



Gray Cottage

Sagamore Hill National Historic Site
Oyster Bay, New York



Historic Structure Report

GRAY COTTAGE

HISTORIC STRUCTURE REPORT

**Sagamore Hill National Historic Site
Oyster Bay, New York**

By

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James J. Lee III

INTRODUCTION

EXECUTIVE SUMMARY

Purpose and Scope

Gray Cottage at Sagamore Hill is the subject of this Draft Historic Structure Report (HSR). The National Register of Historic Places nomination for Sagamore Hill National Historic Site (NHS) determined that Gray Cottage is a contributing resource to Theodore Roosevelt's Sagamore Hill estate. Park management plans stated that the building must be preserved and maintained. The recent *Sagamore Hill NHS General Management Plan* (GMP) determined that a Historic Structure Report should be written to document the building as part of the preservation and planning process for Gray Cottage. The *Gray Cottage Historic Structure Report* was produced by the Historic Architecture Program (HAP) of the National Park Service's Northeast Regional Office in order to document the development and use of Gray Cottage at the Sagamore Hill National Historic Site (NHS). Furthermore, it is intended to inform and guide the rehabilitation of the historic structure.

The scope of this Draft HSR was to perform a "thorough" investigation of Gray Cottage at Sagamore Hill NHS as defined by the *Directors' Order 28*.¹ The report, which deals primarily with the subject building, incorporates context and background information about Sagamore Hill. The HSR identifies significant historic features of the building and provides guidance for the treatment of the building. The project included archival research at the local and regional level and building investigation and research, all of which culminated in the HSR. In accordance with National Park Service (NPS) standards and as outlined in *Director's Order - 28*, the HSR contains Part 1 "Developmental History" that includes sections on "Historical Background and Context," "Chronology of Development and Use," and "Current Physical Description." The HSR also includes an additional subsection to Part 1 in the form of "Character-Defining Features (CDFs) and General Recommendations" for Gray Cottage to assist in guiding appropriate rehabilitation of the building. Exterior paint analysis and color matching of the exterior finishes of Gray Cottage is included as an appendix to this report. The report does not include a "Part 2. Treatment and Use" or "Part 3. Record of Treatment," the latter of which should be accomplished by the contractor after the treatment is completed.

¹ Director's Order - 28, Cultural Resource Management Guideline, 1997, Chapter 2, pg. 18: **Thorough Investigation:** For Historical studies this means research in selected published and documentary sources of known or presumed relevance that are readily accessible without extensive travel and that promise expeditious extraction of relevant data, interviewing all knowledgeable persons who are readily available, and presenting findings in no greater detail than required by the task directive.

Historical Overview

The Sagamore Hill estate is situated on the peninsula of Cove Neck on land that was purchased by Theodore Roosevelt in 1880. The land had previously been used by the Matinecock Native Americans, an Algonquin tribe, until they signed away their rights to settlers of European descent.² Large portions of the property were actively farmed by settlers from the late-seventeenth century through the nineteenth century when Roosevelt purchased the property. During his stewardship Theodore Roosevelt continued to maintain the working farm and derived immense enjoyment from the natural setting of the site. Soon after purchasing the property Roosevelt and his first wife, Alice Hathaway Lee, began planning a residence at the site. The Stable and Lodge were commissioned in 1883 and completed in 1884. Alice Lee died in February 1884, days after giving birth to their daughter. The tragedy of her death weighed heavily on Theodore Roosevelt, but he was determined to build a house on the property and provide a good home for his new daughter.

Construction of the main house at Sagamore Hill began in 1884. The building was designed by Hugo Lamb and Charles A. Rich who had also designed the Stable and Lodge. Those two buildings formed the core of the estate. The main house would become Theodore Roosevelt's residence and the Stable and Lodge housed the property's caretaker and some of the farm animals at Sagamore Hill.

Sagamore Hill was a working farm with portions of its 87 acres maintained as cultivated fields, pastures, and an orchard and gardens, all of which were bordered by woodland.³ The farm included a century-old barn, which was on the property when it was acquired by Theodore Roosevelt in 1880.⁴ The majority of the farm buildings were constructed between 1885 and 1905 to support the farming efforts.⁵ The old barn was used by Roosevelt and his staff until it collapsed in 1904. It was replaced with the New Barn in 1907, which became part of the farming operations at Sagamore Hill.⁶ Gray Cottage was constructed in circa 1910 to house some of the estate staff.

During Theodore Roosevelt's presidency (1901 - 1909) Sagamore Hill became the Summer White House. Theodore Roosevelt continued to enjoy the property in all seasons until his death in 1919, and shared his love of Sagamore Hill with his family. Edith K. Roosevelt maintained Sagamore Hill as a residence until her death in 1948. During her stewardship the property continued as a working farm, though perhaps not as active as during Theodore Roosevelt's time. The most significant change to the site during this period was the

² John E. Hammond, *The Early Settlement of Oyster Bay* (Oyster Bay, NY: Oyster Bay Historical Society, Freeholder Magazine, 2003) p. 1. Mr. Hammond also notes that Native Americans may not have believed they were signing away their rights to the land but may have thought instead that the gifts and monies exchanged (if any) were merely a form of tribute.

³ Regina Bellavia and George W. Curry, *Cultural Landscape Report for Sagamore Hill National Historic Site* (Brookline, MA: U.S. Department of the Interior, National Park Service, Olmstead Center for Landscape Preservation, 1993; Reprint 2003) p. 1.

⁴ Bellavia and Curry, pp. 32-33.

⁵ James J. Lee III, *The Farm Buildings at Sagamore Hill, Draft HSR* (Lowell, MA: NPS, NER, HAP, 2007).

⁶ James J. Lee III, *The New Barn, Historic Structure Report* (Lowell, MA: DOI, NPS, NER, Historic Architecture Program, 2005) pp. 28-30.

construction of Old Orchard House in the apple orchard east of the main house. Theodore Roosevelt, Jr. and his wife purchased 4 acres of land, including the orchard, from Edith Roosevelt in 1938. In the area of the apple orchard TR Jr. built a brick Colonial Revival-style house dubbed Old Orchard House. Edith K. Roosevelt and her heirs began discussing the fate of Sagamore Hill with the Roosevelt Memorial Association (RMA) in the 1940s prior to her death. The RMA, later the Theodore Roosevelt Association (TRA), had been chartered by an Act of Congress in 1920 to preserve the legacy of Theodore Roosevelt, as well as the places associated with his life and presidency. The RMA, and a separate memorial organization, the Women's Roosevelt Memorial Association (WRMA), were founded to memorialize Theodore Roosevelt. Both had the goal of operating an historic house museum to honor Theodore Roosevelt.⁷ The WRMA restored and opened the Birthplace of Theodore Roosevelt in Manhattan in 1923. The RMA was interested in preserving Sagamore Hill as a museum and memorial to TR and his accomplishments. Upon Edith Roosevelt's death the organization continued to pursue the purchase of the property.

Negotiations between Mrs. Roosevelt's heirs and the RMA culminated in the final purchase of Sagamore Hill by the RMA in 1950. The sale included the entire site, the buildings, and most of the contents of the main house. The RMA intended to open the site as a shrine to Theodore Roosevelt. In June 1953 the RMA, now the Theodore Roosevelt Association (TRA),⁸ opened the site and the museum located in the main house to the public. The TRA continued to manage the site until 1963 when they donated Sagamore Hill to the Federal Government.

Public Law 87-547, signed by President John F. Kennedy on July 25, 1962, authorized the establishment of the Theodore Roosevelt Birthplace and Sagamore Hill National Historic Site. Sagamore Hill National Historic Site was formally established in July 1963. Since then the National Park Service, under the auspices Department of the Interior, has preserved and maintained the site.

Statement of Significance

Sagamore Hill National Historic Site (NHS) was established in July 1963, and was listed on the National Register of Historic Places on October 15, 1966. The significance of the estate is attributed to its association with Theodore Roosevelt, 26th President of the United States, his wife Edith Kermit Roosevelt, and their son Theodore Roosevelt, Jr. The architecture of the main house, a Queen Anne style structure designed by the renowned architectural firm of Lamb & Rich and constructed in 1884 – 1885, is also identified as one of the criteria for listing on the National Register. In addition the National Register of Historic Places has determined that most of the buildings at Sagamore Hill NHS are significant and contributing resources to Theodore Roosevelt's estate.

⁷ Victoria Andrienas, *Draft Finding Aid for the Theodore Roosevelt Association (TRA) Records Relating to Sagamore Hill, Adendum* (Boston, MA: NPS, NER, Museum Services Center, July 2006) p. 21.

⁸ The Roosevelt Memorial Association (RMA) changed its name to the Theodore Roosevelt Association (TRA) in 1953 and in 1955 the TRA and the WRMA consolidated under the name the Theodore Roosevelt Association (Andrienas, p. 21).

During Theodore Roosevelt's presidency, 1901 – 1909, Sagamore Hill served as the “Summer White House” and was the setting for the initial conferences negotiating the peace in the Russo-Japanese War in 1905.⁹ Sagamore Hill was also important as a family home that remained in the Roosevelt family for 64 years. Theodore Roosevelt used the estate as his retreat during all seasons until his death in 1919. Edith Kermit Roosevelt continued to use Sagamore Hill as her residence, and the focus for family activity.¹⁰

Gray Cottage (LCSID# 001244) was constructed in circa 1910 to house members of Theodore Roosevelt's estate staff. The National Register of Historic Places nomination for Sagamore Hill NHS determined that Gray Cottage is a contributing resource to Theodore Roosevelt's estate. Park management plans state that the building must be preserved and maintained. The Sagamore Hill NHS GMP determined that the building is within the Park Support Zone and that there should be minimal public access to the area in the vicinity of Gray Cottage. The GMP concluded that the building will remain housing for park staff.

Research Conducted

This report documents the history of Gray Cottage at Sagamore Hill NHS relying on physical investigation of extant building materials and documentary research using both primary and secondary sources. Repositories consulted and utilized for materials pertaining to the subject are as follows:

Harvard University Libraries, Cambridge, MA;
Library of Congress, Washington, DC;
Sagamore Hill National Historic Site Archives, Oyster Bay, NY;
Theodore Roosevelt Association, Oyster Bay, NY;
Oyster Bay – East Norwich Public Library, Oyster Bay, NY;
Oyster Bay Historical Society, Oyster Bay, NY;
Oyster Bay Town Hall, Building Department, Oyster Bay, NY;
NPS, Historic Architecture Program Library, Lowell, MA;
NPS, Olmsted Center for Landscape Preservation, Brookline, MA;

Research Findings

Review of the reports, documents, and photographs available in the Sagamore Hill NHS Archives provided background for further research, and physical investigation of Gray Cottage. Previous reports provided useful background information about Sagamore Hill, and provided some pertinent information about Gray Cottage. Research focused in the

⁹ Bronwyn Krog, *National Register of Historic Places Inventory – Sagamore Hill National Historic Site* (Boston, MA: U.S. Department of the Interior, National Park Service, North Atlantic Regional Office, October 1978), Statement of Significance.

¹⁰ Marie L. Carden and Richard C. Crisson, *Sagamore Hill, Home of Theodore Roosevelt, Historic Structure Report* (Boston, MA: U.S. Department of the Interior, National Park Service, North Atlantic Regional Office, 1988), p. 17.

Sagamore Hill NHS archival collection, and the Theodore Roosevelt Association (TRA) papers stored at Old Orchard Museum, Sagamore Hill NHS. Research was also conducted at Harvard College Libraries in the Government Records, Theodore Roosevelt Papers.

The Lamont Library at Harvard University is a repository for the microfilm version of the Theodore Roosevelt Papers. The papers consist of correspondence, press releases, articles, personal diaries, business papers, as well as other items, and are arranged in 15 series. The collection was indexed by the Library of Congress in 1969 and includes the papers of Theodore Roosevelt, and Edith Kermit Roosevelt, as well as many other family members, and associates.¹¹ The Theodore Roosevelt Papers provided limited information regarding Gray Cottage.

Extensive research was conducted at the Sagamore Hill NHS Archives. The materials reviewed included the papers of Edith Kermit Roosevelt, the site's collection of TRA papers, and the documents of the NPS. The Sagamore Hill account books and receipts kept by Mrs. Roosevelt yielded information about the use and maintenance of Gray Cottage. The records of the TRA also helped determine some of the alterations and maintenance of the building. In a similar manner the NPS records provided information on changes to the buildings, and the frequency of regular maintenance.

Recommended Treatment

The period of significance for Sagamore Hill NHS as defined by the revised National Register Nomination forms is 1884-1948, which includes the period of construction of Gray Cottage. The overall treatment for the site is rehabilitation in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Structures*. The treatment of Gray Cottage will focus on rehabilitation of the exterior elements of the building to be consistent with the historic scene. The GMP proposes the continued use of the building as housing for park staff.

In its current configuration Gray Cottage includes the historic main block and the 1964 ell addition, as well as alterations made during the historic period and some that were made after that period. Thus the existing structure does not represent the building as it existed during the historic period. However, Gray Cottage is a contributing resource to Sagamore Hill NHS, and the current building should be preserved through rehabilitation as part of the estate.

It is recommended that Gray Cottage be rehabilitated and maintained in accordance with the park policy and management plans. Gray Cottage was historically used as a residence for estate staff, later as a leased residence by the TRA, and then for park housing by the NPS. The current use of the building as park housing is consistent with its historic use and should be continued with no adverse effect on the historic resource.

¹¹ *The Theodore Roosevelt Papers Finding Aids at the Library of Congress* (Library of Congress: <http://memory.loc.gov/ammem/trhtml/trfaid.html>).

ADMINISTRATIVE DATA

Location of Site

Sagamore Hill is located on Long Island in the village of Cove Neck, New York (figs. 1 and 2). Long Island extends some 118 miles northeast from the shores of Manhattan, and is 20 miles across at its widest part. The village of Cove Neck was incorporated in 1927 and is situated in the Town of Oyster Bay, Nassau County, New York, along the northwestern shore of Long Island approximately thirty-five miles from Manhattan.¹²

National Register of Historic Places

Sagamore Hill National Historic Site (Sagamore Hill NHS) was listed on the National Register of Historic Places on October 15, 1966. The National Register of Historic Places (NR) nomination forms (Registration Form and Continuation Sheet) are currently being revised. The Statement of Significance for the revised NR Registration Form lists Criteria A, B, C, and D as qualifying criteria for Sagamore Hill. The revised form notes the Period of Significance for the site as 1884 – 1948. Sagamore Hill NHS is significant for its association with Theodore Roosevelt (1858 – 1919), Edith K. Roosevelt (1861 – 1948), and Theodore Roosevelt, Jr. (1887 – 1944), as well as the architecture of the main house at Sagamore Hill (constructed 1884-1885). The areas of significance include politics/government, architecture and conservation. Of primary significance for the site is the period attributed to the Roosevelt presidency, 1901 – 1909, but the site is also significant as the Roosevelt family home from 1884 – 1948.¹³

The physical description of Sagamore Hill in the revised registration form has a list of historic structures that includes Gray Cottage as contributing resource.¹⁴ The National Register of Historic Places Registration Form and Continuation Sheet were revised in 2005, but have not been submitted to the Keeper of the National Register of Historic Places for acceptance.

¹² Bellavia and Curry, p. 1.

¹³ Marla Miller and Kristin Leahy, *DRAFT National Register of Historic Places Registration Form – Sagamore Hill National Historic Site* (Boston, MA: U.S. Department of the Interior, National Park Service, Northeast Regional Office, revised, 2005), “Statement of Significance.”

¹⁴ Miller and Leahy, *DRAFT National Register Continuation Sheet*, Section 7, pp. 5 – 7 & p. 12.

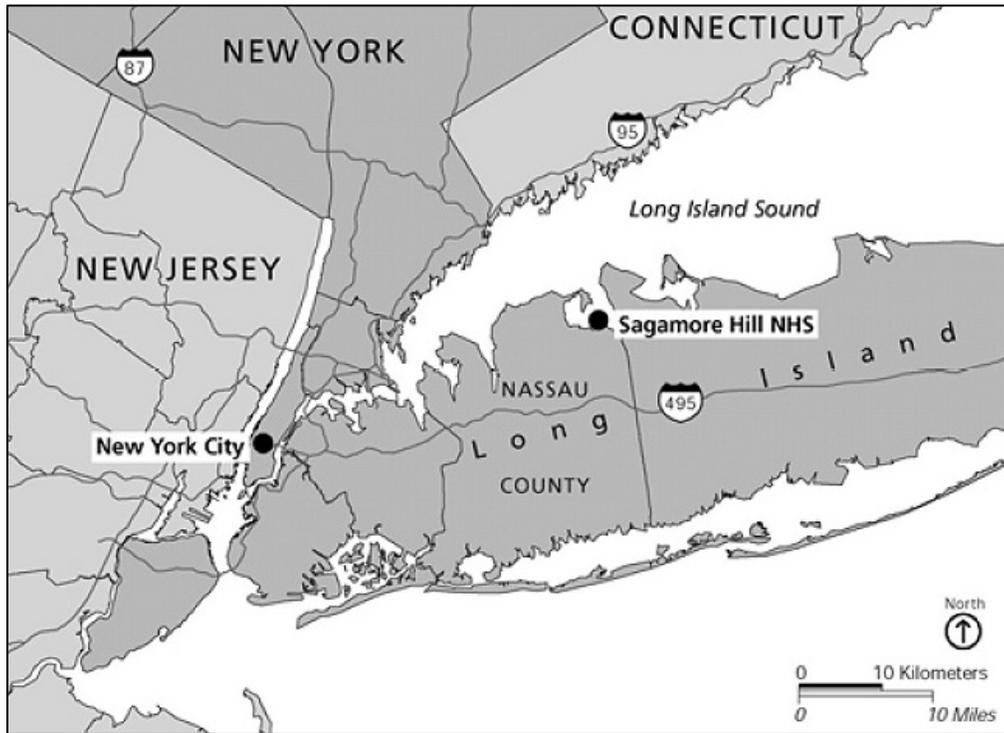


Figure 1. Location map for Sagamore Hill NHS, Oyster Bay, NY.

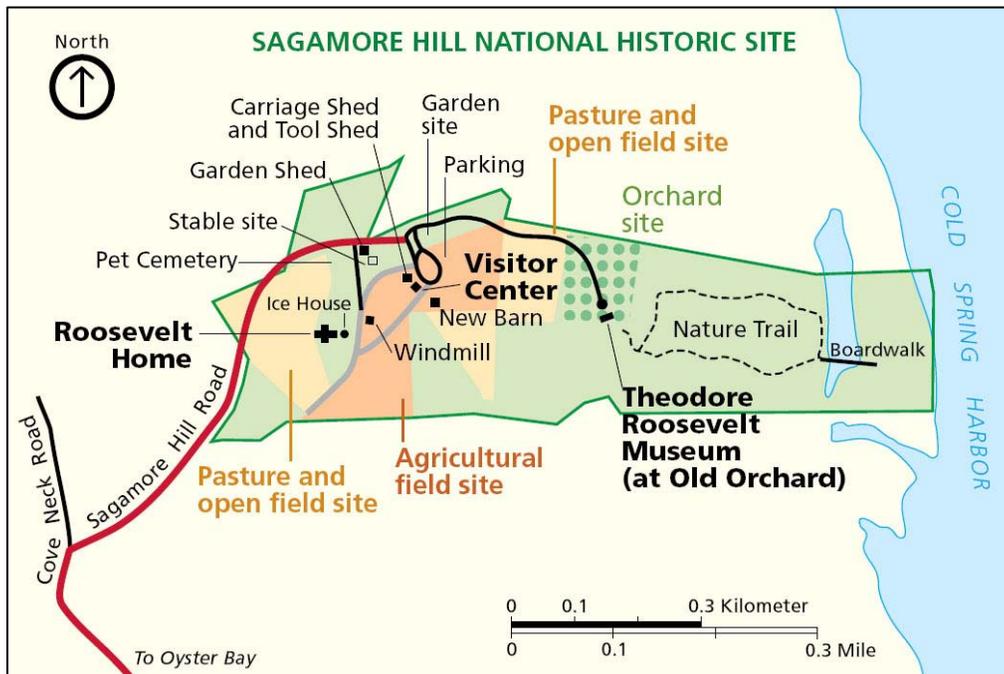


Figure 2. Sagamore Hill NHS site map.

List of Classified Structures (LCS) Information



Figure 3. Gray Cottage looking southeast, 2009.



Figure 4. Gray Cottage looking northeast, 2009.

The current views of Gray Cottage depict the main/north block and south ell/1964 addition of the building (figs. 3 and 4). Gray Cottage is situated approximately 800 feet southeast of the main house in a low lying wooded lot. The following information is selected and cited from the current LCS data for Gray Cottage.¹⁵

Preferred Structure Name: Gray Cottage

Structure Number: Q05

Other Structure Names: Grey Cottage

LSC ID: 001244

UTM:

	Zone	Easting	Northing
1.	18	626200	452040

National Register Status: Entered - Dcoumented

National Register Date: 10/15/1966

Significance Level: Contributing

Short Significance Description: Constructed in 1910 to house Theodore Roosevelt's valet (James Amos) and coachman (Charlie Lee) and their families.

¹⁵ *List of Classified Structures-Sagamore Hill National Historic Site* (National Park Service website <http://www.hscl.cr.nps.gov/insidenps/reports.asp>).

Long Physical Description: Gray Cottage consists of a rectangular 2-story structure built as a duplex in 1910 and a rectangular 2-story rear addition that was added by the NPS in 1964. Both cottage and addition have poured concrete foundations, novelty siding with plain corner boards, and wood-shingled gable roofs with simple gable returns. An enclosed 1-story shed-roofed porch protects the main entrance on the N facade. A bulkhead opening and storage shed are on the east elevation. Windows are symmetrically placed and are fitted with 2/2 double-hung sashes (most were recently altered to 1/1), aluminum storms, and louvered wood shutters.

Related Studies

The following publications identified in the Cultural Resources Management Bibliography were consulted in the preparation of this report. Some of these publications provide more background information about the history of the Sagamore Hill, specific buildings on the site and the cultural landscape. Should the reader desire he/she should consult the publications listed below.

Amos, James E. *Theodore Roosevelt: Hero to His Valet*. New York: John Day, 1927.

Bellavia, Regina M. and George W. Curry. *Cultural Landscape Report for Sagamore Hill National Historic Site*. Brookline, MA: U.S. Department of the Interior, National Park Service, Olmstead Center for Landscape Preservation, 1993, Reprint 2003.

Brands, H.W., Kathleen Dalton, Lewis L. Gould, Natalie A. Naylor. *Theodore Roosevelt and His Sagamore Hill Home, Historic Resource Study, Sagamore Hill National Historic Site*. Oyster Bay, NY: NPS, Sagamore Hill NHS, 2007.

Brown, J., J. DeMarce, P. Steele, and J. MacInnes. *Historic Resources Management Plan, Sagamore Hill*. U.S. Department of the Interior, National Park Service, Sagamore Hill National Historic Site, 1975.

Carden, Marie L. and Richard C. Crisson. *Sagamore Hill Home of Theodore Roosevelt, Historic Structure Report*. Boston, MA: U.S. Department of the Interior, National Park Service, North Atlantic Regional Office, 1988.

Interpretive Prospectus, Sagamore Hill National Historic Site, New York. U.S. Department of the Interior, National Park Service, 1970.

Krog, Bronwyn. *National Register of Historic Places Inventory – Sagamore Hill National Historic Site*. Boston, MA: U.S. Department of the Interior, National Park Service, North Atlantic Regional Office, October 1978.

Lee, James J. III. *The Farm Buildings at Sagamore Hill, Draft Historic Structures Report*. Lowell, MA: DOI, NPS, NER, Historic Architecture Program, 2007.

- Lee, James J. III. *The New Barn, Historic Structure Report, Sagamore Hill National Historic Site, Oyster Bay, New York*. Lowell, MA: DOI, NPS, NER, Historic Architecture Program, 2005.
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- Sagamore Hill National Historic Site, Final General Management Plan, Final Environmental Impact Statement*. Boston, MA: Department of the Interior, National Park Service, Northeast Region, 2007.
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DEVELOPMENTAL HISTORY

HISTORICAL BACKGROUND AND CONTEXT

Early History of Long Island¹⁶

The topography of Long Island was formed by glaciers that left the northern shores of the island hilly, with an irregular shoreline of harbors and peninsulas. The central and southern sections of Long Island were primarily flat plains that were suitable for farming. Oyster Bay was situated on the north shore toward the west end of the island.¹⁷

Prior to the settlement of Long Island by Europeans, the area was inhabited by Native Americans who called the island Seawanhacky (Island of Shells).¹⁸ The Native Americans led a nomadic existence, taking advantage of seasonal climate changes and the bountiful environs of Long Island.¹⁹ The tribe inhabiting the area that included Oyster Bay was the Matinecock Indians who were part of the Algonquin family of Native Americans. The Matinecocks had several villages throughout Long Island with an estimated population of 6,500 in the early 1600s.

The first European contact with Long Island in the early 1600s was during the explorations of Henry Hudson in 1609 and Adrian Block two years later. During this same period the Dutch discovered and settled the southern tip of Manhattan Island naming it New Amsterdam. Historians believe that it was either after Block's expedition in 1614, or after another Dutch trading expedition in 1621, that Oyster Bay was given its name. Oyster Bay was mentioned in Dutch explorer David Pietersz DeVries' journal entry of June 1639. DeVries wrote " 'There are fine oysters here, whence our nation has given it the name of Oyster Bay or Harbor.' "²⁰

Both the Dutch and the English were very active in trading and exploring in the northeast and the Long Island area. The island thus became settled with both Dutch and English communities. The early history of Long Island is embroiled in disputes between the Dutch and the English. Much of the island was initially claimed as Dutch territory by the Dutch West India Company, but the Dutch could not control such a large territory and often allowed English settlers to establish communities throughout the area.

