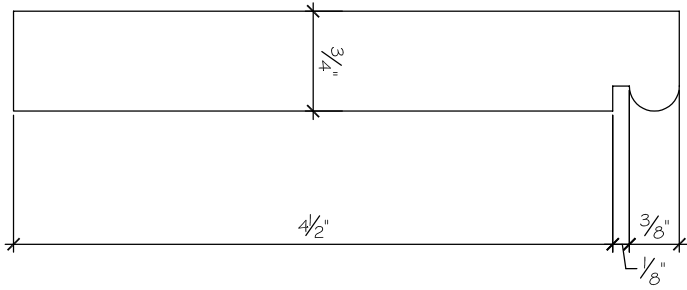
AT DOORS 101-104 AND  
WINDOWS 101, 102, AND 201

CHICKEN HOUSE/WASH HOUSE  
CARL SANDBURG HOME NHS  
FLAT ROCK, NORTH CAROLINA

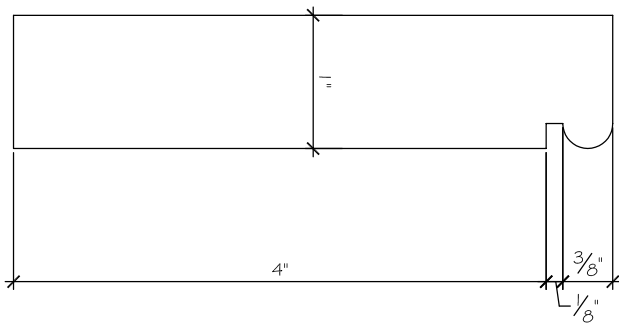
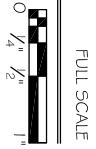
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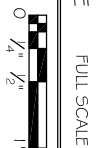
2



BASEBOARD PROFILE  
2007



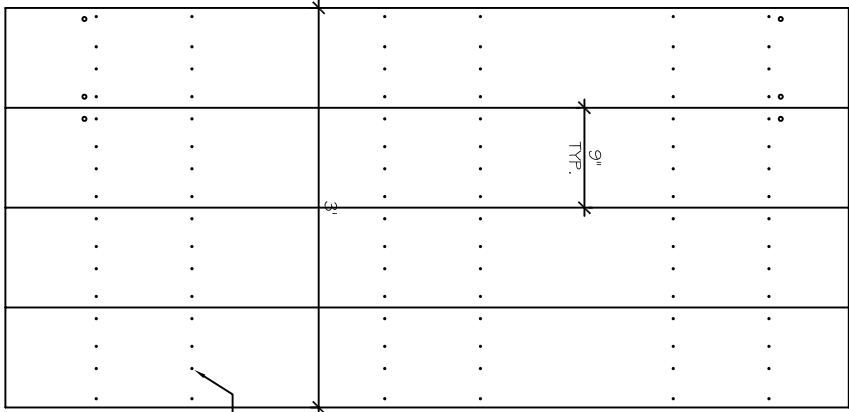
INTERIOR WINDOW AND DOOR CASING PROFILE  
2007



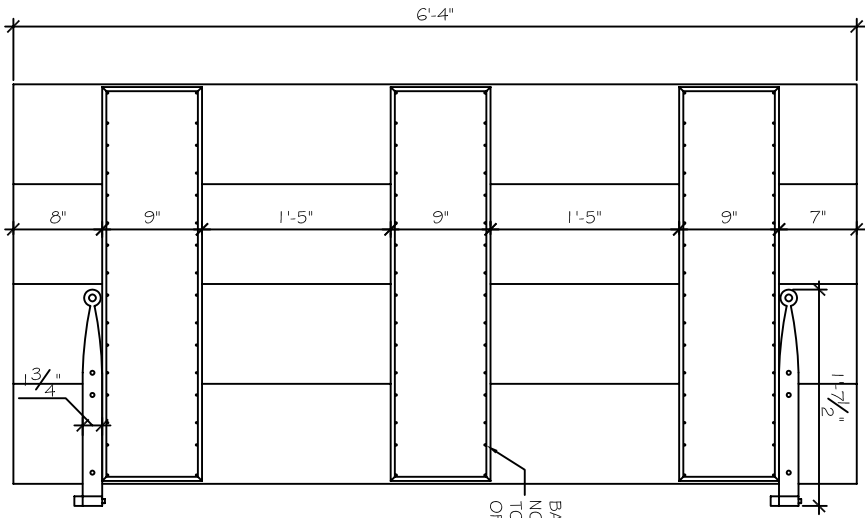
CHICKEN HOUSE/WASH HOUSE  
CARL SANDBURG HOME NHS  
FLAT ROCK, NORTH CAROLINA

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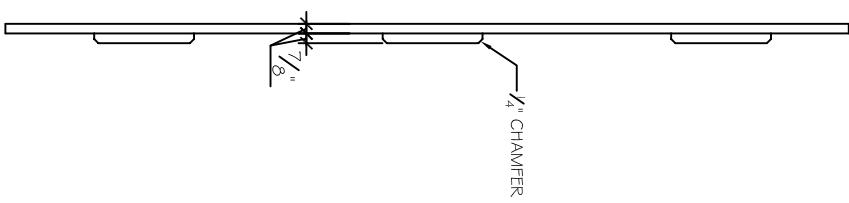
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EXTERIOR FACE