²¹ The following section was copied from: James J. Lee III, *The New Barn, Historic Structure Report* (Lowell, MA: DOI, NPS, NER, Historic Architecture Program, 2005).

¹⁷ Natalie Naylor *A Sense of Place: Sagamore Hill, Oyster Bay, and the North Shore of Long Island; Historic Resource Study, Sagamore Hill National Historic Site* (Oyster Bay, NY: NPS, Sagamore Hill NHS, 2007) p. 11.

¹⁸ The section relies primarily on the research and writing performed by John E. Hammond entitled *The Early Settlement of Oyster Bay* (The Oyster Bay Historical Society, *Freeholder Magazine*, 2003). A more in-depth discussion of the early history of Oyster Bay can be found in that article, as well as Francis Irvin's *Oyster Bay: A Sketch* (Oyster Bay, NY: Oyster Bay Historical Society, 1987).

¹⁹ Bellavia and Curry, p. 11.

²⁰ Naylor, p.11.

The Treaty of Hartford signed between the Dutch and English in September 1650 appeared to give control of sections of Long Island, including Oyster Bay, to the English. But this again was an area of contention that remained unresolved for years.

The dispute over territory and the governance of Long Island continued well into the second half of the seventeenth century. In August 1664 the Dutch relinquished control over New Amsterdam, which was renamed New York and converted into an English colony in 1665. A treaty between the English and the Dutch, signed in 1674, finally gave the English control of New York and Long Island.²¹

Oyster Bay²²

The first settlement in Oyster Bay was established by the Dutch in 1632, but the Dutch settlers did not remain in the area. It was later occupied by English squatters in the 1640s. However, the English did not have permission from the Dutch to do so, nor had they purchased the land.²³

The first legal claim to land in Oyster Bay by settlers of English decent was in 1653 when a group of settlers sailed from Barnstable, Massachusetts, to Oyster Bay. Their ship was the *Desire*, which was owned by Samuel Mayo. Mayo, along with Reverend William Leverich and Peter Wright, first purchased land in Oyster Bay from the Native Americans living in the area. The three bought their land from the local Matinecock chieftain, sachem Mohannes, also known as sagamore Assiapum,²⁴ in the spring of 1653. However, it was not until the Colony of New York was established that the settlement at Oyster Bay received its charter from the new government in 1667.

From the time of its establishment into the eighteenth century, Oyster Bay remained a small community, with a more densely populated village center surrounded by land cultivated for agricultural production. The town benefited from both the fertile soil in the area and the deep, protected harbor, which offered access for trading ships, and ferry service to Manhattan Island. As a result, Oyster Bay developed into a prosperous community.

The American Revolution saw British troops occupy Oyster Bay to take advantage of the area's convenient harbor and bountiful land. The troops cleared woodlands for firewood and confiscated portions of the local farmers' crops, all of which took a great toll on the resources of Oyster Bay. The economies of the north shore communities of Long Island,

²¹ Bellavia and Curry, pp. 11 – 12.

²² The following section was copied from: James J. Lee III, *The New Barn, Historic Structure Report* (Lowell, MA: DOI, NPS, NER, Historic Architecture Program, 2005).

²³ The section relies primarily on Hammond, *The Early Settlement of Oyster Bay*, and Bellavia and Curry, *Cultural Landscape Report*.

²⁴ This particular Algonquin chieftain is alternately referred to as sachem Mohannes, Sagamore Mohannis, and sachem Assiapum in various publications. Both of the nouns “sachem” and “sagamore” mean a Native American chief, especially from the Algonquin tribe. The most recent publications indicate that the chief's name was Mohannes, who was also known as Assiapum. The 1653 deed was not reviewed during the research of this report.

including Oyster Bay, were slow to recover after the war. The area's population had declined, and the British troops had so depleted the natural resources that it took years for them to rebound.

During the early-to-mid-nineteenth century the growth of Oyster Bay was slow. A map from the period depicted a sparsely populated town center and surrounding area (fig. 5). Not until the Long Island Railroad (LIRR) was completed in 1844 did Long Island really begin to revitalize (fig. 6). However, the layout of the rail lines did not extend to Oyster Bay, and citizens of the town had to use the Syosset line, which was completed in 1854. The LIRR finally completed a branch to Oyster Bay in 1899,²⁵ which led to the community's growth as a recreation area and summer residence for wealthy New Yorkers.

“Theodore Roosevelt's ancestors were among these prominent New Yorkers. His grandfather, Cornelius van Schaak Roosevelt, founded the Chemical Bank of New York, and his father Theodore Roosevelt, Sr., a prominent figure in charitable and civic organizations, was a founder of the American Museum of Natural History.”²⁶ Members of the Roosevelt clan began spending their summers in Oyster Bay in the 1870s, and Theodore Roosevelt continued the family tradition when he purchased property in the Cove Neck area of Oyster Bay in 1880 (figs. 7 and 8).

During the late-nineteenth century and into the twentieth century, when Theodore Roosevelt was residing at Sagamore Hill, the town of Oyster Bay was still a small community. The village area remained the most densely populated, and was also home to the druggist, doctor, post office, and tavern. The summer residences were built farther away from the village center and occupied large tracts of land overlooking the water.

The natural resources of the area continued to play an important role in the lives of Oyster Bay residents. The fertile soil provided area farmers with a good harvest, and the bay and harbor served local fishermen. Oyster Bay was also becoming a popular place for recreation, which was fostered by the easy access to water, as well as the clean and healthy climate away from New York City.

The extension of the LIRR to Oyster Bay in 1899 helped spur the growth of the community. That same year Oyster Bay and the Cove Neck area became part of the newly formed county of Nassau, which had been parceled off from the eastern half of Queens County. Along with the rest of Long Island, Oyster Bay was a growing community. The advent of the automobile and the construction of new roadways at the beginning of the twentieth century also contributed to the expansion of the area.

This period in Long Island's history was marked by the construction of lavish estates supporting opulent life styles, which has been described as the “Gold Coast era.” This prosperity particularly affected the North Shore of Long Island and the town of Oyster Bay. The estates of Louis Comfort Tiffany, and railroad tycoon Otto Kahn were among those constructed in the vicinity of Oyster Bay. By comparison Sagamore Hill was a modest estate surrounded by woodlands and a working farm.

²⁵ Bellavia and Curry, p. 14.

²⁶ Bellavia and Curry, p. 14.



Figure 5. Map of Oyster Bay from Survey of the Coast of the United States, data recorded in 1834-1836, survey published in 1847.

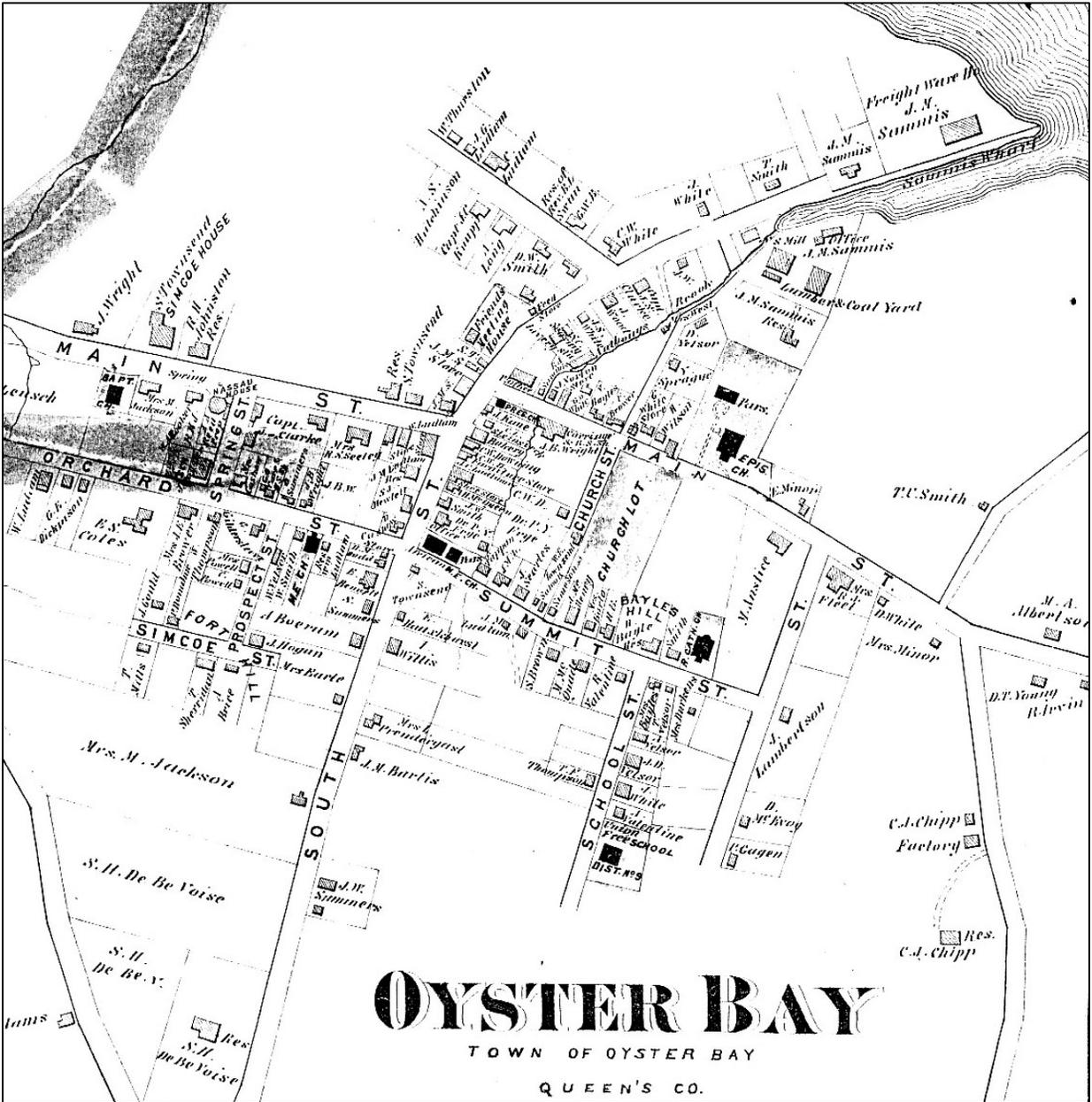


Figure 6. Map of Oyster Bay, Long Island, New York 1873, prior to LIRR.

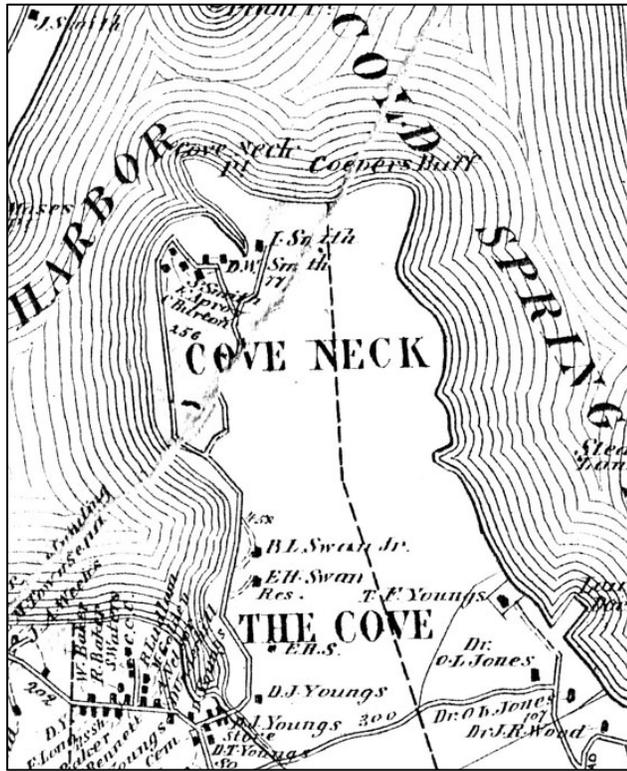


Figure 7. Map of Cove Neck, 1873, prior to property purchase by Theodore Roosevelt.

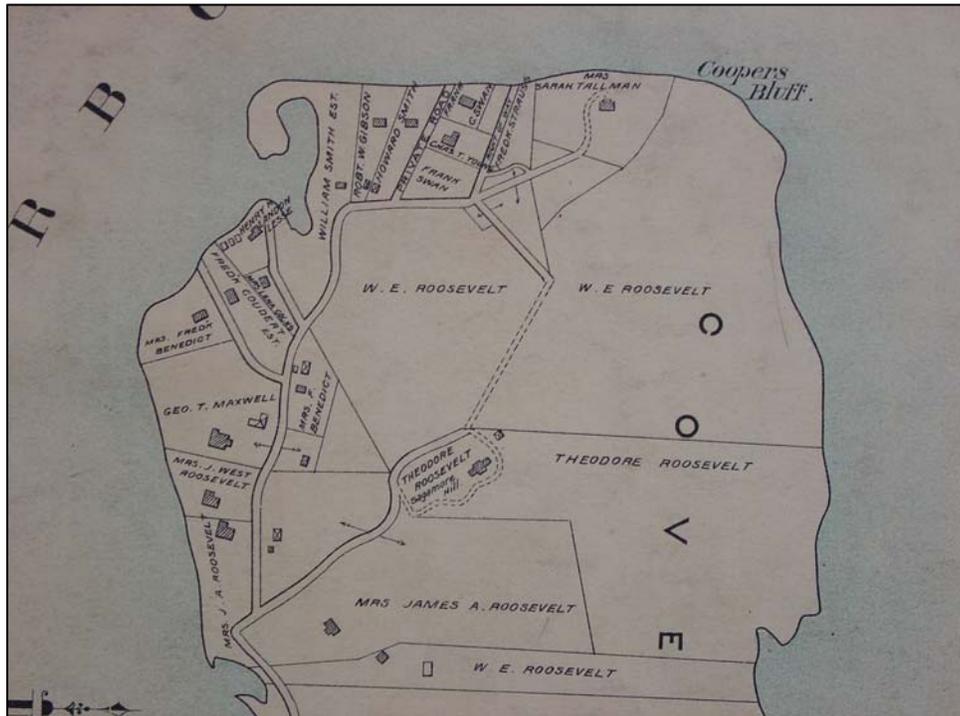


Figure 8. Map of Cove Neck, Oyster Bay, New York, 1906, depicting property of Theodore Roosevelt.

Sagamore Hill²⁷

The property purchased by Theodore Roosevelt (TR) was situated on the highest point of Cove Neck in the town of Oyster Bay. The area had been owned by the local tribe of Algonquin Indians, the Matinecocks, who had assigned their rights to the property to Joseph Cooper in 1667, who subsequently deeded the land to the Youngs family.²⁸ The Youngs were farmers who had been among the early settlers of Oyster Bay.²⁹ In 1880 Thomas Youngs deeded to Theodore Roosevelt approximately 155 acres on Cove Neck that extended across the breadth of the peninsula, from Oyster Bay Harbor to Cold Spring Harbor.³⁰ The parcel was abutted by property that primarily belonged to the Roosevelt family. Roosevelt later sold off some of his land, again mostly to relatives, so that by 1906 the estate at Sagamore Hill was comprised of 87 acres of open pasture, woodland, and beach frontage on Cold Spring Harbor (fig. 8).³¹

When he first bought the property Theodore Roosevelt was married to Alice Hathaway Lee, whom he had met in Boston while attending Harvard University. TR made a sketch of his new property and the couple began planning the estate (fig. 9).

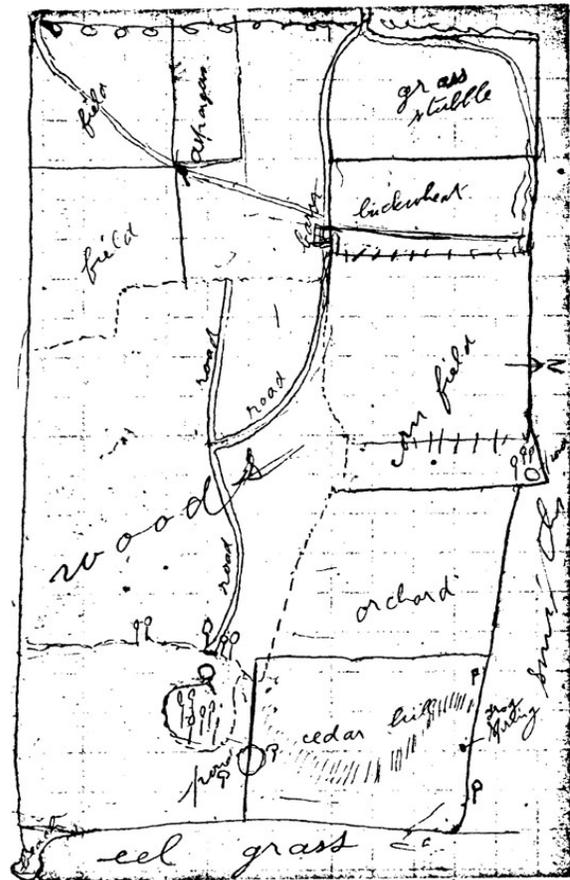


Figure 9. Sketched map of Sagamore Hill by Theodore Roosevelt, circa 1880.

Theodore Roosevelt hired the architectural firm of Hugo Lamb and Charles A. Rich to design a stable and lodge for the property, which was designed in the popular Queen Anne-style of the Victorian period. Local builders, John A. Wood & Son, were contracted to build the Stable and Lodge in 1883 (fig. 10).³²

Lamb and Rich were hired again by TR to design the main house for the property. However, before the home at Sagamore Hill was built both Alice Lee Roosevelt and TR's mother died on the same day in February 1884. Though stricken, Roosevelt decided to proceed with plans for the main house at the estate.

²⁷ Portions of the following section were copied from: James J. Lee III, *The New Barn, Historic Structure Report* (Lowell, MA: DOI, NPS, NER, Historic Architecture Program, 2005).

²⁸ Bellavia and Curry, p. 19.

²⁹ Irvin, p. 41.

³⁰ Bellavia and Curry, p. 19.

³¹ Bellavia and Curry, pp. 20 – 23.

³² Bellavia and Curry, p. 34.



Figure 10. The west elevation of the Stable and Lodge at Sagamore Hill, circa 1905.



Figure 11. Main house at Sagamore Hill, circa 1885.

Lamb and Rich designed the main house in the Queen Anne-style. In March 1884 TR signed a contract with John A. Wood & Son to build the house. Construction of the house continued through 1884, and it was ready for occupancy in early 1885. The main house was situated on what was then a treeless hill with a commanding view of Oyster Bay Harbor and Long Island Sound (fig. 11). TR considered naming the property Leeholm in honor of Alice Lee, but instead named the property Sagamore Hill, after the Matinecock Indian Sagamore Mohannes:

Sagamore Hill takes its name from the old Sagamore Mohannis [sic], who, as chief of his tribe, signed away his rights to the land two centuries and a half ago. The house stands right on the top of the hill, separated by fields and belts of woodland from all the other houses, and looks out over the bay and Sound. We see the sun go down beyond the long reaches of land and water.³³

Out Buildings at Sagamore Hill

Farm Buildings

As TR developed his country estate, outbuildings were built in support of the domestic activities at the main house, and the farming operation at Sagamore Hill. The old barn was “the only building on the bare treeless hill” when TR purchased the property in 1880 (fig. 12). The barn was close to a century old, and was situated on the southern boundary approximately 400 feet southeast of the main house.³⁴ Roosevelt used it to support the farming operation, and it also played a role in family recreation at Sagamore Hill. The Roosevelts were especially fond of using the barn for obstacle races when it was full of hay.³⁵ However the old barn had given away at one end by November 1903,³⁶ and had apparently collapsed or been demolished by the fall of 1904.³⁷

The Stable and Lodge formed the core of the farming operation at Sagamore Hill. The Gardener’s Shed, Tool Shed (aka. Carriage Shed) and Chicken House were all built between 1885 and circa 1900 to support the farming activities at Sagamore Hill.³⁸ After the collapse of the old barn in 1904, the New Barn was added to the list of farm buildings. Planning for the New Barn began in 1904, and account book entries and correspondences indicated that the New Barn was completed by July 1907 (fig. 13).³⁹ This completed the farmyard at the estate and all of the outbuildings supported the active farm and residence at Sagamore Hill (fig. 14).

³³ Theodore Roosevelt, *Theodore Roosevelt: An Autobiography* (New York: The MacMillan Co., 1913), p. 342.

³⁴ Bellavia and Curry, p. 33.

³⁵ Roosevelt, *Theodore Roosevelt*, p. 372.

³⁶ Theodore Roosevelt to Theodore Roosevelt, Jr., November 4, 1903. Series 2, Vol. 43 – p. 246, Reel 332, Theodore Roosevelt Papers (TR Papers), Library of Congress (LOC), Harvard University Library (HL), Government Documents Microtext Division (GDMD).

³⁷ Francis Wilshin, *Historic Resource Study, Historical Base Map Documentation*. Vol. II (Denver, CO: U.S. DOI, National Park Service, Denver Service Center, October, 1972) p. 50.

³⁸ Lee, *The Farm Buildings at Sagamore Hill, Draft HSR*. (Lowell, MA: NPS, HAP, 2007), p. 33.

³⁹ Lee, *The New Barn*, pp. 28 – 30.



Figure 12. The old barn at Sagamore Hill prior to 1904.

Figure 13. New Barn, north elevation with Noah Seaman (right), farm hand and cows, circa 1907.



Figure 14. View of farm yard at Sagamore Hill, depicting Tool Shed (aka. Carriage Shed), Chicken House, and New Barn circa 1920.

Gray Cottage

In addition to the farm buildings, Gray Cottage was constructed in circa 1910 to house two of the Roosevelt's black staff members and their families. The building was given no special name by the Roosevelt family, but was referred to as the chauffeur's cottage in the 1940s, Grey Cottage in the 1960s, and is currently referred to as Gray Cottage (see subsequent section "Historic Use" and "Nomenclature").

At the time it was constructed Gray Cottage was the only separate building for estate staff, besides the Stable and Lodge. Documentation and reports about the staff at Sagamore Hill indicated that the family's white servants lived on the third floor of the main house and that the black servants lived in Gray Cottage, and off site. The first occupants of Gray Cottage were two black couples, Charles Lee, his wife Clara, and James Amos and his wife Annie.⁴⁰

Though the construction of Gray Cottage was not specifically mentioned in the documentation reviewed, the evidence presented by several primary documents indicated that it was constructed in circa 1910. Among these were the 1910 census records that documented the Roosevelt's staff at Sagamore Hill, which included the Amos's and the Lee's:

- Amos, James - servant, Black, 32 years old, married 1 year; born in D.C.; "Messenger" for Private Family.
- —, Annie - Servant, Black, 27 years old, married 1 year, no children; she and both parents were born in New Jersey, maid.
- Lee, Charles - Servant, Black 36 years old, married 1 yr.; he and both parents were born in D.C.; Messenger.
- —, Clara - Servant, Black, 35 years old, married 1 yr., no children; b. in New York, both parents b. in N.J.; Chamber maid.⁴¹

Both James Amos and Charles Lee had served on Theodore Roosevelt's White House staff and were on staff when TR left office in 1909. The circumstances of their employment between 1909 and 1910 are somewhat vague. Apparently both men continued to serve President Taft at the White House during a transition period, but soon joined their former employer as staff at Sagamore Hill, which was confirmed by the 1910 census information.

The census and the information relating to the service of James Amos and Charles Lee indicated that they may have been working at Sagamore Hill as early as 1909. Natalie A. Naylor pointed out that their marriages during that year may have also been the reason for the construction of Gray Cottage in order to better accommodate both families.⁴² Again the documentary evidence suggested that both men and their wives were at Sagamore Hill beginning in late 1909 or early 1910.

Edith K. Roosevelt kept the account books for Sagamore Hill from 1889 through 1918.⁴³ Mrs. Roosevelt's account books indicated that a significant amount of carpentry work was

⁴⁰ Kathleen Dalton, *The People of Sagamore Hill, Historic Resource Study, Sagamore Hill National Historic Site* (Oyster Bay, NY: NPS, Sagamore Hill NHS, 2007) p. 109.

⁴¹ Natalie A. Naylor, *Appendix 5: Census Data on Sagamore Hill Residents and Employees, 1900-1930, Historic Resource Study, Sagamore Hill National Historic Site*. pp. 145 - 146.

⁴² Ibid.

⁴³ *Sagamore Hill Account Book, 1889 - 1918* (gap 1911-1915), Box 10, Folders B and 1, Edith Kermit Roosevelt (Mrs. Theodore Roosevelt) Papers, Old Orchard Museum (OOM) Archives, SAHI NHS.

undertaken at Sagamore Hill in late 1909 to early 1910. Expenses for plumbing and carpentry repairs at the estate were generally entered in the same column under “Plum(ber) & Car(penter).” Between 1900 and 1910 the annual expenditures in that category typically ranged from around \$500 to \$2,000 and the monthly expenses were generally closer to \$200 (with the exception of the costs associated with the North Room addition in 1905 and the New Barn in 1907).⁴⁴ For some reason in 1910 Mrs. Roosevelt separated out the plumbing and carpentry expense columns, and in January 1910 she recorded an expense of \$1,523.00 for carpentry.⁴⁵ This expense appeared to represent a more substantial construction project. Based on the documentation that the Amos’s and the Lee’s became part of the Sagamore Hill staff in late 1909 or early 1910, it seems likely that the larger carpentry expense was related to the construction of Gray Cottage.

Gray Cottage was reportedly constructed as a two family residence and in 1910 it housed James Amos, Charles Lee, and their wives.

James Amos

James Amos was brought on to Theodore Roosevelt’s staff soon after TR moved into the White House. His first job was taking care of the Roosevelt children, but his duties became more diverse and he eventually spent most of his time attending to Theodore Roosevelt. During Roosevelt’s presidency Amos served him faithfully, and sometimes traveled with the president.⁴⁶ James Amos noted in his book that within months of his initial employment at the White House he was asked if he would take charge of Sagamore Hill for the summer.⁴⁷ That was probably during the summer of 1902. It was not known where Amos stayed at the time, but he may have stayed in the Stable and Lodge. The documentary evidence suggested that Gray Cottage had not been constructed at the time.

When Roosevelt’s second term ended in 1909 James Amos helped President Taft during the transition period, and was offered a position on Taft’s staff.⁴⁸ However Amos declined the offer because he had a job at the Customs House in New York, which had been arranged for him by TR. However, after a brief period at the Customs House James Amos returned to the employment of the Roosevelt’s moving to Sagamore Hill as the “head man.”⁴⁹ This may have been the summer of 1910, which would account for his inclusion in the census records and his brief employment at the Customs House. The census records also indicated that James Amos married Annie in 1909, and that she was also on staff at Sagamore Hill in 1910.

In 1913 James Amos decided to seek employment that would pay a higher wage. He was given a glowing letter of recommendation by Theodore Roosevelt signed on October 1, 1913.

⁴⁴ Sagamore Hill Account Book, 1900 – 1910. Note: Several entries starting in October, 1905 are bracketed and noted as “N. Room.” The amounts entered are consistent with the expenses statement submitted by Heins & LaFarge Architects in August 1905, for the North Room addition to the Main house. Research for *The New Barn HSR* concluded that increased carpentry expenses in 1907 were related to the construction of that barn.

⁴⁵ Sagamore Hill Account Book, 1910.

⁴⁶ James E. Amos, *Theodore Roosevelt: Hero to His Valet* (New York: John Day, 1927) pp. 5, 8, & 29. Dalton, The People of Sagamore Hill, *Historic Resource Study*, p. 113.

⁴⁷ Amos, pp. 78.

⁴⁸ Amos, p. 68.

⁴⁹ Dalton, p. 113.

Soon after that Amos began working as a detective for William J. Burns owner of the Burns International Detective Agency.

When Theodore Roosevelt was in failing health in 1919 he asked for Amos to be with him and Amos was by TR's bedside the evening Roosevelt died.⁵⁰ James Amos described his relationship with TR as a true friendship and noted that he "loved him deeply and served him, I hope, faithfully."⁵¹



Figure 15. James E. Amos.

James E. Amos published a series of articles about working for TR and wrote *Theodore Roosevelt: Hero to His Valet* in 1927. He continued with the Burns Detective Agency until 1921 when he followed William Burns to the Bureau of Investigation (later the Federal Bureau of Investigation, F.B.I.) as a detective. James Amos served on the F.B.I. as a Special Agent until 1953 and was the first African American F.B.I. agent.⁵²

When he died in December 1953 James Amos willed items given to him by TR to the TRA. Among them was an elephant's foot, the hoof of a rhinoceros with a silver inkwell set in it, four "Big Sticks," a double-action revolver, spurs, and a Rough Riders hat. Amos' possessions also included a letter of recommendation from TR, which documented Amos' loyal service.⁵³ The letter and memorabilia were indicative of James Amos' relationship with Theodore Roosevelt and his significance in the Roosevelts existence at Sagamore Hill.

Charles Lee

Charles H. Lee was first hired by TR in 1902 as the White House groom and coachman on the recommendation of Captain Fitzhugh Lee. Among his duties at the White House were driving Ethel Roosevelt to school, caring for her horse, and giving her riding instructions. Among Ethel Roosevelt Derby's (Ethel's married name) recollections of Lee was that he was an accomplished horseman. She also recalled a story of Lee helping her move her horse from the inadequate stables below the White House to the Army Quartermaster stables. Charles Lee and Ethel R. Derby had apparently formed a special bond during Lee's service as coachman and her riding instructor. Lee served the Roosevelts during TR's presidency and continued on the White House staff after Taft was elected.

Previous research found that Charles Lee was employed on the White House staff as a hostler (horse tender) from January 1904 (the earliest record available) through May 1910.⁵⁴ This

⁵⁰ Ibid, p. 154.

⁵¹ Amos, p. 8.

⁵² Servant/staff: Amos, James E., Vertical files, OOM Archives, SAHI NHS.

⁵³ Ibid.

⁵⁴ Michael Bromley to Amy Verone, Oct. 10, 2000. Servant/staff: Lee, Charles (chauffeur), Vertical files, OOM Archives, SAHI NHS. Mr. Bromley noted that Charles Lee "drops of the payroll in June, 1910."

indicated that his employment there spanned from the TR years through the beginning of the Taft presidency. Ethel R. Derby recollected that when she was visiting her sister in Washington D.C. during the spring of 1909 that Lee asked if there was work for him at Sagamore Hill.⁵⁵ Charles Lee apparently left the Taft White House and started work at Sagamore Hill during the summer of 1910. This coincides with the return of the Roosevelt family to Sagamore Hill and was confirmed by the census information.

When he arrived at Sagamore Hill Charles Lee had been recently married to Clara. The records indicated that Charles and Clara Lee shared Gray Cottage with James and Annie Amos from 1910 until the Amos' moved in 1913. Although the census indicated that Lee was working as a messenger in 1910, other accounts suggested he was initially employed at Sagamore Hill as a groomsman and coachman, which may have included carrying messages and making deliveries.⁵⁶

Lee's continued employment as coachman may have been due in part to Theodore Roosevelt's aversion to automobiles. In an age when the automobile was gaining popularity in Europe and America TR was criticized for clinging to his horse and carriage, and not embracing the automobile. As historian Michael Bromley pointed out, the Roosevelt-era politics associated automobiles with privilege, and TR's advocacy of a strenuous life and the politics thereof precluded the use of automobiles. Roosevelt was first photographed in an electric automobile in 1902, but not again until 1906.⁵⁷ In a 1905 correspondence he noted that he had been on only two automobile rides and his chauffeur had been warned by the police during the second. He seemed concerned about public perception, as well as the possibility of injuring someone. TR concluded "My automobiling must wait until I am out of the presidency."⁵⁸

Presumably Lee continued as the coachman and groom until TR finally conceded to purchasing an automobile. The Edith K. Roosevelt's account books suggested that an automobile was purchased in early 1910, which was consistent with the oral history of Sagamore Hill. During that year a category for "Auto Ex(penses)" was added with entries from April through November. The account categories for that year included for the first time a "Chauf(feur)" as well as "Coachman," but there were no expenses listed under the chauffeur suggesting that Charles Lee may have filled both rolls. The expenses for 1912 list monthly salaries for both a coachman and a chauffeur, but it was not known which role Lee was serving at that time. However, given his seniority on staff Lee was probably promoted to chauffeur, which was a higher paying job, and another man was hired as the coachman. There is a gap in the account books between 1913 and 1916 and in that year there was no coachman on staff, but the "Chauf(feur)" was listed.⁵⁹ Charles Lee had apparently filled that

⁵⁵ Servant/staff: Lee, Charles (chauffeur), Vertical files, Old Orchard Museum, SAHI NHS Archives. Mrs. Derby recalled that Lee was left in charge of Sagamore Hill with the new farmer Gillespie until the family returned in 1910. However, Robert Gillespie started working at Sagamore Hill in 1914 and Noah Seaman was the Superintendent in 1910. The previously cited evidence indicated that Lee was not at Sagamore Hill until June 1910 at the earliest.

⁵⁶ Dalton, p. 112.

⁵⁷ Michael Bromley. *William Howard Taft and the First Motoring Presidency, 1909 - 1913*. (Jefferson, NC: McFarland & Co., Inc., August 2003) pp. 5, 12, & 15.

⁵⁸ Elting E. Morison, editor, *The Letters of Theodore Roosevelt, Volume 4* (Cambridge, MA: Harvard University Press, 1951) p. 1297. copy at SAHI, Servant/staff: Lee, Charles (chauffeur).

⁵⁹ Sagamore Hill Account Book, 1910 and 1916. Note that one account book covers 1910 and 1916 and the second account book covers 1912, 1913, and 1918 - 1940.

position by that time, which was confirmed by the 1915 census information that listed his occupation as chauffeur.⁶⁰

Through out his employment at Sagamore Hill Lee retained a respectful and affectionate relationship with the Roosevelt's. He described his employer as splendid and fatherly, and noted that both TR and Mrs. Roosevelt worried about their staff as though they were family.⁶¹ Though this may not have extended to all staff,⁶² it seems that Lee did have a special relationship with the Roosevelts and with Ethel Derby and her family (figs. 16 and 17).

Charles Lee served as the family's chauffeur until he retired in 1934. Even in retirement Lee would offer to drive Mrs. Roosevelt to her appointments. During his employment he and Clara remained at Gray Cottage, and upon his retirement he was granted free life tenancy there. Charles Lee died on March 4, 1936 and was remembered as a good friend to the Theodore Roosevelt family.⁶³

Clara Lee appeared to be employed intermittently by the Roosevelts. She was listed as a chamber maid in the 1910 census, but in 1915 was listed as doing "housework," which has been interpreted as meaning she was not working outside her own home, and in the 1920 census no occupation was listed.⁶⁴ However, the account books for Sagamore Hill included a column for "Clara" starting in 1916 and appearing consistently every year through 1927. The monthly expenses listed ranged from as little as 50 cents to a high of \$70.55. The account book suggests that Clara was doing small projects for Mrs. Roosevelt during this time, which based on later account entries and receipts probably included sewing projects. In 1926 Clara was paid a salary of \$50 per month from July though November and then returned to small projects. After 1927 the accounting included extra help sewing, and indicated that Clara was among those paid for the work.⁶⁵ This was consistent with receipts for payment to Clara Lee for various services through 1944,⁶⁶ and with other accounts that suggested that Clara served as Mrs. Roosevelt's personal maid for forty years.⁶⁷ During this time Clara Lee continued to live at Sagamore Hill in Gray Cottage, which was evident from bills for work at the building (see subsequent section "Nomenclature"). She stayed at Gray Cottage until her death in September 1947, and worked at least part-time for Mrs. Roosevelt during the later years.

Gray Cottage may have remained vacant after Clara Lee's death. The 1948 property appraisal indicated that someone employed by the estate was living there but by 1950 the building was vacant. It was later renovated in the 1950s and maintained as a leased residence by the TRA until the NPS rehabilitation in 1964. It has since been occupied as a residence by park staff (see subsequent section "Historic Use" and "Alterations").

⁶⁰ Naylor, Appendix 5, *Historic Resource Study*, p. 147.

⁶¹ Servant/staff: Lee, Charles (chauffeur).

⁶² Dalton, p. 111.

⁶³ Servant/staff: Lee, Charles (chauffeur). Charles Lee's headstone was engraved "A good friend to the Theodore Roosevelt family."

⁶⁴ Naylor, Appendix 5, *Historic Resource Study*, pp. 143-147.

⁶⁵ Sagamore Hill Account Books, 1889-1918 and 1912-1940.

⁶⁶ Folder 1, Box 14, Edith Kermit Roosevelt (Mrs. Theodore Roosevelt) Papers, OOM Archives, SAHI NHS.

⁶⁷ Servant/staff: Lee, Clara, Vertical files, OOM Archives, SAHI NHS.



Figure 16. Charles Lee with Richard Derby Jr. at Sagamore Hill, circa 1915.

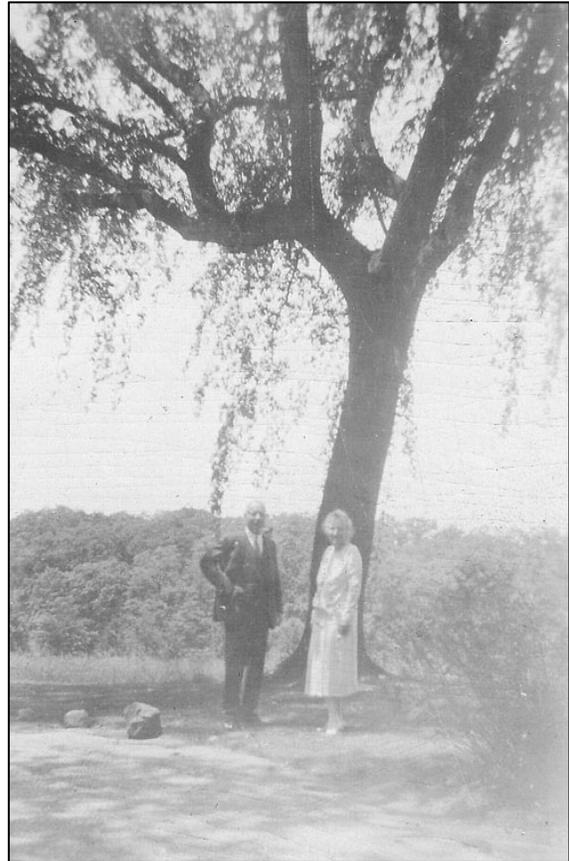


Figure 17. Charles Lee with Edith K. Roosevelt at Sagamore Hill, circa 1930.

CHRONOLOGY OF DEVELOPMENT AND USE

Original Appearance



Figure 18. Gray Cottage, south and east elevations, 1950. The photograph depicts Gray Cottage prior to alterations by the TRA in the early 1950s, and is the earliest known photograph of the building.

Introduction

Gray Cottage was not extensively documented when constructed or during the Roosevelt period. This was not unusual since the building was staff housing and was remotely located. The earliest known historic photograph was taken in 1950 for the Great American Insurance Company report prepared for Sagamore Hill (fig. 18). That photograph recorded portions of the south and east elevations of the historic structure. Another photograph taken in 1963 by the Historic American Buildings Survey (HABS) recorded the north and west elevations of Gray Cottage prior to NPS rehabilitation in 1964 (fig. 19). In addition to the historic photographs, HABS surveyed the building in December 1963, and prepared three pages of measured drawings of Gray Cottage in January 1964 (figs. 22, 23, and 24). Though this occurred after some renovations by the TRA the plans provide some information regarding the historic appearance. These documents, and descriptions of the building from appraisals, insurance reports, oral histories, and the 1964 *Historic Structures Report, Part I, The Gray Cottage*, by John A. Townsley and John B. Lukens, were helpful in determining the original

appearance of the building. In addition, paint analysis and physical evidence were used to better understand the original appearance of Gray Cottage.

The following descriptions make reference to some room, doorway, and window opening numbers that were assigned for the current project (figs. 43 and 44). The numbered drawings were based on the extant structure and are representative of the existing elements. The first and second story numbered plans are included in the “Current Physical Description.”

Exterior Elements



Figure 19. Gray Cottage, north and west elevations, 1963. The photograph depicts the original two-story, side-gabled structure with some alterations.

Design

Constructed in circa 1910, in its original configuration Gray Cottage was a rectangular two-story, side-gabled structure. It was symmetrically designed with two bays and a center entrance on the north façade elevation, and two bays on the east and west elevations. The south elevation also had two bays and may have had two entrance doorways (see subsequent section “Doorways”). Descriptions of Gray Cottage indicated that it was initially occupied by the Lee’s and the Amos’s suggesting that it was designed and built as a two-family house.⁶⁸

The design of the building was simple and conformed to the Colonial Revival-style examples of the period. In its simplicity and utilitarian form the design of Gray Cottage may have barrowed from the principles espoused by A.J. Downing for Victorian era cottage

⁶⁸ Naylor, [Appendix 5](#), *Historic Resource Study*, p. 143.

residences.⁶⁹ However, Gray Cottage had minimal ornamentation and a simple design that appeared to be more of a vernacular cottage with some Colonial Revival influence. Though no specific documentation was found regarding the construction of Gray Cottage, it was most likely designed by the builder.

Foundation

The 1950 insurance report description of Gray Cottage, and the 1963/64 HABS documentation indicated that the historic foundation materials were poured concrete. The physical evidence indicated that Gray Cottage was constructed with a poured concrete foundation that was described in the historic documents. The foundation and sections of the structural sill appeared to part of the same construction. The window openings in the north elevation of the foundation were consistent with the original construction and paint evidence suggested that the window opening elements were constructed at the time of the original structure. In addition the staircase and the doorways at the top of the staircase suggested that the building was originally constructed with a basement. The technology for poured concrete foundations was well established by 1910,⁷⁰ and the construction of the New Barn indicated that the Roosevelts were using concrete for the outbuildings at Sagamore Hill.⁷¹ The foundation was constructed with a concrete bulkhead with concrete steps on the east elevation, and two window openings on both the north and south elevations. The poured concrete foundation formed the rectangular footprint of Gray Cottage.

Walls

The exterior walls of Gray Cottage were sided with cove-edge drop siding, also known as novelty siding. The siding consisted of horizontal wooden boards with tongue-and-groove edges that allow the lower edge of each board to interlock with the top edge of the board below it.⁷² The top edge of the board was slightly coved so that the boards could be joined. Drop siding was introduced in the late-nineteenth century.⁷³ The 1950 exterior photograph indicated that the building had drop siding at that time, and the 1964 HABS drawings also noted the cladding as “cove-drop-siding.” The corners of the building were constructed with plain boards that extended to the cornice. Paint evidence confirmed that drop siding and plain corner boards were installed on Gray Cottage when it was originally constructed.

Drop siding was also used in the construction of the Tool Shed (aka. Carriage Shed) and Chicken House in the Sagamore Hill farm yard.⁷⁴ Both of those structures were built in the early-twentieth century and may have been constructed by the same builder who was contracted for Gray Cottage.

⁶⁹ Andrew Jackson Downing, *The Architecture of Country Houses* (New York: Dover Publications, Inc., 1969; originally published by D. Appleton Co., 1850) pp. 43 & 71.

⁷⁰ Halrey J. McKee. *Introduction to Early American Masonry Stone, Brick, Mortar, and Plaster* (Washington, D.C.: National Trust for Historic Preservation, 1973).

⁷¹ Lee, *The New Barn*, pp. 28 - 32.

⁷² Cyril M. Harris. *American Architecture an Illustrated Encyclopedia* (New York: W.W. Norton & Company, Inc., 1998) p. 104.

⁷³ *ibid.*

⁷⁴ Lee, *The Farm Buildings at Sagamore Hill, Draft HSR*, pp. 56 & 70.

Porches

Physical and documentary evidence indicated that Gray Cottage was constructed with a front porch, portions of which are extant. The earliest known documentation of the front porch was the HABS documentation from 1963/64. The 1963 photograph depicts an enclosed porch on the north elevation and the 1964 drawings document the same feature. The porch was also described in the 1950 insurance report as an attached shed.⁷⁵ Paint evidence indicated that elements of the porch had the same first paint layer as the exterior siding, which suggested that the porch was an original feature of Gray Cottage (see Appendix A, Gray Cottage Exterior Paint Analysis). Paint analysis further determined that the original porch was an open porch.

Based on paint evidence the original open porch was one-story high with a shed roof. The HABS documentation indicated that the porch was supported by wooden piers and had a wood floor. It was built with turned posts in the front corners, which paint analysis indicated were extant. A low balustrade extended along the east and west sides of the porch, portions of which were also extant. The shed roof was supported by exposed rafters and sheathed with tongue-and-groove beaded boards. The half-gables of the shed roof were constructed with spindle work similar to the balustrade below. Paint analysis determined that elements of the roof were extant including the tongue-and-groove sheathing and the half-gable spindles.

Paint evidence and the previously cited documentation also indicated that the front porch was enclosed during the historic period. The porch depicted in 1963/64 HABS documentation remains extant with minimal alterations since that period (see subsequent sections “Alterations” and “Current Physical Description”).

Both the 1950 insurance photograph and description indicated that there was an enclosed porch on the south elevation at that time (fig. 18). The porch was later removed by the TRA and no further documentation of the south porch exists. The south porch was probably constructed as an open porch and enclosed when the front porch was enclosed. However, there was no extant evidence of that porch to determine the original configuration.

Doorways

At the foundation level a bulkhead on the east elevation provided access to the basement. The upper corner of the bulkhead was depicted in the 1950 historic photograph and elements of the existing bulkhead appeared to be original. The original below ground elements of the bulkhead were constructed with poured concrete and appeared to be extant. The above ground section of bulkhead was probably similar to the extant bulkhead consisting of wooden sidewalls and wooden doors. The doorway from the bulkhead into the basement (D001) appeared to be an original opening, but the elements of the doorway have been altered since the original construction.

⁷⁵ Theodore Roosevelt Memorial Association, Sagamore Hill - Cove Neck - Oyster Bay, N.Y., “Chauffeur’s” Cottage, Item No. 11, Great American Insurance Co., June 1950, C.N. Hagar. SAHI NHS Archives, SAHI – 9800, TRA, Box 5, Folder 2, Administrative Records 1880 – 1978.

The north elevation entrance doorway (D102) was the primary entrance to Gray Cottage. The doorway was located in the center of the elevation and was framed with a wooden jamb and head. The doorway elements have been altered since the original construction, and there was not sufficient evidence to determine how the doorway elements would have originally appeared.

The insurance documents from 1950 indicated that there was a back entrance doorway to Gray Cottage. A single south elevation doorway was recorded in the 1964 HABS drawings. That doorway would have accessed the kitchen on the east side of the building. However, a description by John A. Townsley noted that the “rear door of the west apartment (was) sealed.”⁷⁶ This suggested there were originally two doorways on the south elevation, one for each of the apartments. The only physical evidence of the former south elevation west doorway was observed in the framing in the basement. In that case the tops of the floor joists were notched in the location where the doorway threshold would have been installed. The same types of notches were observed in the location of the former south elevation east doorway, which appeared to confirm that the notches were related to the doorway framing, and supported Townsley’s observations of the former rear door for the west apartment.

The HABS drawings depict the south elevation east doorway with plain board trim and wooden door with four glazed lights over a single panel. Some of those elements may have been original or were possibly replacement elements from the TRA renovations. Since the evidence of both doorways was removed it was not possible to determine the original configuration of the two doorways.

Window Openings

The window openings on Gray Cottage were symmetrically arranged on each elevation. The north and south elevations had two window openings on each upper story, as well as two window openings at the basement level. The east and west elevations were also constructed with two window openings on the first and second stories and a single attic window opening in each gable end. The window openings on the first and second stories were the same size and the gable window openings were smaller. The basement window openings were small, single sash openings (see subsequent section “Current Physical Description”).

The basement window openings were first documented by HABS in 1963/64. The window openings were framed with dimensional boards within the masonry foundation and had wooden sills. Paint evidence indicated that the extant wooden jambs and window sill were part of the historic window opening. The HABS documentation indicated that in 1963 the historic window openings had three-light, single sashes that were hinged at the top and opened in to the basement. Paint evidence indicated that the extant sashes were replaced by the TRA. The sashes were probably similar to the historic sashes but the physical and documentary evidence could not confirm that.

The earliest known documentation of the upper-story window openings is the 1950 historic photograph (fig. 18). That photograph depicts the window openings with double-hung, two-over-two sashes. The window openings including the attic windows had flat board casings,

⁷⁶ Townsley, John A., and John B. Lukens. *Historic Structures Report, Part I, The Gray Cottage*. (U.S. Department of the Interior, NPS, April 1964) p. 2.

beveled sills, and the head/lintel casings had beveled caps. The windows had removable wooden screens that were probably replaced with storm windows during the winter months. Each window openings had a pair of shutters, and each shutter had two louvered sections with a center bar for adjusting the louvers. The shutters were hung from pintles attached to the window casing and held in place with simple shutter fasteners or shutter dogs.

The 1950 photograph and the HABS documentation recorded historic elements of the Gray Cottage window openings. However, there was insufficient paint evidence to determine whether the extant window opening casings on the main block were part of the historic building fabric (see Appendix A, Gray Cottage Exterior Paint Analysis). The extant window opening elements appeared to be similar to those depicted in the historic photographs of Gray Cottage and may be historic elements.

Roofs and Related Elements

The 1950 insurance report documented that Gray Cottage had a wood shingle roof at that time, which indicated that wood shingles were the historic roofing material. Given the period of construction it seemed likely that the roof was originally covered with wood shingles. This was supported by the physical evidence of the extant roof sheathing that constructed with 2 inch wide by 1 inch thick boards set 5½ inches apart, and arranged in a skip-sheathing pattern. The nails securing the sheathing indicated that it was part of the historic structure. There was further nail evidence of the earlier wood shingle roof on a section of the historic sheathing. Though not evident in the historic documentation, the ridge of the roof was probably constructed with wood shingles in a woven pattern.

Historic documentation of the building depicted that the cornice of the roof was constructed with a flat soffit, a flat fascia, and a molded crown. The crown molding consisted of a narrow cove molding below a wide cyma-recta molding with a drip edge above that. The cornice elements continued along the east and west gable rakes, and the gable ends were constructed with cornice returns. Paint samples taken from the cornice elements included paint layers that corresponded with the earliest paint layers on the building indicating that some extant elements were part of the historic building fabric. That evidence confirmed that some of the elements depicted in the historic photographs and drawings were also part of the historic structure.