INTERIOR FACE



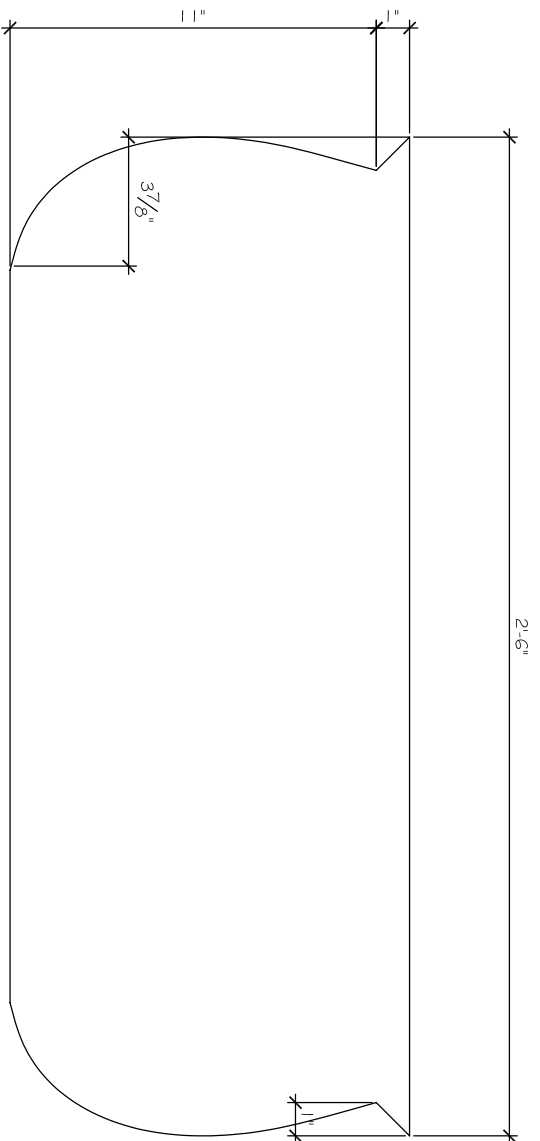
SECTION

TYPICAL DOOR DETAILS  
 2007  
 SCALE: 1" = 1'-0"  
 0 3" 6" 9" 1'

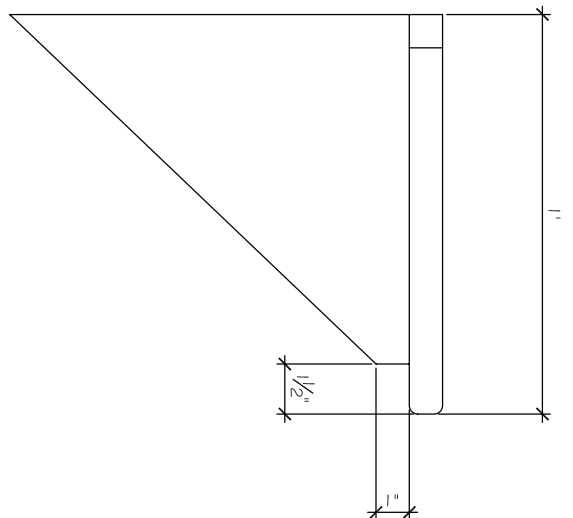
JOB #:	0620
DATE:	09-2007
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SHEET #:	9

CHICKEN HOUSE/WASH HOUSE  
 CARL SANDBURG HOME NHS  
 FLAT ROCK, NORTH CAROLINA

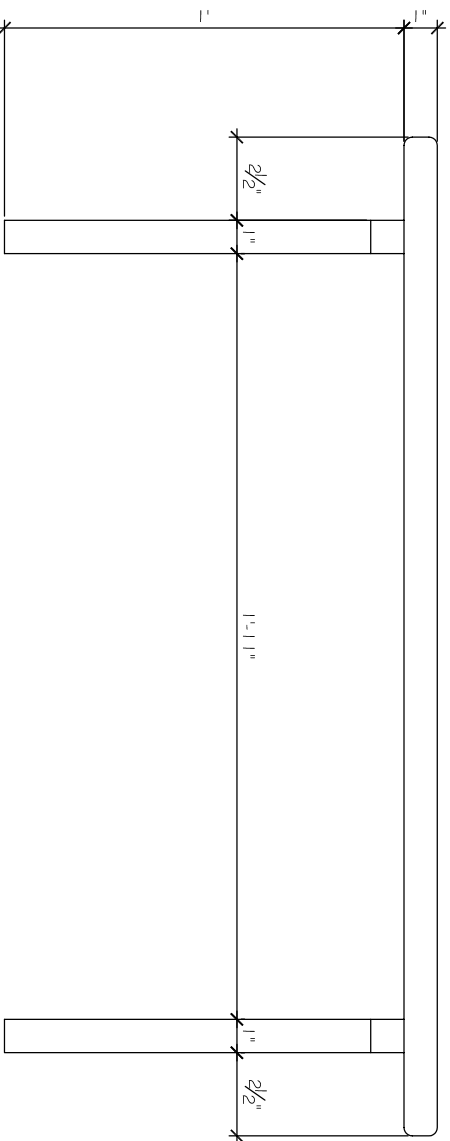
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TOP

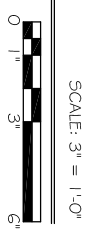


SIDE



FRONT

BUILT-IN SHELF DETAILS  
2007



CHICKEN HOUSE/WASH HOUSE  
CARL SANDBURG HOME NHS  
FLAT ROCK, NORTH CAROLINA

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JOB #:	0620
DATE:	03-2007
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SHEET #:	



As the nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally owned public lands and natural resources. This includes fostering sound use of our land and water resources; protecting our fish, wildlife, and biological diversity; preserving the environmental and cultural values of our national parks and historical places; and providing for the enjoyment of life through outdoor recreation. The department assesses our energy and mineral resources and works to ensure that their development is in the best interests of all our people by encouraging stewardship and citizen participation in their care. The department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

NPS D-47 November 2007