The 1950 historic photograph and 1963/64 HABS documentation recorded half-round gutters, and round downspouts on the north and south elevations of Gray Cottage. The historic documents helped determine that these were historic elements. Similar gutters and downspouts were probably used in the construction of the building.

The 1950 insurance documentation described and recorded that historically the building had two brick chimneys; one on the east side of the building and one on the west side. Both chimneys were constructed on the inside of the respective elevations and pierced the south slope of the roof. The 1950 historic photograph depicted that the west chimney was corbelled at the top of the stack. Presumably the east chimney was constructed in a similar manner. The description in the insurance report noted that one chimney started at the basement level, and one extended from the first-story floor. The physical evidence indicated that the west chimney extended to the basement. This was evident from the framing for a chimney bay in the first-story floor joists, and an extant brick chimney base in the basement

floor. The west chimney had been removed by the TRA prior 1963. The HABS documentation and the extant physical evidence indicated that the east chimney stack was corbelled at the attic level to clear the attic window openings. The west chimney was probably constructed in a similar manner, and extended through the south slope of the roof. The documentary evidence and the physical evidence in the framing of the first-story and attic clearly indicated that both chimneys were part of the historic structure, and were most likely part of the original building.

Interior Elements

Introduction

The earliest documentation of the interior of Gray Cottage was the 1963/64 HABS drawings (figs. 22, 23, and 24). Though these drawings were prepared after some alterations by the TRA, it was possible to discern from the plans and from descriptions of the building what the original layout may have been. Certain features of the interior configuration were conjectured based on the use of the building and the descriptions in the 1964 HSR.

Descriptions of Gray Cottage from oral histories of Sagamore Hill suggested that it was initially built as a two family house for the Lee's and the Amos's. The most likely arrangement for two apartments in Gray Cottage would have been one apartment on the east side of the building, and one apartment on the west side. The center staircase would have separated the two apartments. The staircase and center hallways on the first and second stories would have been shared spaces. Aspects of this arrangement were confirmed by the HABS drawings, and the description of interior alterations by John Townsley and John Lukens (see subsequent section "Alterations"). Other plan details and elements of the two-family cottage were conjectural based on documentation and physical evidence.

Plan

Basement

The basement at Gray Cottage was originally constructed as a single room with window openings on the north and south elevations and a bulkhead entrance on the east elevation. The basement had a center staircase starting near the north elevation, which was an open-stringer staircase that ascended to a first-story landing. At the landing were two doorways (D109 and D109a), one leading to each of the apartments.

First Story

Historical accounts and some physical evidence suggested that the first story of Gray Cottage was configured for two apartments. The front doorway (D102) opened into a small foyer that had a doorway on the east wall (D105), and one on the west wall leading to the respective apartments. The foyer also had access to the center staircase that ascended to the second-story hallway.

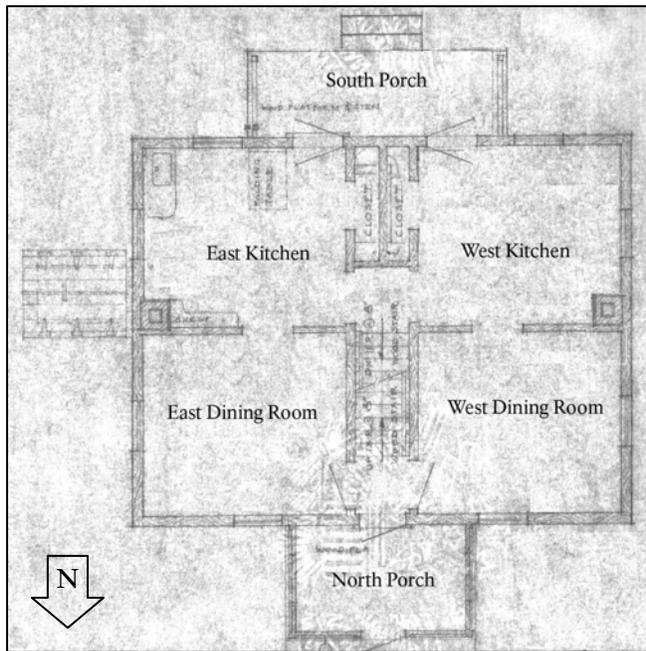


Figure 20. Gray Cottage, conjectural historic plan of first story.

The east side of the first story had two rooms that were described in the 1950 insurance report and documented in 1963/64 drawings (fig. 24). The same documents indicated that the historic use of the two rooms was as a dining room in the northeast room and a kitchen in the southeast room. It was conjectured that the historic use of the rooms as described in 1950 had not changed significantly from the original construction of the separate apartments. The northeast room was possibly used as both a dining room and sitting room when there were two separate apartments in Gray Cottage.

Since Gray Cottage was constructed for two families, it was conjectured that the west side of the first story was configured like the east side (fig. 20). However, the west side of the building was altered during the historic period, and the original

room plan was not known. The apartment was probably arranged with two rooms that included a kitchen and a dining/sitting room similar to the east apartment. The conjectural arrangement of the west apartment was supported by John Townsley's description that there had been a kitchen pantry for the west apartment (see subsequent section "Alterations"). In addition, the presence of a doorway to the basement staircase from the both the east (D109) and west (D109a) sides of the building suggested that there were separate apartments, both requiring access to the basement staircase.

Second Story

The second story of Gray Cottage was accessed via the center staircase. This was an enclosed-stringer staircase that led from the foyer to the second-story hallway. The 1964 descriptions noted that it was a steep staircase enclosed by plain plaster walls. At the top of the staircase there were doorways to the east side bedrooms (D201) and the west side rooms (D204). The extant doorway trim indicated that these were both historic doorways. NPS Architect John Lukens's description of the second story indicated that both sides of the building originally had two bedrooms. He indicated that on the east side the partition wall had been removed to create one large room.⁷⁷ It was presumed that he found evidence of the earlier partition. The HABS drawings indicated that there was a closet in the southwest corner of the southeast room, and a shared closet in the northwest corner of the northeast room.

⁷⁷ John B. Lukens. *Historic Structures Report, Part I, Architectural Data Section, The Grey Cottage* (U.S. Department of the Interior, NPS, NER April 3, 1964) p. 2.

According to Lukens's description of the second story, the west side of the building retained the original two rooms with the addition of a bathroom in the southeast corner of the southwest room (fig. 21). The bathroom and associated partitions were added during the historic period, and were recorded in the 1950 and 1963 documents. The extant physical evidence indicated that the original layout of the west side rooms included a closet doorway in the northeast corner that accessed a common closet (D205). It was conjectured that the east and west sides of the second story had a similar plan when first constructed, which was supported by Lukens's observations. However, the configuration of the living space on the second story was not documented prior to 1950.

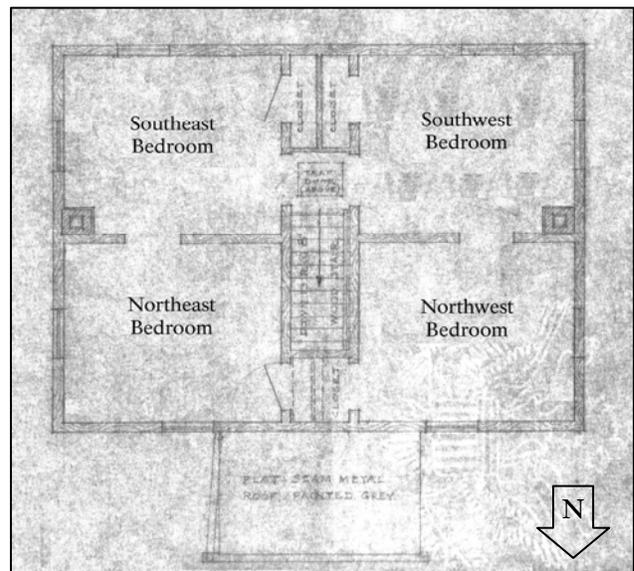


Figure 21. Gray Cottage, conjectural historic plan of second story, depicting a common hallway and staircase with separate bedrooms.

Floors

The basement floors were unfinished concrete slab.

The current investigation found at least two layers of resilient flooring beneath the current wall-to-wall carpet on the first story. Gray Cottage was probably constructed with wood floors as indicated by the 1950 insurance report, which mentions the wood floor on the first story. The subfloor for the first story was evident in the basement ceiling, and was constructed with 3½ inch wide tongue-and-groove boards running east-west. That was possibly the original floor for the first story or the subfloor. A similar floor was probably installed on the second story. However, further evidence of the original wood flooring was covered by the addition of layers of resilient floor and adhesives by the TRA and the NPS (see subsequent section “Alterations”).

The attic floor was constructed with 9 inch wide ship-lap planks running east-west, which remain extant. Access from the second story to the attic was historically provided by a hatchway cut into the attic floor. The former hatchway was evident from a patch in the attic floor, and was recorded in the HABS drawings. The hatch was part of the historic structure, and was probably installed during the construction of the building.

Walls and Ceilings

The period of construction and documentary evidence suggested that the upper stories of Gray Cottage were constructed with lath and plaster interior walls and ceilings. These materials were typical of the period construction, and were referred to in the specifications for the 1964 rehabilitation of Gray Cottage. Most of the wall and ceiling materials were altered, but some physical evidence of the original lath and plaster materials was extant in

Room 102, and in the staircase to the attic (see subsequent section “Current Physical Description”).

The basement and attic walls and ceilings were unfinished. In the basement the walls were formed by the concrete foundation, and the ceiling was open to the first-story floor joists and subfloor. The attic walls and ceiling were open to the framing of the building. Later alterations did not significantly change the wall and ceiling elements in the basement and attic.

Doorways

In the basement the doorway that led to the bulkhead was on the east elevation. The HABS drawings indicated that in 1963 the opening from the basement to the bulkhead had no doorway or framing for a doorway. However, alterations to the historic opening, including the extension of the east chimney to the basement floor and the later addition of a doorway, obscured evidence of the original opening.

Based on the documentary evidence and descriptions of the building, Gray Cottage was constructed with three entry doorways on the first story; one on the north elevation and two on the south elevation. The north doorway was extant, but the interior trim was replaced.

The first-story foyer had interior doorways that led to the east and west sides of the building. As previously described, there were two doorways accessing the basement staircase (D109 and D109a). Doorways were also constructed between the kitchen and dining room, which was documented on the east side of the building in the HABS drawings. The HABS drawings also documented that the east kitchen had a pantry with a doorway. John Townsley’s description of Gray Cottage suggested that the pantry was duplicated in the west kitchen.

Documentary and physical evidence indicated that the second story had doorways leading from a small hallway at the top of the staircase to the east (D201) and west (D204) sides of the building. The physical evidence also indicated that the former northwest bedroom had a closet doorway (D205), and the HABS drawings indicated that the northeast bedroom had a corresponding closet doorway. The southeast bedroom had a doorway to the southwest closet. The former southwest bedroom may have had a corresponding closet doorway that was altered when the bathroom was installed during the historic period.

The physical evidence indicated that the interior doorways on the first and second stories were historically trimmed with plain board casings with rectangular plinth blocks at the base of the side casings. This trim was evident on some of the historic doorways including the closed off doorway from the west side apartment to the basement staircase (D109a). Though most of the interior paint surfaces were stripped during a lead abatement project, some paint evidence was found on D109a. Review of paint samples from D109a trim indicated that the first treatment was a resinous finish that was probably shellac (see Appendix A, Gray Cottage Exterior Paint Analysis).

Window Openings

The basement window openings on the north and south elevations were constructed without interior trim.

With the exception of W103, the extant window openings on the upper stories of the main block of Gray Cottage were representative of the original openings. Though the location of the window openings has not been altered, paint evidence was either removed from the interior window casings or the casings were replaced during rehabilitation of Gray Cottage. The window openings on both the first and second stories were probably trimmed with plain boards in a similar manner as the doorways. Physical evidence suggested that the attic window openings were constructed without interior trim elements.

Utilities

Gray Cottage was constructed with two brick chimneys suggesting that there were two cooking stoves on the first story; one in each kitchen. The stoves probably doubled as the original heat sources for each apartment. The 1950 insurance report documented that there was a coal stove in the kitchen, which was apparently the historic stove. The report also noted that there were air vents to the second story that supplied the heat to that level. It was not known if there were additional sources of heat when the building was first occupied.

Since electricity was not introduced at Sagamore Hill until circa 1916,⁷⁸ Gray Cottage was probably lighted by kerosene lamps when it was originally constructed. The use of lamps was apparently common in the main house⁷⁹ and would have most likely been used for lighting Gray Cottage. There was no evidence that Gray Cottage was ever lighted with gas fixtures. Based on the 1950 description, electricity was introduced to the building during the historic period (see “Alterations”).

The 1950 insurance report documented that there was a “privy at (the) chauffeur’s cottage.”⁸⁰ The presence of the privy suggested that Gray Cottage was originally constructed without a bathroom. However, by 1950 a bathroom had been added to the second story of Gray Cottage. The HABS plans showed that the west bathroom partition wall intersected part of a window opening (W209) confirming that the bathroom was an added room.

⁷⁸ Robert Gillespie, Jr. interview, July 17, 1973; confirmed by interview with electrician, Harry Whaley, by Paul Okay. Oral History Transcripts, OOM Archives, SAHI NHS.

⁷⁹ Carden and Crisson, p. 79.

⁸⁰ Theodore Roosevelt Memorial Association, Sagamore Hill - Cove Neck - Oyster Bay, N.Y., Item No. 12, Privy at Chauffeur’s Cottage, Great American Insurance Co., June 1950, C.N. Hagar. Folder 2, Box 5, TRA Administrative Records 1880 – 1978, SAHI – 9800, OOM Archives, SAHI NHS.

Related Structures

The privy for Gray Cottage was constructed down a slope south of the building. Extant physical evidence indicated that it was constructed with a poured concrete foundation that measured 6 feet wide by 8 feet long. The 1950 insurance report located the privy where the extant foundation was found. However, the insurance documents noted that it was a “3'x5'x6' frame building,”⁸¹ indicating that it was 6-foot high wood-framed building. The difference between the foundation measurements and the size of the privy documented by the report could not be explained. No other foundations were found in the vicinity. By the time of the insurance report in 1950 the privy was no longer in use, and currently only the foundation remains.

The HABS documentation recorded an “Old Dry Well” east of Gray Cottage, but did not provide other details of that structure. The 1964 specifications for rehabilitating Gray Cottage did reference the existing dry well, noting that all storm-water drainage should be connected to the dry well. The current investigation found a drainage pipe east of the building that probably connects to the dry well, but the well itself was not unearthed.

⁸¹ *ibid.*

Historic Use

Gray Cottage was historically used as a residence and has continued in that use through the present. The use of Gray Cottage as a two-family residence was documented by the 1910 census information, as well as oral histories of Sagamore Hill. The Lee's and the Amos's lived together in the building until 1913 when James Amos took a job with the Burns International Detective Agency, and he and his wife Annie moved to Brooklyn.⁸² After the Amos's departure the Lee's continued to occupy Gray Cottage.

The 1915 census indicated that after the Amos's had left Gray Cottage Howard Brooks was a "lodger" at the building. Brooks was listed as "2nd man" and apparently filled a vacant servant position after James Amos left. It seemed likely that Amos's job as "head man" or valet may have been taken by another servant leaving an opening for Brooks as "2nd man." While Howard Brooks was sharing Gray Cottage with the Lee's it was probably kept as a two-family house.

Howard Brooks had moved from Gray Cottage before the 1920 census and the Lee's remained as the only residents of the building. It was probably during this period that the house was converted to a single-family home as recalled in an interview with Mrs. Wildt (see subsequent section "Alterations").⁸³ One reference to work at Gray Cottage during this period was found in Mrs. Roosevelt's account book. In January 1924 under the category of "Rep(air)s Sag(amore)" was an entry for \$345.00 for "Lee's House."⁸⁴ That may have represented the conversion of the building to a single family and/or some major repair work at Gray Cottage. The documentation indicated that Charles and Clara Lee continued to live at Gray Cottage and make it their home while they were employed at Sagamore Hill and even after that. After Charles died in 1936 Clara remained employed by Mrs. Roosevelt. Clara Lee lived at Gray Cottage until she died in 1947.

The 1948 real estate appraisal of Sagamore Hill by E.E. Patterson described Gray Cottage as an old cottage noting that it was occupied by one of the men employed at the estate.⁸⁵ However, in the 1950 insurance report Gray Cottage was listed as vacant. After the TRA acquired the estate and established a museum in the Main house, Gray Cottage was maintained as a residence. Whether the building was occupied between 1950 and 1956 could not be determined from the files reviewed. The TRA did make improvements to Gray Cottage in 1956 and perhaps the building was not considered habitable until those changes were accomplished. The TRA records indicated that Gray Cottage was leased to Henry Townsend and his wife in 1956 and that the lease was renewed in 1959 through January 1, 1963.⁸⁶ Since the Townsends shared some responsibility for the security of the Main house, it

⁸² Naylor, Appendix 5, *Historic Resource Study*, p. 143.

⁸³ *Ibid.* Mrs. Wildt was the daughter of caretaker Robert Gillespie who worked at Sagamore Hill from 1914 through 1943.

⁸⁴ January 1924, Sagamore Hill Account Book, 1912 - 1940 (gap 1914-1918), Box 20, Edith Kermit Roosevelt (Mrs. Theodore Roosevelt) Papers, SAHI NHS Archives.

⁸⁵ *Appraisal of Property, Situated at Cove Neck, Town of Oyster Bay, Nassau County, N.Y., Estate of Theodore Roosevelt, Sr., E. E. Patterson Appraiser* (E.E. Patterson Appraisal) TRA, HSC, SAHI - 9800, Box 8, Folder 5, Cruikshank, William M., 1948 - 1953.

⁸⁶ Minutes of the Executive Committee Meeting of the Sagamore Hill Committee, Jan. 12, 1956 and March 12, 1959. TRA, HSC, SAHI - 9800, Box 9, Folder 9, Executive Committee Minutes 1952-1961.

was presumed that they resided at Gray Cottage until the site was donated to the National Park Service.

Since the establishment of Sagamore Hill National Historic Site, Gray Cottage has been used as housing for Park staff. The building was rehabilitated and added on to in 1964 and has been maintained by the Park since then (see subsequent section “Alterations”). Gray Cottage is currently occupied by the Park Superintendent.

Nomenclature

According to the conversations with Ethel Derby, the Roosevelts had no special name for Gray Cottage.⁸⁷ In the previously cited entry from the estate account books the building was noted as “Lee’s House.” The records for the estate from the 1940s included documents that referred to work at the “chauffeur’s cottage,” which was presumably Gray Cottage since it had been occupied by chauffeur Charles Lee. A bill from 1941 differentiated between work at the “Superintendent’s cottage” and the “chauffeur’s cottage.” There were also references to work at “Mrs. Lee’s cottage” in 1943 and 1944 records, and one 1943 bill included work at both the “chauffeur’s cottage” and “Mrs. Lee’s cottage.”⁸⁸ Charles Lee was deceased by then and the bill may have been referencing another building occupied by Mrs. Roosevelt’s chauffeur. However, the insurance records from 1950 list Gray Cottage as the chauffeur’s cottage, confirming the building’s historic designation. The building was also referred to as the former chauffeur’s cottage in the early TRA records that were reviewed for this report. The documentation appeared to confirm that Gray Cottage was commonly referred to as the chauffeur’s cottage during the historic period.

The first reference to “Gray Cottage” was found in the 1959 TRA Executive Committee meeting notes that discussed the lease of the building. It was later referred to as “The Grey Cottage” in the 1963/64 HABS documentation. That name may have been given the building by the TRA, but it appeared more likely that it was an NPS designation. “The Grey Cottage” and “Gray Cottage” have apparently been used interchangeably by the NPS. Even within the same report Mr. Townsley refers to the building as “The Gray Cottage” and Mr. Lukens calls it “The Grey Cottage.”⁸⁹ More recent NPS documents including the current GMP refer to the building as “Gray Cottage.” Since the extant structure includes alterations by the NPS, the most recent designation of the building as Gray Cottage was considered to be the most appropriate.

⁸⁷ Servant/staff: Lee, Charles (chauffeur).

⁸⁸ Folder 8, Box 13, Edith Kermit Roosevelt (Mrs. Theodore Roosevelt) Papers, SAHI NHS Archives.

⁸⁹ John A. Townsley. *Historic Structures Report, Part I, The Gray Cottage* and John B. Lukens. *Historic Structures Report, Part I, Architectural Data Section, The Grey Cottage* (U.S. Department of the Interior, NPS, April 1964).

Alterations

*Changes During the Roosevelt Period, 1910 through 1950*⁹⁰

One of the earliest alterations to Gray Cottage was enclosing the front porch. The east and west elevations of the porch were enclosed with tongue-and-groove boards. However, there were two types of boards. The lower boards were installed to the top of the porch balustrade and were beaded. The upper boards were plain tongue-and-groove boards extended from the balustrade to the shed roof. Based on the paint samples it was not possible to determine whether the lower boards were installed at an earlier date but that seemed likely. The front of the porch was enclosed with plain tongue-and-groove boards with an applied rail about half way up the wall. Paint analysis indicated that the sides and the front of the porch were enclosed in circa 1920. This was evident from the gray paint layers on the porch siding that matched the third paint layer on other porch elements (Appendix A, Exterior Paint Analysis).

Enclosing the front porch appeared to be the most significant exterior change during the historic period. The 1950 insurance photograph indicated that the back porch was also enclosed (fig. 18). That was evident from the presence of shutter hardware but the absence of the shutter on the first-story window opening (W104). The alterations to the back porch may have coincided with the work on the front porch. Paint evidence indicated that Gray Cottage was routinely painted on a schedule that probably coincided with the painting of other buildings on site (Appendix A, Exterior Paint Analysis). The physical evidence suggested that there were no other significant alterations to the exterior of Gray Cottage during the Roosevelt period.

The documentation suggested that Gray Cottage was constructed as a two-family residence in circa 1910. The account of Mrs. Wildt was the first reference to any significant changes to the building. Her recollection was that Gray Cottage was changed from a two-family to a single-family home, but no date was given. Since, her family was at Sagamore Hill beginning in 1914, the changes must have occurred after that. Given that Howard Brooks was living at Gray Cottage with the Lee's in 1915 but not in 1920, it seemed likely that the alteration of Gray Cottage from a two-family to a single-family home occurred after circa 1920. The January 1924 entry in Mrs. Roosevelt's account book probably represented some, if not all, of the expense of converting the building to a single family.

The alteration of the first story into a single-family unit included eliminating the west side kitchen, dining room, and the partition separating them to create a larger living room. John Townsley also indicated that the pantry on the west side of the building was partitioned off and the east kitchen pantry was expanded to include the former west pantry. The alterations may have also included closing off the west side south doorway and D109a, but the paint evidence suggested that this was not done until the 1950s. After those changes the first-story plan was suitable for a single-family cottage residence.

⁹⁰ Though Edith Kermit Roosevelt died in 1948 the estate was not deeded from the family to the RMA until 1950. Therefore the Roosevelt period extended to 1950. It was presumed that no major alterations were made to Gray Cottage between 1948 and 1950.

The plan of the first story as a single-family residence was documented by the HABS drawings (fig. 22). The 1950 insurance description provided documentation of the building during the historic period and described a single-family home.⁹¹

PROPERTY: "Chauffeur's" Cottage

ITEM NO. 11

OCCUPANCY: Now vacant. Difficult to picture any future use for the dwelling.

DESCRIPTION: A two story, attic and basement wood shingle roof frame dwelling located on the edge of woods about 500 feet east of the main garage. About 27 feet by 21 feet with small attached shed on front and rear. Three bedrooms and toilet on second, usual living room, dining room and coal stove kitchen on 1st. Two brick chimneys, one starting on ground and the second resting on wood first floor. BX wiring. Oil heater on first with air vents through second floor. Fair condition. Two-2½ gallon soda acid fire extinguishers recharged April 29, 1950. No public protection.

PREVIOUS FIRE INSURANCE AND RATE: \$7,000 on building. Rate is minimum.

ESTIMATED 100% VALUE (JUNE 1950): Replacement value of \$8,950 (49¢ a cubic foot) Sound value of \$4,500 with 25% depreciation plus 25% obsolescence.

SUGGESTIONS:

1. Keep the weeds and grass cut for a distance of at least 50 feet around the dwelling.

The insurance report described the first story with a living room, dining room, and kitchen indicating that these were existing rooms. This confirmed that the rooms were part of the historic plan after the alteration of Gray Cottage to a single-family residence.

John Townsley, Park Management Assistant, also described the interior alterations. Certain features of the conjectured two-family house plan were based on his description.

The first floor of the west apartment has been converted into a living room running the entire width of the building. A bathroom was installed on the second floor in a portion of the rear bedroom of the west apartment. The original back porch has been removed and the rear door of the west apartment sealed. Two openings to accommodate air conditioning units have been placed in exterior building walls. The front porch has been completely enclosed. The pantry of the west apartment has been deleted to make a deeper pantry in the present kitchen. In addition, the door from the west apartment leading to the basement stairwell has been closed off.⁹²

Mr. Townsley suggested that most of these changes were made by the TRA in the mid-1950s but the insurance report indicated that some alterations occurred prior to 1950 during the historic period.

⁹¹ "Chauffeur's" Cottage, Item No. 11, Great American Insurance Co., June 1950. Excerpt from document located at OOM Archives, SAHI NHS.

⁹² John A. Townsley. *Historic Structures Report, Part I, The Gray Cottage* (U.S. Department of the Interior, NPS, April 1964) p. 2.

The initial alterations to a single-family home may not have included changes to the second-story. However the insurance documents also indicated that some of those alterations were completed before 1950. The documentation indicated that the second story had three bedrooms and a bathroom. The addition of the bathroom altered the former southwest bedroom into a common hallway and storage area. The HABS plans depicted that the bathroom was added in the southeast corner of the former bedroom. The west partition of the bathroom intersected the east side of W209. The 1950 description indicated that the addition of the bathroom was the only significant change to the second story during this period. Therefore the historic second-story plan prior to 1950 appeared to include two bedrooms on the east side and one bedroom, a bathroom, and common hallway on the west side of the second story.

The previously cited January 1924 repairs to Lee's house may have included the addition of plumbing to the building. The records for Sagamore Hill indicated that some plumbing work was done at Gray Cottage in 1940.⁹³ The implication of that bill was that the bathroom was installed before 1940. In the materials reviewed there was no other specific documentation of when the bathroom was installed. Later alterations by the NPS removed any evidence of the bathroom, which made it difficult to date that alteration. Therefore the most reliable documentation was the account book entry, which suggested that the bathroom was probably added in the 1924.

The HABS drawings depicted that the bathroom had a toilet, sink, and bathtub, but it was not known whether these were representative of the earliest fixtures or changes by the TRA. When the bathroom was installed a soil pipe was installed along the south wall of the living room (Room 107) extending to the basement. The exposed pipe was boxed-in presumably soon after it was installed.

Alterations that were difficult to date were the closing off of the west side south doorway and D109a but that work was probably done by the TRA after 1950 (see subsequent section "Improvements by the TRA, 1950 to 1963"). Other changes that occurred before 1950 included the installation of BX wiring and the addition of an oil heater on the first story. The wiring may have been installed soon after power was brought to Sagamore Hill in circa 1916-17.⁹⁴ It seemed most likely that it was added when some of the other alterations were done in the 1920s. It was not known when the oil heater was installed but again it may have coincided with the alteration of the building to a single-family residence.

The records for the estate indicated that Gray Cottage was regularly maintained during the 1940s. There were no records of significant alterations or repairs during that period. Routine maintenance included chimney sweeping, furnace repairs, and plumbing repairs.⁹⁵

The most reliable documentation of Gray Cottage during the historic period was the 1950 insurance description and the 1963/64 HABS documentation. The insurance report provides a description of the building during the historic period and the HABS drawings show the building after some minor changes by the TRA.

⁹³ Folder 7, Box 11, Edith Kermit Roosevelt (Mrs. Theodore Roosevelt) Papers, OOM Archives, SAHI NHS.

⁹⁴ Robert Gillespie, Jr. interview, July 17, 1973. Oral History Transcripts, OOM Archives, SAHI NHS.

⁹⁵ Boxes 11 - 14, Edith Kermit Roosevelt Papers, OOM Archives, SAHI NHS.

Alterations by the TRA, 1950 to 1963

The insurance report noted that Gray Cottage was vacant in June 1950 when the TRA acquired Sagamore Hill. The TRA records reviewed did not indicate whether the building was occupied in the early 1950s. The insurance report documented that Gray Cottage was in fair condition and stated that it was “difficult to picture any future use for the dwelling.” However, the fate of Gray Cottage was not sealed by this notation and the building was eventually rehabilitated by the TRA.

The TRA’s priority appeared to be getting Sagamore Hill open as a museum and they may have deferred work on Gray Cottage. The meeting minutes reviewed documented that the TRA decided to spend \$5,000 on the rehabilitation of the building in 1956.⁹⁶ Upon completion of the renovations Gray Cottage was leased to Mr. and Mrs. Henry Townsend who as a stipulation of their lease would make \$500 worth of improvements to the building on an annual basis. Townsend’s lease was renewed in 1959 and extended through January 1, 1963 under the same terms.⁹⁷ The new lease also stated that an alarm system would be installed from the Theodore Roosevelt House to Gray Cottage and that the Townsends would be expected to respond to emergencies.

The alterations to Gray Cottage during that period did not appear to be extensive. The HABS documentation was completed before the NPS alterations and the HSR by Townsley and Lukens provided some insight into early alterations. Based on those documents it was possible to determine some of the changes that were made by the TRA. The alterations by the TRA most likely occurred in 1956 during the initial rehabilitation. Mr. Townsend probably made other changes but the annual expenditure was low enough that those would have been minor alterations.

The exterior of the building was not significantly altered. The TRA may have removed the south elevation entry doorway to the west side of the building at this time. The HABS drawings do show that the south porch depicted in the 1950 photograph was replaced with an open porch with hand rails and a shed roof. The west chimney was removed and the wood shingle roof was covered with asphalt shingles. A tool storage shed with a shed roof was attached to the east elevation. The shed was sided with cove-edge drop siding and had two wooden doors on the east elevation. These exterior changes did not significantly alter the appearance of Gray Cottage.

The TRA also made some alterations to the window openings. The most significant of those changes was the east elevation kitchen window opening (W103). The window opening was moved south of the historic opening and the new opening was shorter. The historic double-hung, two-over-two sashes were replaced with one-over-one sashes and the exterior shutters were removed. The arrangement of the historic window opening was evident in the 1950 photograph. The extant physical evidence confirmed the location of the historic kitchen window opening where the siding was patched with misaligned drop siding. The other

⁹⁶ Minutes of the Executive Committee Meeting of the Sagamore Hill Committee, Jan. 12, 1956. TRA, HSC, SAHI – 9800, Box 9, Folder 9, Executive Committee Minutes 1952-1961.

⁹⁷ Contract with Mr. & Mrs. Henry Townsend, March 27, 1959. TRA, HSC, SAHI – 9800, Box 6, Folder 26.

evident window opening alteration was in the east attic window opening (W301). The nailer under the window sill in W301 was inscribed with “7/1956 S. Taylor, Bayville.” This was evidently written when Gray Cottage was rehabilitated in 1956 and suggested that there were alterations to that window opening and perhaps others. W302 is the only other window opening with elements that date to that period. Both W301 and W302 were constructed with the same materials, which the physical evidence suggested dated from the TRA alterations (see subsequent section “Current Physical Description, Window Openings”). Paint evidence indicated that the basement sashes were replaced during the TRA period, which probably coincided with the 1956 rehabilitation. Other changes to the window openings included the addition of combination aluminum storm windows to all windows.

As with the exterior, the interior changes by the TRA did not appear to be extensive. The 1950 insurance report described three rooms on both the first and second stories with a bathroom on the second story, which were represented in the 1963/64 HABS plans.

As previously described, the south elevation west doorway may have been closed off during the TRA rehabilitation and D109a may have been eliminated at the time. It was presumed that Mr. Townsley had observed some evidence of these changes. However, most of that evidence was removed by later alterations and could not be confirmed during the current investigation. Extant evidence did provide proof that D109a was closed before the 1963 HABS documentation and the paint evidence suggested that this was done by the TRA in 1956. As previously described, there was some physical evidence of the former south elevation west doorway observed in the framing in the basement (see previous section “Original Appearance”). The doorway was probably closed off by the TRA in the 1950s as noted by Mr. Townsley.

Comparison of the 1950 insurance report and the HABS drawings suggested that the second story was also altered by the TRA. The HABS plans recorded two bedrooms, a bathroom, and a common hallway. This suggested that the layout had changed from the 1950 description of three bedrooms to the 1963 plan of two bedrooms. According to John Lukens observations the center partition was removed on the east side of the building to create a large bedroom. The extant evidence of that partition was the east-west beam along the ceiling that may be a remnant of the partition framing. That alteration created two bedrooms with access to the bathroom via the common hallway as shown in the HABS plan.

The insurance record noted that one chimney extended to the basement and one rested on the first-story floor. As previously described, the physical evidence indicated that the west chimney that was removed by the TRA had extended to the basement. The TRA retained the east chimney, and extended it down to the basement floor. In doing so they blocked off a corner of the bulkhead staircase and altered that doorway (D001). The alteration of the east chimney was also evident from the absence of framing at the first-story floor joists for the chimney bay. The existing chimney was simply cut through the first-story floor boards and not framed. The evidence of the two chimneys suggested that the west chimney had originally extended to the basement and the east chimney stopped at the first story as described in the insurance report. The east chimney was used for a new heating system installed by the TRA and was lined with a terra-cotta flue.

The renovation of Gray Cottage by the TRA included adding baseboard fin-tube radiators to the first and second-story rooms. The baseboard radiators were generally installed along the exterior walls and in most cases were extant. The heating component was a copper tube with

metal fins that was covered with metal panels (see subsequent section “Current Physical Description,” fig. 56). The front panel of each section had a bead at the bottom edge, a flat section with a bead, and a coved section with a bead at the top edge. The top cover of the baseboard radiator was slanted with coved profile, a bead on the front lip, and a bead along the top edge. The sections of baseboard were connected with narrow pieces of panel that are screwed to the longer panels. The radiators were connected to an oil-fired hot-water furnace that was installed in the basement. The furnace was vented through the east chimney and an oil tank was installed along the south wall of the basement. When the baseboard heat was installed the air vents from the first story to the second story were covered over.

The electrical system was most likely upgraded at the same time. The BX wiring noted in the 1950 insurance report may have been augmented by the TRA. The HABS drawings indicated that building was well equipped with overhead lights and wall sockets.

The TRA apparently made some aesthetic improvements including the installation of vinyl tile flooring throughout the first and second stories as noted on the HABS plans. Alterations to the kitchen at the time included the addition of a stove and range hood that was vented through the east wall where the former window opening had been. Paint evidence suggested that some interior elements were painted during the TRA period. That work was probably done during the 1956 rehabilitation and may have been continued by Henry Townsend as part of his annual expenditure.

The description of the building in 1950 does not vary significantly from the building depicted in the 1963/64 HABS plans. Thus it seemed likely that the floor plans depicted in the HABS drawings were similar to the historic layout after the earlier alteration of Gray Cottage from a two family to a single-family residence. The HABS drawings and photograph documented the existing building when the NPS established Sagamore Hill NHS.

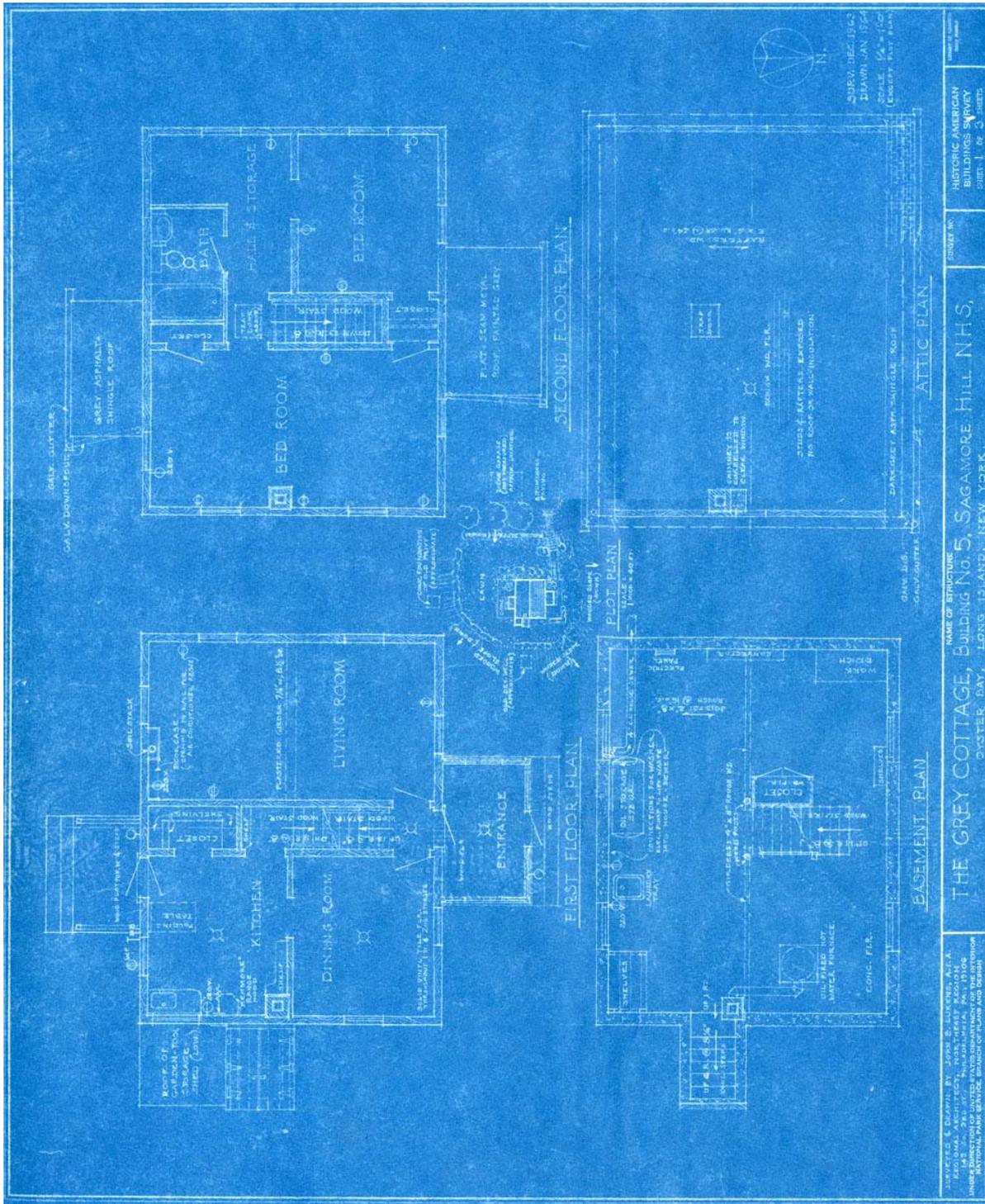


Figure 22. The Grey Cottage, Building No. 5, Sagamore Hill NHS, Historic American Buildings Survey, Sheet 1 of 3 sheets. Reproduced from full-size blue print, not to scale.

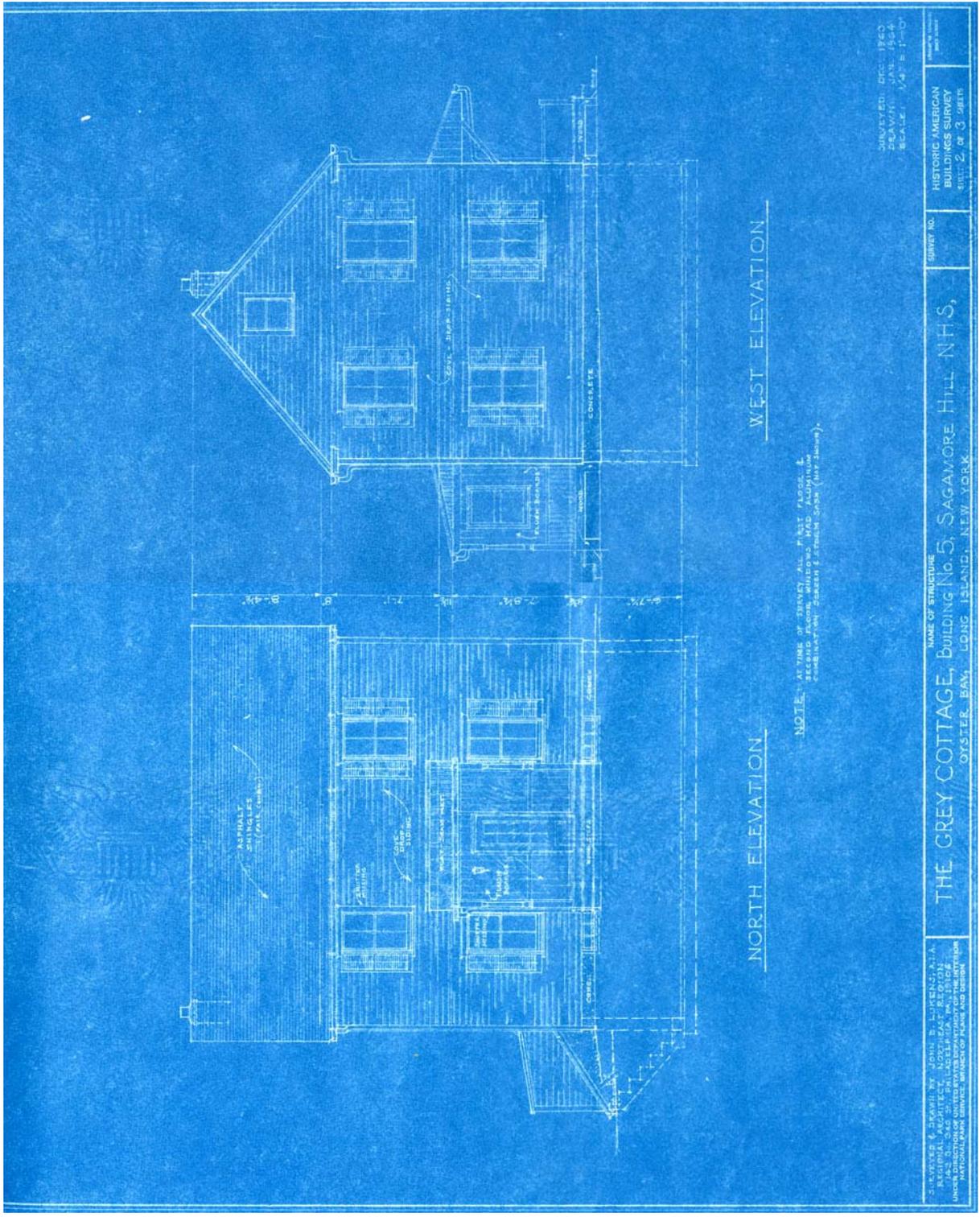


Figure 23. The Grey Cottage, Building No. 5, Sagamore Hill N.H.S., Historic American Buildings Survey, Sheet 2 of 3 sheets. Reproduced from full-size blue print, not to scale.

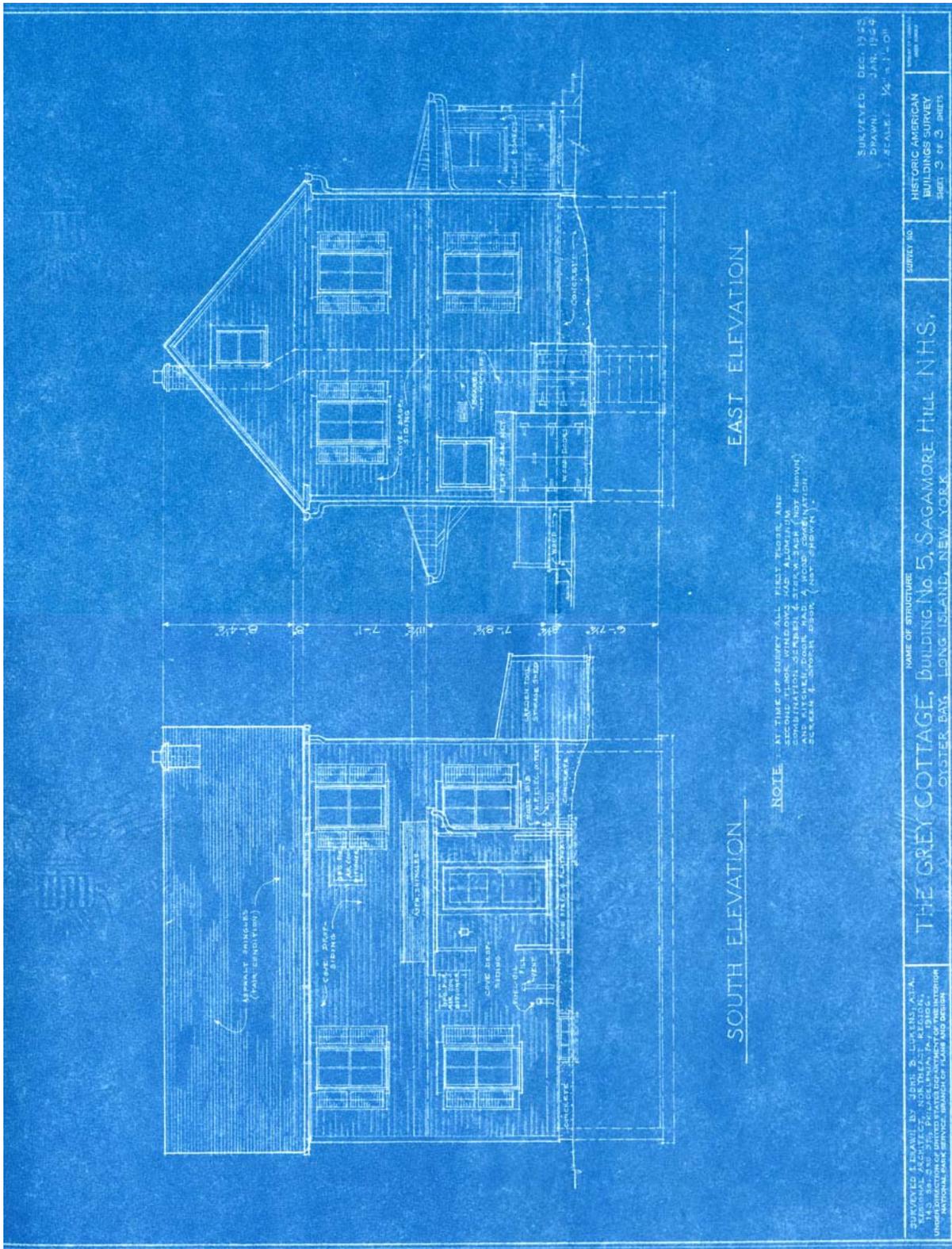


Figure 24. The Grey Cottage, Building No. 5, Sagamore Hill NHS, Historic American Buildings Survey, Sheet 3 of 3 sheets. Reproduced from full-size blue print, not to scale.

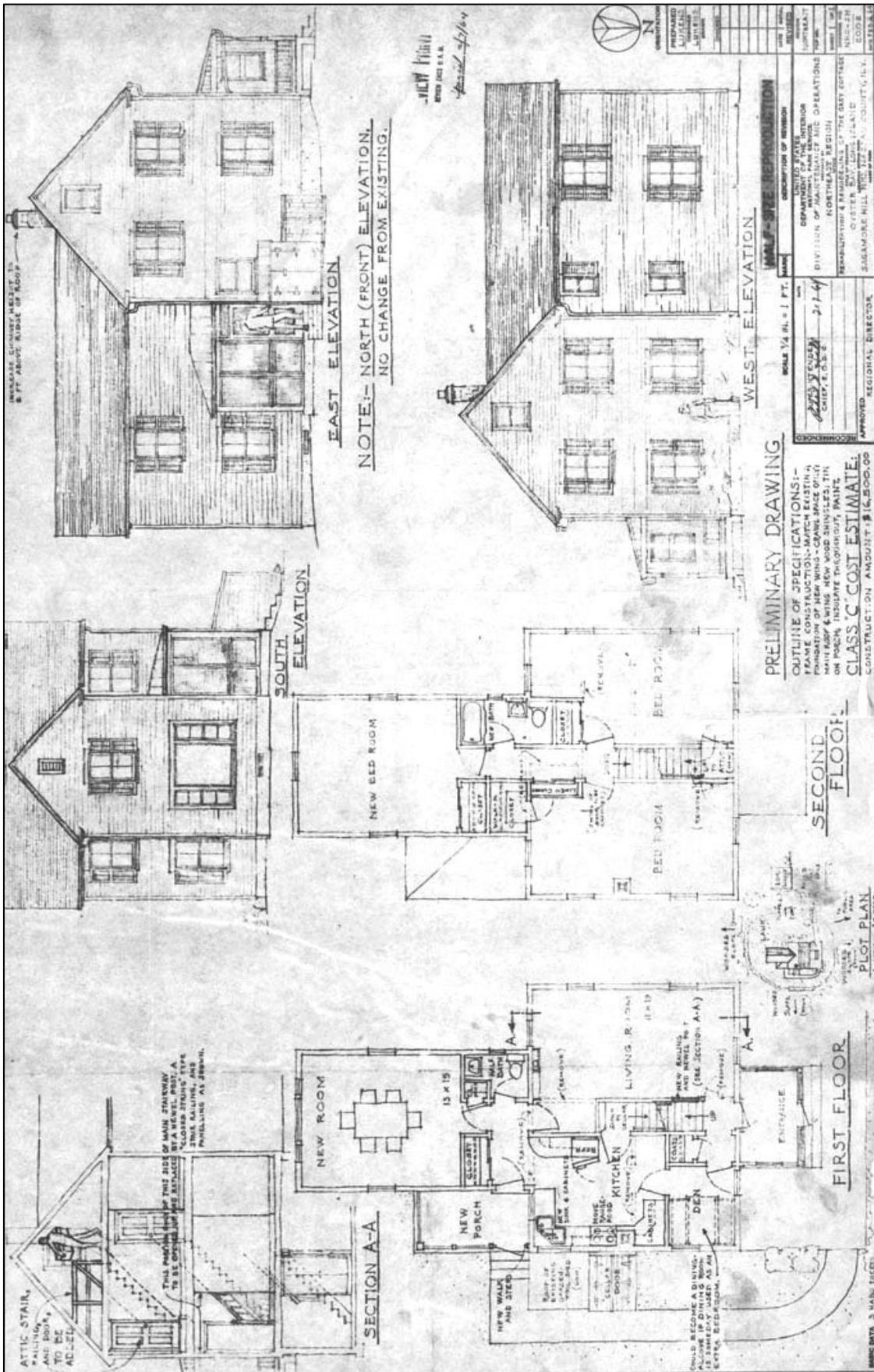


Figure 25. Preliminary drawings of Gray Cottage rehabilitation by John Lukens, NPS Architect, February 1964. Reproduced from half-size reproduction, not to scale.

Alteration by the NPS, 1963 to Present

1964 Alterations

The HABS documentation of Gray Cottage commenced soon after the NPS acquired Sagamore Hill in 1963. The report by John Townsley in April 1964 stated that the Master Plan for Sagamore Hill included permanent staff housing at Gray Cottage, which was described as a “two-story, two-bedroom cottage-residence east of the Theodore Roosevelt House.”⁹⁸ Mr. Townsley and John Lukens both recommended that a two-story ell be added to the rear of the existing structure. Lukens provided some preliminary drawings of the addition, which were based on the HABS drawings (fig. 25). He noted in his report that the addition was “designed to harmonize with the old work and could be removed if it were ever considered desirable at some future date to restore the house to its original form.”⁹⁹

The recommendations for an addition to Gray Cottage were approved and bid specifications for the *Rehabilitation and Remodeling of “The Grey Cottage” Sagamore Hill National Historic Site, Oyster Bay, Long Island, New York* were prepared in May 1964. The project was awarded to Tri-Con Construction, Inc. and the work was completed during the summer and fall of 1964.¹⁰⁰

The addition followed Mr. Lukens design and was in keeping with the historic main block of Gray Cottage. During the project limited alterations were made to the exterior of the main block, and more extensive changes were made to the interior of the main block. A comparison of the HABS drawings and the drawings by John Lukens provided a basic understanding of the changes to Gray Cottage. The form and most of the exterior and interior elements of the 1964 rehabilitation were extant and are fully described in the subsequent section “Current Physical Description.”

The completed addition was a two-story, gable-roofed ell extending from the south elevation of the main block. The foundation was constructed with concrete blocks that were parged to match the foundation of the main block. The siding of the ell was also matched to the existing drop siding on the main block. Overall the exterior wall elements of the ell were consistent with the historic structure.

The recommendations for rehabilitating Gray Cottage noted the importance of maintaining the historic appearance of the north and west elevations. Therefore the north elevation porch was not altered during the rehabilitation. The south porch added by the TRA and documented in the HABS drawings was removed for the construction of the addition. The NPS project included the addition of the east porch at the corner of the main block and ell. The porch was constructed on a raised concrete slab and enclosed with aluminum-framed jalousie windows. There was a porch doorway (D103) from the east walkway and a doorway (D104) from the porch to the back hallway of the building (see subsequent section “Current Physical Description”).

⁹⁸ Townsley, *The Gray Cottage HSR*, p. 1.

⁹⁹ Lukens, *The Grey Cottage HSR*, p. 3.

¹⁰⁰ Specifications and inspection report, October 30, 1964; Contract No. 14-10-0529-1147; Contract Files (D52) 1964 - 1989, box 2 of 2; SAHI Resource Management Records, OOM Archives, SAHI NHS.

The addition eliminated the south elevation exterior doorway into the kitchen. A new doorway was constructed in the northeast corner of the ell (D104) and provided access from the east porch to the back hallway (Room 104) and the connecting kitchen (Room 103).

The specifications for the addition called for window openings and elements from stock manufacture nearest the sizes of the existing window opening elements. The two basement window openings in the south elevation of the main block were enclosed at the time of the addition. Both the east and west elevations had window openings that were similar to the main block and were constructed with double-hung, two-over-two sashes. The west elevation also had first and second-story bathroom window openings that were narrow openings with double-hung, one-over-one sashes. The south elevation had a large window opening on the first story that was composed of a fixed center plate-glass sash flanked by five-light casement sashes. The second story window opening on the south elevation was similar to the other second story windows. A louvered vent was installed in the south gable of the ell. The window openings on the main block were not significantly altered during the 1964 rehabilitation.

The ell was constructed with a gable roof that extended from the south slope of the main block. The roof was constructed with a soffit and cornice similar to the historic structure and had cornice returns of the south gable end. The HABS documentation recorded that the roof of Gray Cottage was covered with asphalt shingles when the NPS acquired the building. The specifications for the 1964 rehabilitation called for the entire roof of the building to be covered with “No. 1 Certigrade red cedar shingles.”¹⁰¹ The specifications noted that the shingles should be 18 inches long laid with 5 ½ inch exposure. The extant evidence indicated that the shingles on the main block utilized the historic skip-sheathing or strapping and the ell roof used plywood sheathing. The removal of the asphalt shingles and installation of the wood shingles restored an historic feature of the Gray Cottage roof.

The rehabilitation of the roof elements included the installation of new half-round gutters and round downspouts on the building. The downspouts including the new ones on the ell were connected to the existing dry well east of the building.

The report by John Lukens noted that the existing chimney was barely adequate for the existing boiler and the height above the roof did not meet standards. The specifications for the rehabilitation included adding a piece of terra-cotta flue liner and extending the height of the chimney to meet code requirements. The top of the chimney was to be corbelled to match the historic chimney stack.

The NPS proposal for Gray Cottage was to rehabilitate it as a three-bedroom, single-family residence suitable for park staff. The rehabilitation included significant interior changes in the main block as well as the addition of the ell. The “Current Physical Description” provides a room-by-room description of the interior elements most of which date to the 1964 alterations.

The basement of the ell was constructed as a crawl space with a poured concrete floor, concrete block walls, and exposed first-story floor framing. It had vent openings on the east, west, and south elevations that were fitted with louvered metal vents with screens. The crawl

¹⁰¹ Specifications, p. 9.

space was accessed through an opening near the center of the south wall of the main block basement. The basement of the main block was not significantly altered during the 1964 rehabilitation. The physical evidence indicated that the doorway to the bulkhead (D001) was enframed at that time, and an aluminum door with the jalousie window was installed in the doorway. There was no evidence of an earlier doorway to the bulkhead suggesting that this was the first doorway installed at the base of the bulkhead staircase. The heating and electrical utilities were upgraded in 1964, which may have included minor alterations to the basement. A concrete block knee-wall enclosure in the northwest corner of the basement may have been installed at that time. The walls currently enclose two oil tanks for the heating system.

The first story of the ell was constructed with a hallway (Room 104), a dining room (Room 105) and a half-bathroom (Room 106). The alterations to the main block included enlarging the kitchen (Room 103) by removing the north partition and constructing a new partition north of that. The pantry in the southwest corner of the kitchen was eliminated at the time. The former pantry space was added as a jog in the southeast corner of the living room (Room 107). The northeast room (Room 102) was made smaller when the kitchen partition was moved and a small hallway (Room 101) and closet were carved out of the west side of the northeast room. The former foyer was eliminated and opened to Room 107, which also eliminated the doorway to the west side of the first story. The west side of the staircase at the first-story level was opened up to Room 107, and a balustrade was installed along that side of the staircase.

The second story of the ell was constructed with a bedroom (Room 203), closets for Rooms 201, 202, and 203, and a bathroom (Room 204) that extended into the main block of the building. The second story hallway (Room 201) was created by removing some partitions in the main block and the hallway extended into the ell. On the west side of the building the former bathroom was removed and the east west partition was removed to create a larger bedroom (Room 205). A jog in the southeast corner of Room 205 was created by the bedroom closet and the north end of the bathroom. The former northeast closet was altered to be the landing for an attic staircase and retained the historic doorway (D205). A staircase from that landing to the attic was constructed at that time and the former attic hatchway was blocked off. The bedroom (Room 202) on the east side of the main block was retained. The southwest closet was eliminated for the hallway and a hallway linen closet jogged into the southwest corner of the room. Near the southwest corner a closet doorway lead to a walk-in closet that was part of the addition. The doorway to the former shared closet at the northwest corner of Room 202 was blocked off.

The specifications for the rehabilitation called for vinyl tile floors in the ell. They also noted that the existing tile floors should be patched where partitions were removed or new vinyl floor installed. The floor materials have since been covered over and/or replaced but it seems likely that all the floors were replaced with new vinyl tile flooring at the time of the rehabilitation.

The physical evidence suggested that the walls and ceilings of the addition were covered with gypsum board according to the specifications. The specifications called for smoothly finished walls and ceilings through out the building, noting that the existing plaster could either be patched or replaced. The extant building elements indicated that most of the older plaster walls and ceilings in the main block were replaced with gypsum board at that time.

However, in Room 102 the plaster was retained on the outside walls and the ceiling. The plaster was also retained on the northern section of the ceiling in Room 103.

New hardwood-veneered, hollow-core doors were installed in all interior doorways during the rehabilitation. This included the hinged doors for the rooms and the sliding doors for the wider closets. The doorway trim in the addition was constructed out of stock material, while some of the historic doorway casings were retained in the main block. New doorway casings and those that were replaced in the main block were constructed with casings similar to the historic casings, but the new casings did not have a plinth block at the base.

The paint evidence indicated that the interior window opening trim in the main block had either been replaced or had been completely stripped. Except for W106, W108, and W208, the styles of the casings are similar, and a limited sampling of the window opening elements in the main block and the ell determined that there were the same number of paint layers on elements from both sections of the building (see Appendix A, Gray Cottage Exterior Paint Analysis). That indicated that the window opening trim in the main block was most likely replaced in 1964 when the ell was added.

The staircase from the second story to the attic was added during the 1964 rehabilitation and was installed above the staircase from the first to the second story. It was constructed as a closed-stringer staircase with gypsum board walls on both sides. The stairwell was open at the attic level and was protected by railings per the specifications. The specifications called for a hardwood tread and riser at the bottom step and allowed for softwood treads and risers for the remaining stairs. The new staircase created easier access to the attic of the rehabilitated residence.

At that time the rehabilitation of Gray Cottage was considered the appropriate treatment for preserving the building and creating permanent staff housing. Both were goals of the Sagamore Hill NHS Master Plan. The rehabilitation retained historic elements and added new elements that were in keeping with the historic structure.



Figure 26. Gray Cottage, looking southeast, circa 1978.

Later NPS Alterations

Since the 1964 rehabilitation the NPS has preserved Gray Cottage through routine maintenance. The projects have ranged from roof replacement to improvements and upgrades to the utilities. The subsequent table provides a brief description of some projects performed by the NPS. In addition to those projects the exterior of building has been routinely painted (Appendix A, Exterior Paint Analysis). The most significant alteration was the recent replacement of the window sashes.

Chronology 1964 through Present

Date	Description and Comments	Source of Information
September 18, 1981 through 1982	The wood shingle roof at Gray Cottage was replaced under two separate contracts. The project replaced the existing wood shingles and did not alter the roof of the building. Later photographs indicated that the north gutter was changed to a galvanized box gutter, which may have occurred during this project (fig. 27).	CX 1600-1-0049, 1981, and CX 1600-2-0078, 1982. Contract Files (D52) 1963-1987 & 1992, box 1 of 2; SAHI Resource Management Records, OOM Archives, SAHI NHS.
May 1985 and 1986	Exterior paint: two paint samples from Gray Cottage were analyzed for the historic paint colors. The siding color was matched to gray and the trim to green. When the building was painted in 1986 the trim color was changed to yellow (Appendix A, Exterior Paint Analysis).	Paint analysis by Andrea Gilmore and correspondence from Barbara Pearson, SAHI files, HAP library, Lowell, MA.
February 22, 1988	The interior of Gray Cottage was prepared and painted. Contract called for spackling, sanding, priming and painting. Contract was performed by Gary Renaldo, Oyster Bay, NY.	Contract Files (D52) 1963-1987 & 1992, box 1 of 2.
1993	Exterior motion sensitive flood lights were installed in the spring of 1993. A new electric hot water heater was installed in the basement of Gray Cottage in the summer of 1993. The valves on the Gray Cottage boiler were replaced during the winter of 1993/94.	Contract Files (D52) 1963-1987 & 1992, box 1 of 2.
1995	New oil storage tanks for heating installed in basement.	LCS, Sagamore Hill NHS, Gray Cottage.
November - December 1996	Bathroom rehabilitation: new faucet; new cabinet and vanity in second-story bathroom.	Contract Files (D52) 1963-1987 & 1992, box 1 of 2.
1998 - 2000	New septic and water service installed.	LCS, Sagamore Hill NHS, Gray Cottage.

Date	Description and Comments	Source of Information
February 1999	The kitchen fan hood over the stove was replaced.	Contract Files, SAHI Resource Management Records.
circa 2000	Alterations to Gray Cottage window openings during lead abatement project included the replacement of the double-hung, two-over-two sashes with double-hung, one-over-one vinyl clad sashes. All window openings were altered except for W001, W002, W106, W108, W208, W301, and W302. The replacement sashes for each window opening were a unit within a vinyl frame and fit into the existing openings. The window openings were fitted with new screen as well. The exterior and interior were painted upon completion of the lead abatement.	LCS, Sagamore Hill NHS, Gray Cottage and on site observations and photographs. Confirmed by email correspondence with Bo Stein, SAHI Maintenance Mechanic, who noted that the window replacement was part of the lead abatement.
July 2001	"Aquastat" relays for the heating system were installed	Contract Files.
2002	New thermostats were installed.	Contract Files.
2004	Kitchen improvements included a new stove and a new faucet in November 2004.	Contract Files.
June 2004	Specifications for the rehabilitation of Gray Cottage roof. The project included replacing the existing wood shingle roof with "Certigrade No. 1, Blue label, 18-inch long, Red Cedar shingles. The front porch roof was replaced with flat seam copper roof and the east porch was replaced with asphalt shingles. The specifications included new valley flashing and new chimney flashing. The roof drainage system was replaced with new half-round copper gutters and round copper downspouts that were connected to an under ground drainage system. In addition the roll roofing of the shed was replaced with a new membrane roof.	Project Specifications, Rehabilitate Historic Roof, "The Grey Cottage," DRAFT, June 14, 2004. SAHI Resource Management Records, OOM Archives, SAHI NHS. PMIS 74870. Project completed in February 2005 and completion report prepared in April 2005. LCS, Sagamore Hill NHS, Gray Cottage.
2005	In addition to the roof work some minor repairs were made to the entry porch and other exterior elements, and some exterior painting was done.	LCS, Sagamore Hill NHS, Gray Cottage.

The NPS has made other alterations to Gray Cottage including the replacement of the vinyl tile floors with sheet vinyl in some rooms and wall-to-wall carpet in other rooms. Some interior rooms have also been more recently painted. The subsequent "Current Physical Description" documents the existing elements of Gray Cottage, which include some of the more recent changes.



Figure 27. Gray Cottage, north elevation, circa 1980.



Figure 28. Gray Cottage, west and south elevations, circa 1980.



Figure 29. Gray Cottage, north elevation, 1993.



Figure 30. Gray Cottage, west elevation, 1993.

CURRENT PHYSICAL DESCRIPTION



Figure 31. Gray Cottage, looking southeast, 2009.

Introduction

Some of the architectural elements of Gray Cottage have been altered since the original construction. The most significant exterior alteration was the addition of the ell to the south elevation of the building. The ell was designed to be a sympathetic addition and was constructed with materials that matched the historic structure. Exterior changes to Gray Cottage included the replacement of the window sashes and other alterations that were previously described. Repairs to Gray Cottage were generally performed with in-kind materials in efforts to preserve the building. Interior alterations were performed to rehabilitate the building as a residence. The exterior and interior elements currently appear to be in good condition and retain some historic integrity. The following sections will describe the current exterior, structural and interior elements, which are meant to augment the previous sections on “Original Appearance” and “Alterations.”

Exterior Elements

Design

Gray Cottage is best described as vernacular architecture. The original design of the building was determined by its use as estate staff housing and alterations have been tailored to the continued use of the building as a residence. In its design, construction, and materials the building imitates some elements of cottage architecture in their simplicity and the emphasis of the buildings design appears to be on its utility as housing. The original structure was probably “designed” by the builder and may have been influenced by building traditions of the period.

In its current configuration Gray Cottage consists of the main block (or north block) and an ell that extends south. The main block was the original building and retains the massing of the historic structure. The south ell was a later addition, which was constructed in keeping with the main block. The basic form of the building is a rectangular main block with a rectangular ell. Both sections of the building are two-stories high with gable roofs. The main block is two bays wide (east-west) and two bays deep (north-south). The ell is one bay wide (east-west) and two bays deep (north-south).

The façade of the building is on the north elevation of the main block and retains historic elements. The façade has an enclosed one-story porch at the center of the elevation, portions of which date to the historic period. The east and west elevations of the main block form the gable ends and the ell extends from the south elevation. The gable end of the ell faces south. A second enclosed porch was constructed at the southeast corner of the building where the main block and ell meet.

Foundation

The foundation of the main block is poured concrete with a tan exterior color and a stippled finish. The foundation rises approximately 16 inches above grade on the north elevation, 12 inches on the west elevation, and approximately 2 feet above grade on the east elevation. The foundation of the ell is constructed with concrete block that is parged on the exterior to resemble the foundation of the main block. The ell foundation maintains a height of about 20 inches above grade on the east and south elevations and 14 inches above grade on the west elevation.

The foundation has two window openings on the north elevation and a single vent on each of the east, west, and south elevations of the ell. The east elevation of the main block has a bulkhead entrance to the basement. The sidewalls of the bulkhead are constructed with poured concrete and concrete steps descend to the basement doorway.

The current footprint of the main block foundation measures 26 feet 6 inches by 20 feet 4 inches and the ell is 22 feet 1½ inches by 13 feet 11 inches. The foundation appears to be in over all good condition and the surrounding landscape is sufficiently graded to remove water from around the foundation. Minor cracking was noted on the south elevation of the ell foundation.

Walls

The exterior walls of Gray Cottage are sided with drop siding, also known as novelty siding, with a 4½ inch reveal. Drop siding is constructed with horizontal boards with grooved bottom edges and coved top edges that allow the bottom edge of each board to interlock with the top edge of the board below it.¹⁰² Drop siding was installed on Gray Cottage when it was originally constructed and the ell addition was sided with similar siding to replicate the main block.

The outside corners of the exterior walls are trimmed with 4½ inch wide plain boards. Historic photographs indicated that the same trim was used historically and the ell was trimmed to match the main block. At the inside corners where the main block and ell are connected the siding is more-or-less lined up and butts into a vertical corner board that is slightly exposed.

The exterior walls appear to be in good condition. Since the drop siding was a historic elements it retains a high degree of historic integrity. It is apparent that recent exterior painting projects have included removing most of the paint in preparation for new applications. On the west elevation of the main block some minor deterioration was noted on both the north and south corner boards, and the south rake board. On the west elevation of the ell the south corner board and the siding over W107 show signs of deterioration. Both corner boards on the south elevation of the ell have some decay at the bottom and at the west corner the rot extends to the adjacent siding. The siding near the south corner on the east elevation of the ell is also decayed. These and any other areas of deterioration should be repaired to maintain the buildings exterior walls in good condition.

Enclosed Porches

The current configuration of Gray Cottage includes an enclosed front porch on the north elevation, and an enclosed porch on the east elevation where the main block and ell are connected. The front porch serves as an entrance way to the residence, but is an unheated space that is not considered part of the living area. The east porch is a later addition that is also unheated and designed for seasonal use. Both porches and their associated elements are considered exterior features.

¹⁰² Cyril M. Harris. *American Architecture an Illustrated Encyclopedia*, (New York: W.W. Norton & Company, Inc., 1998) p. 104.

Front Porch

The records indicated that the front porch of Gray Cottage was enclosed during the historic period. The porch measures 6 feet wide by 9 feet 9 inches long and is one-story high with a shed roof. The four corners of the porch are supported by piers that are currently concealed by plywood. The outside corners of the porch are constructed with turned posts that support the roof structure.

The exterior walls of the porch are constructed with tongue-and-groove vertical boards. However, on the east and west elevations of the porch the lower section of the wall is constructed with beaded tongue-and-groove vertical boards that do not match the upper sections of the walls. This siding is installed behind a low railing on both side elevations. The railings are constructed with 2-inch-by-4-inch rails supported by 1-inch square balusters. The railing extends from the side of the building to the outer corner posts of the porch. There was no railing on the north elevation but a trim board is installed on that elevation about 3 feet above the floor level. The railing on the east and west elevations was repeated as a decorative detail in the gable ends of the shed roof.

The north elevation porch is accessed by two steps that extend the length of the porch. The front porch doorway (D101) is framed with 2-inch-by-4-inch jambs and headers and has an aluminum storm door. The door has two storm/screen panels above a single aluminum panel and is hinged on the west side of the opening.

There is a single window opening on each of the east and west elevations. Both window openings are trimmed with plain boards and the header trim has a small beveled cap. The openings are currently fitted with aluminum storm window sashes with screen inserts.

The front porch has a shed roof that is currently covered with flat seam copper pans and copper drip edges. The rake boards on the gable ends are finished with molded trim. On the north elevation the rafters extend beyond the plane of the wall and a flat fascia board is installed there. A copper gutter is installed along the north edge of the roof and connects to a copper downspout on the east side of the porch.

The interior of the porch has wood strip flooring with quarter-round base molding installed around the perimeter of the walls. The exterior siding boards were exposed on the interior as well. On the east and west walls a simple horizontal trim board is installed between the lower wall boards and the upper boards. The drop siding used to side the exterior of the building is exposed on the south interior wall. There was no trim on the interior of the enclosed porch doorway (D101) or window openings. The entrance doorway to Gray Cottage (D102) is located on the south wall opposite the porch doorway (see subsequent section “Doorways”). The ceiling of the porch has exposed rafters and beaded tongue-and-groove boards are installed above that. A single light fixture is installed near the center of the ceiling.

The front porch retains elements from the period of construction and was enclosed during the historic period. Paint evidence indicated that a significant portion of the extant elements date to the historic period. The front porch retains a high degree of historic integrity and should be retained (see subsequent section “Character-Defining Features and General Recommendations”).

East Porch

The east porch was added in 1964 and measures 5 feet 10¼ inches wide by 10 feet 11¼ inches long. It is constructed on a concrete foundation, which supports a concrete slab floor that overhangs the foundation walls. The foundation walls are constructed with parged concrete block like the ell foundation. Two concrete steps lead from the walkway to the east porch doorway.

The east porch is framed with pilasters attached to the building at the southwest and northeast corners and a 5½-inch square post at the southeast corner. The pilasters and post carried the horizontal beams that support the porch roof. Extruded aluminum sections of framing were installed between the wooden framing members. There were two aluminum frame sections on the south elevation and three on the east elevation. Each section of aluminum framing had an aluminum screened opening over a single aluminum panel. Jalousie windows were installed in the screened portion of each section of the aluminum framing.

The east porch doorway (D103) is located in the northeast corner of the porch. The doorway currently has an aluminum storm door with two storm panels over a single aluminum panel. The door is hinged on the north side of the doorway jamb. An aluminum transom with a single fixed pane of glass is installed over D103.

The porch roof is best described as a shed roof with a single hip. The roof overhang is enclosed with a simple cornice composed of a flat soffit and plain fascia. The roof is presently covered with asphalt shingles and has copper flashing. A copper gutter is installed at the edge of the roof and connects to a copper downspout in the southwest corner of the porch.

The concrete slab on top of the foundation forms the interior floor of the east porch and has a shallow slope to the east. The west wall has the exterior drop siding and a doorway (D104) to the back hallway. The outside walls consist of the previously described sections of aluminum framed screened openings over single panels. The controls for the jalousie windows are on the right side of each section. The ceiling of the east porch is constructed with grooved plywood (aka. "T1-11," or "texture 111") that mimics tongue-and-groove boards. Quarter-round molding runs along the perimeter of the ceiling and a single light fixture is installed near the center of the ceiling.

Doorways

In addition to the two porch doorways (D101 and D103), there are two exterior doorways to Gray Cottage and a bulkhead entrance to the basement. Both first-story doorways are within the enclosed porches and access the interior living space. D102 is located on the north elevation of the main block and D104 is on the east elevation of the ell. The bulkhead is located on the east elevation of the main block with access to D001.

The bulkhead is constructed with concrete sidewalls and concrete steps leading down to D001. The above grade portion of the bulkhead is framed with dimensional lumber. The north side of the bulkhead is covered with vertical tongue-and-groove boards and the south side abuts the storage shed. The top of the bulkhead is framed with plain boards with two doors set within the frame. The current bulkhead doors are constructed with plywood. A plain board is attached to the inside edge of the north door and over laps the south door. Each door is hinged with two triangular strap hinges. There is a handle on the north door, and a lock hasp on the south door.

The exterior basement doorway (D001) is on the east elevation at the base of the bulkhead steps. The brick chimney protrudes into the opening in the concrete foundation, making the doorway a narrow opening. The doorway is framed with dimensional lumber and has no exterior casing. There is a wood panel above the doorway opening. The doorway has an aluminum door-unit with an aluminum frame fastened within the wood doorway framing. The door-unit has an aluminum door with jalousie windows, an interior screen, and an aluminum locking door knob.

D102 opens into the living Room (Room 107) of Gray Cottage. It is a wood framed doorway that is trimmed with shallow cyma-reversa with quarter-round molding on the sides and head. The wooden threshold is one step above the porch floor and has a metal strip at the door closure. The doorway has a metal door hung with three butt hinges from the west jamb. The door has a fanlight window above two-over-two panels. The door has a brass plated metal knob and a separate dead-bolt lock above that.

The doorway (D104) from the east porch to the back hallway (Room 104) is constructed in a similar manner. The threshold of D104 is one step above the porch floor and is constructed with wood with a metal strip. The exterior trim of D104 has the same molded doorway casing as D102. The modern metal door has nine simulated-divided lights over cross-buck panels. The door is hung on the south side of the doorway with three butt hinges and has brass knob with a separate dead-bolt lock.

Window Openings

The window openings in the main block of Gray Cottage retain the original locations with the exception of W103 on the east elevation, which was altered. The locations of the window openings in the ell also appear to be unaltered since the construction of the ell in 1964. The window opening trim on the main block is simple and the ell was constructed with similar window opening elements. Most of the window openings have louvered shutters, which paint evidence indicates are replacement shutters. The shutters are currently fastened to the siding opposed to the window casing, and they are not operable. The decorative shutter dogs or shutter fasteners are S shaped and made to resemble hand-wrought elements. A majority of the window openings on Gray Cottage have new vinyl-clad wooden sashes with vinyl frames that are set within the wooden jambs, heads, and sills. The new sashes are double-hung, one-over-one and are designed for snap-in muntins that have not been installed.

The following window opening schedule describes the current configuration and condition of the windows at Gray Cottage. The window opening measurements were taken from within the existing exterior casings.

Basement-Story Exterior Window Opening Elements

Window Opening Number	Window Location and Description
W001 & W002	<p>Location: main block, north elevation, basement.</p> <p>Description: The opening is framed with dimensional lumber and has a wooden sill within the masonry foundation. The window opening is 3 feet 4 inches wide by 1 foot high and holds a single sash that has three glazed lights. The sash had 1 inch wide muntins with a quarter round profiles and wide fillets. The sash is hinged at the top and opens in to the basement where it is secured by a hook and eye. The opening has an exterior screen and no exterior casing.</p>
Vent Openings	<p>Location: ell, east, west, and south elevations, basement crawl space.</p> <p>Description: There is one vent on each elevation of the ell placed approximately in the center of the elevation. The openings in the masonry foundation are 16 inches wide by 9 inches high and have aluminum vents with screening.</p>

First-Story Exterior Window Opening Elements

Window Opening Number	Window Location and Description
W101	<p>Location: main block, north elevation, east opening, Room 102.</p> <p>Description: The window opening is 2 feet 9$\frac{3}{4}$ inches wide by 5 feet 4$\frac{1}{2}$ inches high, which was typical of the first story main block windows. The opening is trimmed with a plain board casing that is 4$\frac{1}{2}$ inches wide, which is typical for the window openings on the main block. The lintel casing has a beveled cap that overhangs the head and is flashed at the wall of the building. The window opening has a wooden sill that is beveled from 1$\frac{1}{2}$ inches thick to 1$\frac{1}{4}$ inches thick. A narrow cove molding is installed under the sill. The window opening has double-hung, vinyl-clad sashes with a single exterior screen. There is a louvered shutter on the east side of the window and the west side butts up to the front porch.</p>
W102	<p>Location: main block, east elevation, north opening, Room 102.</p> <p>Description: The window opening measures the same as W101 and is trimmed with the typical flat board casing and beveled cap. The beveled window sill is similar to W101. The vinyl-clad replacement sashes are installed within the wooden jambs, header, and sill. The opening has an exterior screen and two shutters. Decorative shutter dogs are installed at the base of both shutters.</p>
W103	<p>Location: main block, east elevation, south opening, Room 103.</p> <p>Description: The existing window opening was installed in the 1950s and measures 3 feet 1$\frac{1}{2}$ inches wide by 3 feet $\frac{3}{4}$ inches high. It is trimmed with a 4$\frac{1}{2}$-inch casing with a beveled cap on the head. The window has a narrow sill with a plain board apron below it that fills the gap between the sill and the roof of the storage shed. The window opening has double-hung, vinyl-clad sashes and an exterior screen.</p>

First-Story Exterior Window Opening Elements continued

Window Opening Number	Window Location and Description
W104	<p>Location: main block, south elevation, east opening, Room 103.</p> <p>Description: The window opening is located within the east porch. The opening is the typical size of the first story main block windows and is trimmed with the typical casing, head, and window sill. The west casing butts up to the south wall of the ell. The window opening has double-hung, vinyl-clad sashes with a single exterior screen.</p>
W105	<p>Location: ell, east elevation, south opening, Room 105.</p> <p>Description: The window opening measures 2 feet 5½ inches wide by 4 feet 8¾ inches high and is trimmed to closely match the windows in the main block. The casing is 4½ inches wide with a beveled cap over the head which is flashed at the wall siding. The wooden window sill is beveled from 1 inch thick to ⅞ of-an-inch thick, which is narrower than the main block window sills but typical for the ell. The opening has double-hung, vinyl-clad sashes. There is currently no exterior screen. A shutter is fastened on the south side of the window opening and has a shutter dog.</p>
W106	<p>Location: ell, south elevation, Room 105.</p> <p>Description: This window opening has not been significantly altered since it was constructed in 1964. It is large opening measuring 8 feet 2¼ inches wide by 5 feet 3½ inches high. The opening has a center plate-glass fixed sash that is flanked by casement sashes. The casement sashes are 1 foot 6¾ inches wide and have five horizontal glazed lights. The mullions separating the casements from the center plate glass are ⅞ of-an-inches wide. The opening has 4½ inch casings and a beveled cap over the head. The wooden window sill extends the entire width of the opening and is beveled from 1 inch to ⅞ of-an-inch thick and has a quarter-round molding installed below it.</p>
W107	<p>Location: ell, west elevation, south opening, Room 105.</p> <p>Description: The elements of this window opening are similar to W105. The opening is 2 feet 5¼ inches wide by 4 feet 8¾ inches high. The casing, head and sill are typical of the ell window openings and the window has double-hung, vinyl-clad sashes. The opening has an exterior screen and two shutters with shutter dogs.</p>
W108	<p>Location: ell, west elevation, north opening, Room 106.</p> <p>Description: This is a narrow window opening designed for the bathroom in the ell. It measures 1 foot 4 inches wide by 3 feet 3 inches high. The opening has double-hung, one-over-one wood sashes that operate on springs. The casing is the typical 4½ inch plain board. The lintel casing is flat and flashed along the top. The sill is typical of the ell window openings and has a quarter-round molding below it. The opening has an aluminum combination storm/screen. The south casing had pintles for a shutter which is presently fastened to the siding south of the window casing. The shutter has a decorative shutter dog.</p>

First-Story Exterior Window Opening Elements continued

Window Opening Number	Window Location and Description
W109	Location: main block, south elevation, west opening, Room 107. Description: This window opening is typical of the main block openings and similar to W104. It has the typical trim and a cove molding is installed below the sill. The east side of the casing abuts the siding of the west wall of the ell. The vinyl-clad window sashes are double-hung, one-over-one with an exterior screen. The opening has a shutter on the west side with a shutter dog.
W110 & W111	Location: main block, west elevation, Room 107. Description: These two window openings are constructed with similar materials, which are typical of the first-story main block window openings. Both openings have 4½ inch casings with a beveled cap over the head and beveled sills. The sashes are the vinyl-clad replacement sashes with exterior screens. Both windows have two shutters with decorative shutter dogs.
W112	Location: main block, north elevation, west opening, Room 107. Description: This window opening is similar to W101. It has the typical trim and a cove molding is installed below the sill. The window has vinyl replacement sashes with an exterior screen. A louvered shutter is fastened to the west side of the opening but there was no evidence of additional hardware.

Second-Story Exterior Window Opening Elements

Window Opening Number	Window Location and Description
W201	Location: main block, north elevation, east opening, Room 202. Description: The window opening is 2 feet 9¼ inches wide by 4 feet 8½ inches high, which was typical of the second-story main block windows. The opening is trimmed with the typical 4½ inch wide plain board casing and has a beveled wooden sill. The head of the casing abuts the soffit of the cornice. The window opening has vinyl-clad, double-hung, one-over-one sashes with a single exterior screen. There are louvered shutters with shutter dogs on the both sides of the window opening.
W202 & W203	Location: main block, east elevation, Room 202. Description: Both window openings are the same size as W201 and are trimmed with the typical flat board casings, beveled caps, and beveled window sills. Both windows have vinyl-clad replacement sashes. W202 has an exterior screen, but the screen for W203 is missing. Both window openings have two shutters fastened to the siding on either side of the respective opening. Decorative shutter dogs are installed on all but the south shutter of W202.

Second-Story Exterior Window Opening Elements continued

Window Opening Number	Window Location and Description
W204	<p>Location: main block, south elevation, east opening, Room 202.</p> <p>Description: The window opening size and trim are typical of the second-story main block windows. The west casing abuts the south wall of the ell. The head of the window butts up to the cornice soffit. The window opening has double-hung vinyl-clad sashes with a single exterior screen.</p>
W205	<p>Location: ell, east elevation, south opening, Room 203.</p> <p>Description: The window opening is 2 feet 9¼ inches wide by 4 feet 8¾ inches high, which closely matches the second-story main block windows. The window opening is trimmed with 4½-inch casings and has a beveled wooden window sill. The opening has vinyl-clad, double-hung, one-over-one wood sashes. There is currently no exterior screen. The window has two shutters with shutter dogs fastened to the siding on either side of the opening.</p>
W206	<p>Location: ell, south elevation, Room 203.</p> <p>Description: The window opening is similar in size to W205 and has the typical plain board casing with a beveled cap over the head. It has vinyl clad replacement sashes with an exterior screen. The window opening has two shutters with decorative shutter dogs.</p>
W207	<p>Location: ell, west elevation, south opening, Room 203.</p> <p>Description: The elements of this window opening are similar to W205. The casing and sill are typical of the ell window openings and the head of the window abuts the cornice soffit. The window has vinyl-clad, double-hung, one-over-one sashes. The opening has an exterior screen and two shutters with shutter dogs.</p>
W208	<p>Location: ell, west elevation, north opening, Room 204.</p> <p>Description: This window opening is similar to W108 and opens into the second story bathroom. The casing is typical and the window head butts up to the cornice soffit. The sill is typical of the ell window openings and has a narrow cove molding below it. The opening has double-hung, one-over-one wood sashes that operate on springs. The opening has an aluminum combination storm/screen. The south casing had pintles for a shutter, which is presently fastened to the siding south of the window casing and has a shutter dog.</p>
W209	<p>Location: main block, south elevation, west opening, Room 205.</p> <p>Description: This window opening is similar to W204 and is constructed with the typical casing and window sill. The east side of the casing abuts the siding of the west wall of the ell. The window head abuts the cornice soffit. The vinyl-clad window sashes are double-hung, one-over-one with an exterior screen. The opening has a shutter on the west side with a shutter dog.</p>

Second-Story Exterior Window Opening Elements continued

Window Opening Number	Window Location and Description
W210 & W211	Location: main block, west elevation, Room 205. Description: These two window openings are constructed with similar materials. The 4½ inch casings, beveled caps, and beveled sills are typical of the main block window openings. Both window openings have vinyl-clad, double-hung, one-over-one sashes with exterior screens. Both windows have two shutters with shutter dogs.
W212	Location: main block, north elevation, west opening, Room 205. Description: This window opening is similar to W201. It has the typical casing and sill and the head abuts the cornice soffit. The window has vinyl replacement sashes with an exterior screen. Louvered shutters with shutter dogs are installed on either side of the window opening.

Attic Exterior Window Opening Elements

Window Opening Number	Window Location and Description
W301 & W302	Location: main block, east and west gable ends, attic. Description: The window openings for the attic are 2 feet 2 inches wide by 3 feet 2 inches high. The exterior casings, heads, beveled caps, and sills of W301 and W302 are typical for the main block and both have cove moldings below the window sill (fig. 41). Both window openings have double-hung, two-over-two wood sashes with aluminum combination storm windows. Two louvered shutters with shutter dogs are fastened to the sides of each opening. The side casings have shutter pintles that are not used by the current shutters.
Vent Opening	Location: ell, south elevation gable, attic. Description: This is a narrow opening with a louvered wooden vent. The opening is framed with plain boards, a canted sill, and has a cap over the head.

Roofs and Related Elements

Gray Cottage has a wood shingle roof on the main block and the ell. The ridges of both roofs are constructed with wood shingles installed in a woven pattern. The valleys where the ell roof meets the main block roof are also constructed with wood shingle in a woven pattern. The gable roofs on both the main block and ell were constructed with closed eaves with a decorative cornice. The cornice of the roof is constructed with a 14 inch wide flat soffit, a 2½ inch wide flat fascia, and a 3 inch wide molded crown. The crown molding consists of a narrow cove molding below a wide cyma-recta molding with a 1 inch drip edge above that. The cornice elements continue along the east, west, and south gable rakes and the gable ends are constructed with cornice returns. Half-round copper gutters are installed along the eaves

of the roof and are connected to round copper gutters. The wood roofs and copper gutters and down spouts on the main block and the ell were recently replaced and are in good condition.

A chimney pierces the south slope of the main block roof on the east side of the building. The chimney is constructed with red brick and the top two courses are corbelled. A terra-cotta flue liner with a metal cap is installed in the chimney. Currently a television satellite dish is attached to the chimney with metal straps. The chimney appears to be in good condition.

Round copper vents stacks are installed on the south slope of the main block roof. One is on the west side of the building and the other is on the east side. These also appear to be in good condition.

The roof of the main block retains historic elements, and the NPS rehabilitation of the wood shingle roof restored a historic element of the roof. The roof elements of the main block retain high degree of historic integrity.

Storage Shed

The shed was added in the 1950s and was not present during the historic period. The storage shed is attached to the southeast corner of the main block, but does not connect to the interior of the building. It is constructed on a concrete pad that is approximately 4-inches above the grade of the adjacent walkway. The exterior of the shed measures 5 feet 5½ inches wide by 5 feet 10 inches long. It is constructed with 2-inch-by-4-inch framing. The exterior of the shed is sided with drop siding and plain boards are installed at the corners and along the roof line. The shed doorway is on the east elevation and is constructed with two z-braced plywood doors. The doorway is framed with plywood and the doors are attached to the casings with triangular strap hinges. A plain board is attached to the inside edge of the north door and overlaps the south door. A hasp for a pad lock is attached to the south door. The roof of the shed is a shallow pitched shed roof. It is covered with rolled asphalt roofing and has an aluminum drip edge. The storage shed is in good condition.

Utilities

The wires for the electrical service at Gray Cottage extend from a telephone pole about 50 feet west of the building to the electrical service pipe/conduit at the southwest corner of the main block. The electric meter is near the base of the pipe and the service enters the basement through the west foundation. Telephone wires are located near the electrical service. There is an outside lantern-style lamp on the front porch east of D101 and a motion sensor flood light on the northwest corner of the façade. A flood light is also installed on the exterior of the east porch near D103.

Gray Cottage has three outside faucets. One is located on the east side of the north elevation and is piped through the foundation. The other two are on the east and west elevations of the ell respectively. These faucets are mounted on the siding and piped through the ell crawl space.

Other utilities include the oil fill pipes that are located at the northwest corner of the main block and are piped through the foundation. A copper vent is installed on the east elevation of the main block for the kitchen fan-hood. A propane tank for the kitchen range and oven is located near the northeast corner of the main block and gas is piped through to the kitchen on the east elevation.

Related Structures



Figure 32. Gray Cottage Garage, looking southeast, 2009.

Approximately 50 feet west of Gray Cottage is a two car garage adjacent to the paved parking area. The garage was constructed by the TRA in the 1950s to serve the parking needs of the Gray Cottage residents. The garage is set on a concrete pad and measures 22 feet 3 inches wide (east-west) by 20 feet 3 inches long (north-south). It is sided with drop siding and has sections of replacement siding on the south and east elevations up to the southeast corner. The replacement siding is constructed with textured plywood (T111) designed to resemble vertical siding. The garage is trimmed with plain boards at the corners and along the roof line. It has a shallow pitched shed roof that is currently covered with membrane roofing material with an aluminum drip edge. Two overhead roll-up garage doors are located on the north elevation. These are four section doors with stiles and rails forming six panels in each section and one section of fixed glass panes. A small storage shed constructed with similar materials is appended to the west elevation of the garage in 1967.

The garage is in overall good condition. Some deterioration was noted on the east elevation at the transition of the siding. Also the cornice trim on the south elevation showed some signs of deterioration.

The concrete foundation for the Gray Cottage privy is located south of the building and is overgrown with ground vegetation.

Earlier plans indicated that an old dry well is located east of the house. That area has dense vegetation and currently there is no evidence of the dry well. The downspouts for Gray Cottage currently drain into an under ground system that is apparently still connected to the historic dry well. A drain pipe east of the area where the dry well was located suggested that the dry well is extant.

Landscape

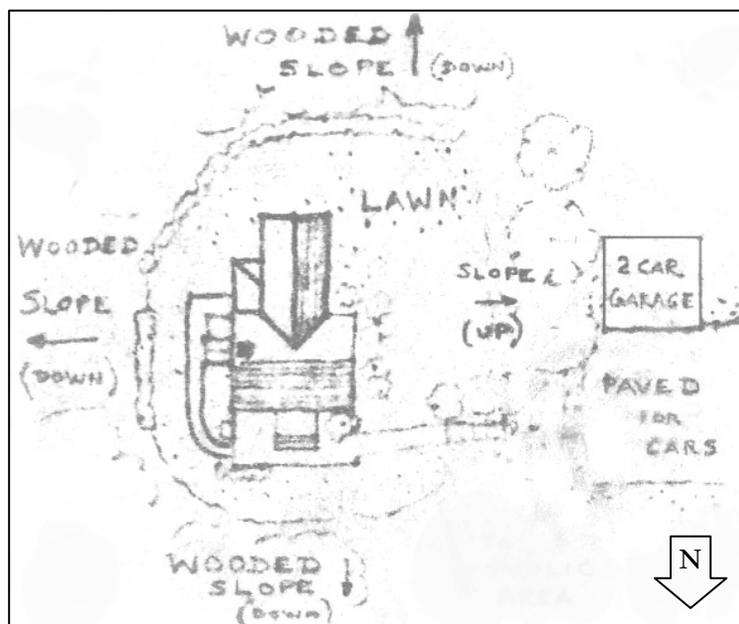


Figure 33. Gray Cottage plot plan depicting building, garage, paved parking area, and landscape features and slopes, 1964.

Gray Cottage is set on a low-lying wooded lot that slopes down from west to east. There is a paved approach driveway that leads east from the visitor parking lot to a level paved parking area west of the building. Concrete steps with a wooden railing along the south side lead down to a concrete walkway and the yard. The yard at Gray Cottage is enclosed by a wooden picket fence with a gate near the base of the steps. Proceeding through the double gate, the concrete walkway leads to the north elevation of the building. A wide concrete pad spans the entire length of north elevation of the building, and extends from the foundation about 12 feet north into the yard. On the east side of the concrete pad the concrete walkway continues around the east elevation of the building and leads to the east porch steps. A bluestone patio, portions of which are bordered by concrete curbing, is installed on the east side of the building.

There is some foundation planting around Gray Cottage, and the north and west areas of the yard are grassed. The north elevation concrete pad has a circular cutout near the northwest corner of the building and an evergreen shrub is currently planted there. A mulched flower bed with a mixture of annuals and perennials is planted along the entire west elevation. The bed extends from the foundation about 3 feet into the yard and is narrower along the ell. A narrow bed also runs along the east side of the main block between the foundation and the walkway.

Beyond the fenced in yard the land slopes down on the south and east sides. In those areas there is dense ground vegetation and mature trees. The north side has a more gradual slope and is also wooded. West of the picket fence the land slopes up toward the parking area and is covered with dense ground vegetation. Grass and trees are planted on the north side of the driveway and approach steps. South of the steps a post-and-rail fence running north-south is installed at the top of the slope.

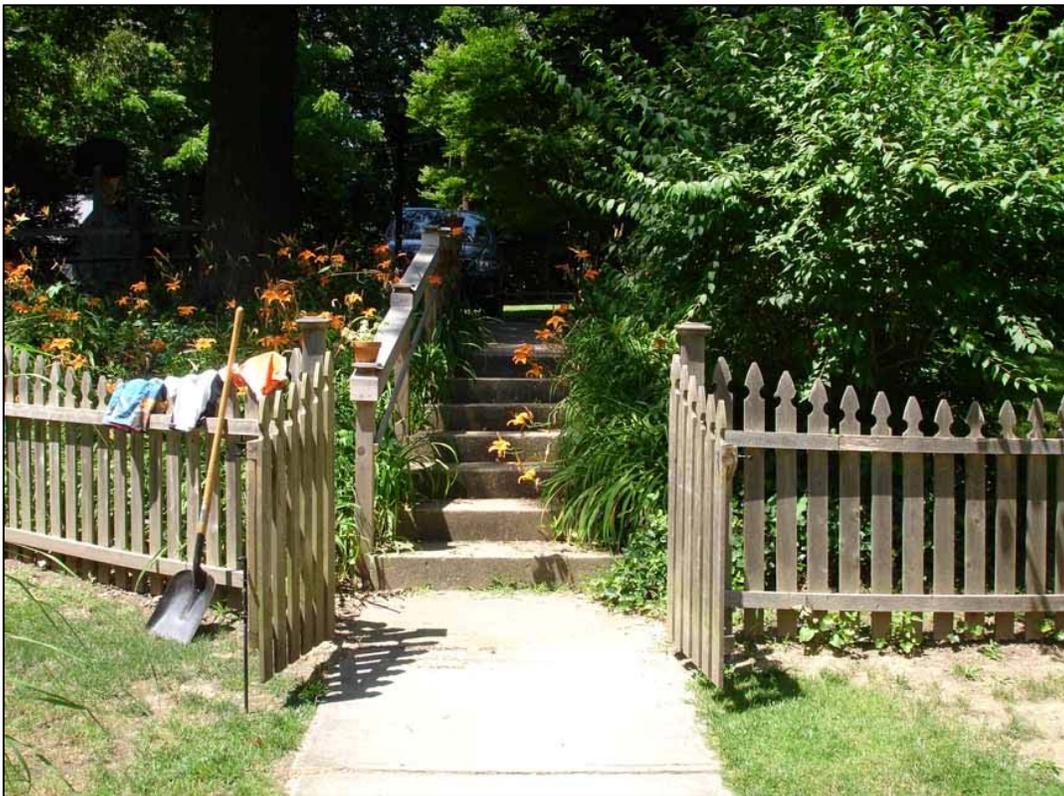


Figure 34. Gray Cottage, concrete walkway, steps, and wooden fences west of the building.



Figure 35. Gray Cottage, north elevation, 2009.



Figure 36. Gray Cottage, west elevation, 2009.



Figure 37. Gray Cottage, west and south elevations of ell, looking northeast, 2009.



Figure 38. Gray Cottage, east elevation, 2009.



Figure 39. Gray Cottage, east elevation enclosed porch, 2009.



Figure 40. Gray Cottage, east elevation bulkhead and storage shed, 2009.



Figure 41. Gray Cottage, west elevation gable window opening, 2009.



Figure 42. Gray Cottage, west elevation cornice return and molded rake board, 2009.

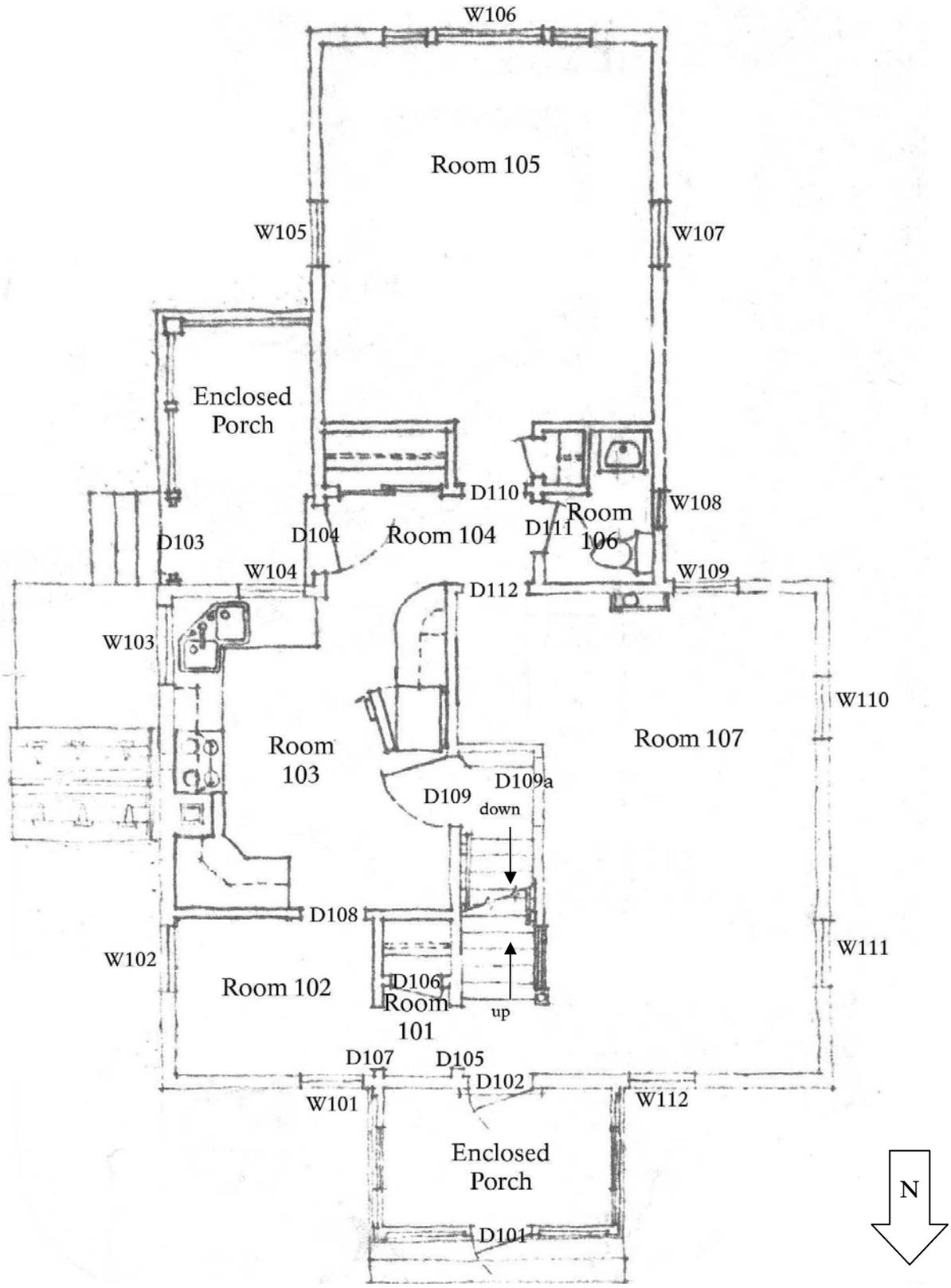


Figure 43. Gray Cottage, first-story floor plan with room, doorway and window opening numbers assigned for the current project.

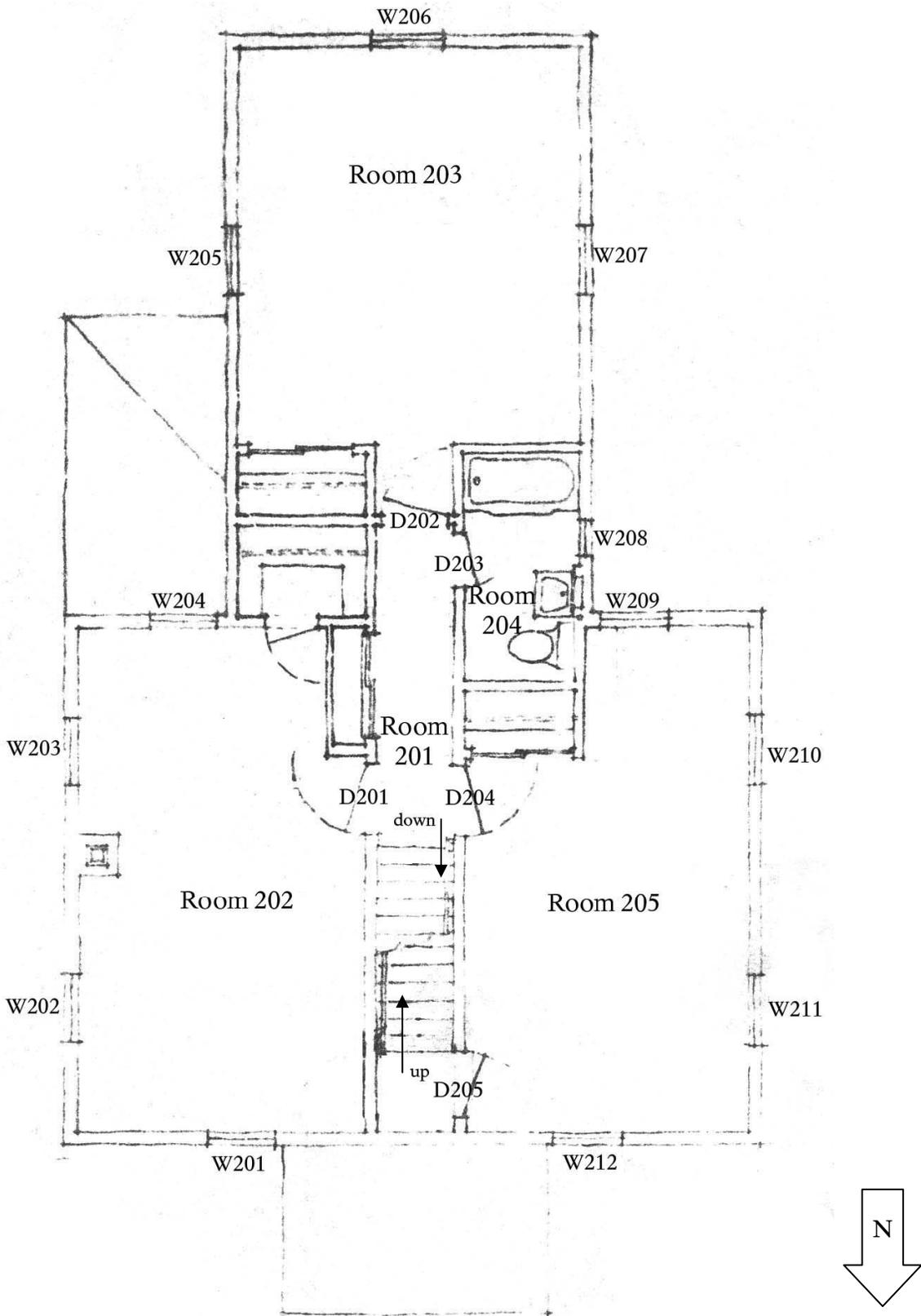


Figure 44. Gray Cottage, second-story floor plan with room, doorway and window opening numbers assigned for the current project.

Structural Elements

Though the current investigation did not include destructive investigation, the visible physical evidence did provide some information about the structural elements of the building. Since it was typical of the period construction techniques, balloon framing was most likely used when constructing Gray Cottage, but that could not be confirmed without removing existing materials for inspection. The 1964 specifications for the rehabilitation of Gray Cottage suggested balloon framing as an option for framing the addition. It seems likely that balloon framing was recommended because it was in keeping with the existing structure. The extant framing elements that could be observed were consistent with balloon framing.

Gray Cottage was constructed on a poured concrete foundation that supported the framing of the upper stories. The sills for the exterior frame were constructed with 4-inch-by-8-inch beams that were attached to the top of the foundation. The exterior walls were framed with full dimension lumber. Typical balloon-framed structures were constructed with full length wall studs from the sills to the plate. The first-story floor joists were constructed with full dimension 2-inch-by-8-inch boards running north-south. The joists were installed at 16 inches on-center and were notched into the north and south sills. The floor framing for first story was probably typical for the second story and attic floors. Based on the extant wall and doorway widths, the interior walls on the first and second stories were framed with 2-inch-by-4-inch studs.

Exposed framing in the attic appeared to be extant from the period of construction. An open area in the floor showed that the attic floor was framed with 2-inch-by-8-inch joists. The gable ends were framed with 2-inch-by-4-inch studs that extended to the end rafters. The exterior walls were sheathed with 9 inch wide ship-lap boards. The rafters were constructed with 2-inch-by-6-inch boards that were set 24 inches on-center. The peak of the roof was constructed with a 1-inch-by-10-inch ridge board. The roof rafters were covered with 1-inch-by-2-inch skip-sheathing or strapping set every 5½ inches to which the wood shingles were fastened.

In addition to the typical balloon framing elements the floor joists were supported at each floor level by larger beams running east-west. Some of the support beams were first recorded in the 1963/64 HABS drawings. In the basement the supporting beams consisted of a beam that extended from the east wall to the staircase framing and another from the west wall to the staircase. Both supports were exposed 4-inch-by-8-inch beams. They were notched into the respective foundation walls, and supported at the interior with un-hewn log posts. The section below the staircase was not supported by the beams. Since the beams were intended to support the north-south joists, they were not required under the short joists that extended from the staircase framing to the south sill. The physical evidence suggested that these beams were added after the original construction, but within the historic period. If the beams had been part of the original construction they would have most likely been a continuous support girt running east-west. The installation of the beams in two sections suggested that they were not part of the original construction. The ends of the beams were set in pockets in the foundation that appeared to be made after the foundation was poured, and some of the floor joists appeared to be notched where they rested on the beams; both indications that the beams were added later. However, paint evidence did determine that the beams have been in place for since the historic period.

Similar east-west beams were evident on the first story and the second story, but no support posts were observed. On both upper stories the beams were covered with gypsum board. The beam in Room 107 was recorded in the HABS drawings, and the beam in Room 103 is in the location of the former kitchen partition. In both cases the beams appear to be the remaining headers of the former partitions (the partition in Room 107 had been removed during the historic period). It seems likely that the framing members were left in place to help support the second-story floor joists.

The second-story beams in Rooms 202 and 205 were not recorded by the HABS drawings, and appear to have been later additions. The beam in Room 205 is in the location of the partition depicted in the HABS drawings. From the attic it was possible to determine that the beam in Room 205 is constructed with four 2-inch-by-8-inch boards laminated together. The 1964 rehabilitation specifications stated that where existing partitions were removed the new framing was to be adequately tied into the existing structure. This suggests that when the partition in Room 205 was removed new framing was introduced to support the ceiling joists. Given that the beams in both Rooms 205 and 202 are approximately the same size, it seems likely that the beam in Room 202 is also a laminated beam that was installed in 1964.

Interior Elements

Basement

Gray Cottage has a full basement below the main block of the building, and a crawlspace below the ell. Both sections of the basement have a single rectangular room conforming to the footprint of the building. Both basement areas have concrete floors, and concrete walls formed by the foundation.

The basement of the main block is accessed by a staircase from the first story and the exterior doorway (D001) and bulkhead. The concrete walls are unfinished and the ceiling is open to the framing for the first story floors. A section of plain baseboard is installed between the exterior doorway and the southeast corner of the basement. The exterior doorway (D001) was previously described and is trimmed on the interior with a plain board on the south side of the opening. The head of the doorway is open to the framing and a wooden panel. The two windows on the north elevation open into the room and can be secured with a hook and eye. There are two sections of opening framing running east-west in the center of the basement, which were previously described.

The staircase from the basement to the first story is in the center of the room and begins close to the north elevation. The staircase is constructed with 2-inch-by-4-inch framing and a 2-inch-by-8-inch header. It is an open-stringer staircase that ascends ten steps to a landing on the first story. The treads are 8½ inches deep and the open risers are 8 inches high. The treads are constructed with ¾ inch thick boards installed on top of 1 inch thick boards. The lower boards appear to be an earlier generation of treads. A 2-inch-by-4-inch railing is installed on the east side of the staircase. The walls that enclose the staircase at the first story are constructed with gypsum board and the ceiling is pressed board. The first-story landing

at the top of the staircase has a doorway (D109) to the kitchen. The walls and ceiling at the landing are constructed with gypsum board. The landing side of D109 is trimmed with 4³/₈ inch wide casing with a plinth block at the base of the south casing. On the west wall of the landing is a closed-off doorway (D109a) with extant 4³/₈ inch wide casing on the south and the head, and 4 inch trim on the north side. The south casing has a plinth block at the base.

The ell crawlspace is accessed through an opening in the south wall of the main block foundation. That opening is trimmed on four sides with plain boards and has a removable access panel. The walls are concrete block and the ceiling is open to the framing for the first story floor. The vent openings on the outside walls are accessible from the crawl space.

Most utilities for Gray Cottage are located in the main block basement. The boiler for the building is located near the east wall of the basement and vented into the brick chimney. There is a radiator on the north wall and one on the west wall. In the northwest corner of the basement a concrete block knee-wall encloses two oil tanks. The electrical service enters the building through the west wall of the basement and a circuit breaker box is located near the southwest corner of that wall. The hot water heater is situated near the south wall. Utility shelving constructed from dimensional lumber is installed in the southeast corner of the basement.

The Gray Cottage basement has minimal finishes. The walls are generally unpainted. The ceiling, including the first-story framing and the underside of the subflooring, is painted white. Most other woodwork, including the un-hewn posts and the staircase elements, is painted gray.

First-Story

Room 101

The front entrance doorway of Gray Cottage opens into the northeast corner of the living room. Room 101 is a small hallway that connects the entry area in the living room to Room 102. The room has a coat closet on the south side and doorways to Rooms 102 and 107. The east wall of Room 101 is a later partition. When that wall was added the north end of the wall was constructed around an existing baseboard radiator that extends from Room 101 into Room 102.

The floor is currently covered with sheet vinyl flooring that continues into the closet and Room 102. The partition walls are covered with gypsum board and the north wall retains the historic lath and plaster. The ceiling appears to retain the historic lath and plaster, which is finished with skim coating of rough textured plaster. A short section of baseboard heater runs along the north wall and the other short sections of wall are trimmed with 5 inch wide plain boards that continue in the closet.

This small room contains three doorways. D105 leading to the living room has a 4³/₈ inch wide flat casing with a rectangular plinth block at the base. The north side casing is only 2 inches wide and abuts the north wall of the room. Currently D105 has no door. The extant elements of D105 indicated that it was one of the historic doorways.

The other two doorways (D106 and D107) were added when the partition was constructed. Both are trimmed with flat 4¼ inch wide heads and the casings on the closet doorway (D106) abut the side walls. D107 has narrow 2 inch casings and molded door stops within the doorway. D106 has a hardwood-veneered, hollow-core door with two butt hinges on the east side and a brass-plated door knob, which is typical of the interior doorways. The door has been removed from D107.

The walls in Room 101 are painted off-white and the ceiling is painted white. The woodwork is painted white and the door has a clear resinous finish.

Room 102

Room 102 is a small rectangular room in the northeast corner of the main block. The floor is sheet vinyl that extends into the adjacent rooms. The partition walls are covered with gypsum board, and the north and east walls appear to retain the historic lath and plaster. The ceiling appears to retain the historic lath and plaster, which is finished with skim coating of rough textured plaster. The inside walls are trimmed with 3 inch wide plain baseboards with a rounded top edge. The north and east walls have a continuous baseboard radiator. Shelving is installed on the upper sections of the north and south walls of the room. Room 102 was created during the 1964 rehabilitation and has not been significantly altered since then.

Both doorways in Room 102 (D107 and D108) are trimmed with plain 4¼ inch wide boards and have molded stops within the doorway. The doors have been removed from both openings.

Room 102 has a window opening on the north elevation (W101) and the east elevation (W102). The windows are trimmed with flat 4¾ inch wide boards that surround the entire opening including the window sills, which only project slightly beyond the plane of the other casings. As previously described, the window openings have one-over-one replacement sashes. The interior of the sashes are wooden with grommets for snap-in muntins. The interior elements of these two windows are typical of the window openings at Gray Cottage.

The baseboard radiator installed in Room 102 is typical of the older-style baseboard units in the building that were previously described (see previous section "Alterations"). The baseboard radiators with the decorative metal panels are installed on the north and east walls of Room 102, and are typically installed along the outside walls. This type of baseboard was observed throughout the main block of Gray Cottage and was evidently installed when the TRA renovated the building in the 1950s.

The walls, ceiling, and woodwork in Room 102 are finished in the same manner as Room 101.

Room 103

The kitchen (Room 103) is a rectangular room in the southeast corner of the main block. The 1964 renovations expanded the room to its current size. The kitchen can be accessed from Room 102 at the north end of the room and from the back hallway (Room 104) at the south end of the kitchen. The kitchen also has access to the basement staircase.

The vinyl sheet flooring installed in Room 102 continues in Room 103 and into the back hallway. The walls and most of the ceiling are constructed with gypsum board with a smooth finish. There is a bump out for the chimney on the east wall. A 6½-inch-by-6-inch boxed beam runs east-west through the north end of the room in the location of the former kitchen partition. The section of ceiling north of the beam appears to retain the historic plaster and has a textured finish. A fluorescent light fixture is installed near the center of the room.

Sections of the wall that are not covered by cabinets have 3 inch wide baseboard with a rounded top edge, which is typical of the baseboard installed in 1964. The base cabinets in the room are constructed with vinyl base trim. The doorways (D108 and D109) are trimmed with 4¼ inch casings and the east casing for D108 abuts the cabinets. D109 has a hollow core door with two butt hinges and a brass plated knob. At the south end of the kitchen is a wide opening with no trim leading to Room 104.

The kitchen has two window openings with one-over-one, vinyl-clad wood sashes. W103 is on the east wall above the counter top. It has 4¼ inch wide side casings, a 7½ inch wide sill trim that does not project, and a 4 inch wide head. The interior trim applied to W104 is typical of the window openings and includes 4¼ inch wide casings, head, and sill trim. The elements of W104 extend behind and below the level of the counter top.

The layout of the kitchen is depicted in the current plans of Gray Cottage (fig. 43) and most of the built-in elements appear to date from the 1964 renovations. Base cabinets are installed along the north, east and west walls and at the south end of the west wall. The base cabinets are constructed with plywood and have plywood doors with brass handles and small butt hinges. The narrower doors in the northeast corner and at the south end are constructed with screened panels within stile and rail frames. Similar screened panels were installed at the west ends of the north and south base cabinets. At the south end of the west wall cabinets is curved open shelving. Formica counter tops with a Formica backsplash are installed on top of the base cabinets. In the northwest corner of the room is a more recently installed counter top with a dishwasher stored beneath it. Upper cabinets are installed above the counter tops except for the sections in the southeast corner near the window openings. The upper cabinets were also constructed with plywood. The upper cabinets along the west wall have glass doors and curved open shelves in the south corner. The tops of the upper cabinets are constructed with a molded trim with a fillet and cavetto profile. The upper cabinets do not extend to the ceiling and the gap to the ceiling is in-filled with gypsum board.

The kitchen is equipped with standard appliances. A corner sink with two basins is installed at the southeast corner of the counter. A gas range is installed near the center of the east wall and a fan hood is installed above it. The refrigerator is on the west wall opposite the range.

The walls of the kitchen are currently painted bright yellow and the ceiling is painted white. The woodwork in Room 103, including the wooden elements of the window openings, is painted white. The door in D104 is unpainted.

Room 104

Room 104 is part of the 1964 addition and serves as the back hallway connecting the main block of the house to the ell. Thus Room 104 has access to Rooms 103, 105, 106, and 107, as well as an exterior doorway (D104) to the east porch. There is a coat closet on the south wall and the bathroom (Room 106) is at the west end of the hallway.

Room 104 has a sheet vinyl floor that continues into the closet and the adjacent bathroom. The walls and ceiling are constructed with gypsum board and a round light fixture is installed near the center of the ceiling. A 3 inch baseboard with a rounded top edge is installed along the walls and continues into the closet.

The interior trim of the exterior doorway (D104) is constructed with 4¾ inch wide plain boards. The south trim measures 2¾ inches wide to where it abuts the closet trim. Other elements of D104 were previously described.

The trim on the interior doorways in Room 104 is constructed with typical 4¼ inch wide plain boards. However, given the confines of the space some of the trim abuts other elements and is therefore narrower. D104, D110 and D111 have molded door stops within the doorway frame. The closet doorway has two sliding hollow-core doors with flush brass plated pulls. D110 and D111 have hollow-core doors that are hung with butt hinges and have brass plated knobs.

The paint finishes in Room 104 match the kitchen and the doors are unpainted.

Room 105

Room 105 is a large rectangular room that occupies most of the south ell. The room is accessed from Room 104 and has a small closet west of the doorway. Room 105 is currently used as a dining room.

The floor is currently covered with wall-to-wall carpeting that is laid over resilient flooring that was probably installed in 1964. The walls and ceiling are constructed with gypsum board and the walls are trimmed with 3 inch typical baseboards. Covered fin-tube baseboard radiators are installed along the east, south, and west elevations of the room. The panels covering these radiators have a more modern rounded design than the radiators in the main block. An electric candelabrum hangs at the center of the ceiling.

D110 and the closet doorway are both constructed with typical flat trim that is 4¼ inches wide. The side casings are narrower where they abut other elements. The closet doorway has a hollow core door with butt hinges and a brass plated knob. Presently there is no door in D110.

The interior window trim in Room 105 is constructed with flat boards similar to other window openings. W105 and W107 both have 4½ inch wide casings, heads, and sill trim. The wood interiors of the vinyl-clad sashes in both W105 and W107 are typical. W106 is a large window opening in the south elevation and is trimmed with 3½ inch wide casings and head. W106 has a 3 inch window sill with a 3½ inch wide apron below that. The fixed sash at the center of W106 is framed with plain boards and separated from the flanking casements by 2

inch wide mullions. The wooden casement sashes in W106 have molded stops, and flat muntins separate the horizontal glazed lights. Each casement sash is operated by a crank handle at the bottom of the sash, and each has two locks installed in the mullions.

The walls in Room 105 are currently painted a red-orange color that approximates terracotta clay. The ceiling is painted white and the trim is painted white. The closet door is unpainted.

Room 106

Room 106 is a small L-shaped, half-bathroom in the northwest corner of the ell. It is accessed from Room 104 and has a single window opening in the west elevation.

The floor is currently covered with sheet vinyl flooring that matches other first-story rooms. The walls and ceiling are constructed with gypsum board and the base of the wall is covered with vinyl base trim. A baseboard radiator similar to the style in Room 105 is installed along the north wall.

D111 is constructed with plain board trim that is typically 4¼ inch wide. The casing is 3¼ inches wide on the south side of the doorway where it abuts the perpendicular wall. The bathroom doorway has a hollow-core door with a locking brass-plated knob. The door hangs from the north jamb on two butt hinges.

The half-bathroom has a narrow window opening (W108) with double-hung, one-over-one wooden sashes. The stiles and rails of both sashes have an elongated quarter-round bead and fillet profile. The sashes are secured with a spring sash lock that is mounted on the top rail of the lower sash and hooks onto a catch on the bottom rail of the upper sash. W108 has molded window stops and 3½ inch wide casings and head. It has a 3 inch molded window sill with a 3½ inch wide apron below that.

Room 106 is equipped with a porcelain toilet on the west wall. A base cabinet with a composite molded sink is located against the south wall. The cabinet is constructed with composite board and covered with vinyl. A medicine cabinet is recessed in the wall above the base cabinet and a light is installed at the top of the medicine cabinet.

The bathroom walls and ceiling are painted white and the woodwork is off-white. There is a small remnant of blue and white floral wallpaper on the north wall behind the baseboard radiator. This was probably installed when the ell was first constructed in 1964.

Room 107

Room 107 is a large room that occupies the west half of the main block. The room plan is rectangular with jogs at the north and south ends of the east wall. The room has an exterior doorway and has access to Rooms 102 and 104, as well as the staircase to the second story. Room 107 is the largest room in the building and is currently used as the living room.

The floor of Room 107 is covered with wall-to-wall carpeting that is installed over two layers of earlier flooring. The earlier flooring appears to be linoleum tile and beneath that is a masonite board with a faux wood floor pattern. A wooden strip is installed at the transition from the carpet to the sheet vinyl floor in Room 102 and 104. The walls and ceiling in Room 107 are constructed with gypsum board. A beam runs east-west across the ceiling near the center of the room. There is a ceiling light fixture with a decorative glass globe near the front doorway (D102). A pipe chase was added to the south wall of Room 107 adjacent to W109. The east wall of the room has a 3 inch base board and the pipe chase is trimmed with a 5 inch baseboard. The older-style baseboard radiators are installed along the outside walls of the room.

The interior of D102 has 5 inch wide flat trim on the west side and head and 1½ inch trim on the east side to where it abuts the casing of D105. The head and south trim on D105 is 4¾ inches wide and on the north side measures 1½ inches to the casing of D102. The opening from Room 107 to Room 104 was designed as a passage way and has no trim elements.

Room 107 has four window openings that have the typical vinyl-clad wooden replacement sashes. All of the window openings (W109, W110, W111, and W112) are trimmed with 4¾ inch casings, heads, and sills. W109 has a narrower 3 inch east casing that abuts the pipe chase.

The staircase to the second story begins near the northeast corner of Room 107 opposite the front entry doorway (D102). It is a closed-stinger staircase with 9 inch treads and 8 inch risers that are covered with wall-to-wall carpet. The west side of the staircase is open at the first story and has a wooden balustrade. The rest of the staircase is enclosed with gypsum board walls and ceiling. The wooden balustrade is constructed with a molded hand rail, a square newel post with molded sides and edges, and 1¼-by-¾-inch square-edged balusters. A wooden hand rail is fastened to the west wall and continues from the balustrade to the second-story hallway. Both sides of the staircase are trimmed with raked baseboards with an applied molding along the top edge.

Second-Story

Room 201

The second-story hallway (Room 201) is a long narrow passage that extends from the staircase to the south room of the ell. There is a linen closet on the east wall and the hallway has access to all of the second-story rooms.

The wall-to-wall carpeting continues from the staircase to the second-story hallway and extends into the linen closet. The walls and ceiling in Room 201 are constructed with gypsum board and a circular light fixture is installed near the center of the ceiling. The walls in Room 201 are trimmed with 3 inch wide baseboards with a rounded top edge typical of the 1964 rehabilitation.

The doorways in Room 201 are trimmed with flat casings that represent two different periods of construction. The trim surrounding both D201 and D204 is 4¾ inch wide plain-board

casing with plinth blocks, which is representative of the historic trim. D203, D203, and the linen closet doorway are all trimmed with 4¼ inch wide flat casings representative of the 1964 rehabilitation. The side casings of D202 are narrower, because they abut the hallway walls. The head trim on all the doorways abuts the ceiling. D201, D202, and D204 have hollow-core doors with butt hinges and brass-plated knobs. D203 has the same type of door with chrome plated hardware. The linen closet has hollow-core sliding doors with brass-plated flush pulls.

Room 201 is finished with light-tan colored walls and white ceilings. The woodwork is painted white. The doors are sealed with a resinous finish and are not painted.

Room 202

The east bedroom (Room 202) is a rectangular room on the east side of the main block. The chimney stack is located near the center of the east wall. There's jog in the southwest corner of the room that corresponds to the hallway linen closet. A large closet is located near the southwest corner of the room. That closet extends into the ell of the building.

The floor is covered with wall-to-wall carpet matching the other second-story bedrooms and hallway. The walls and ceiling are constructed with gypsum board and east-west beam covered with gypsum board extends across the center of the room. The inside walls are trimmed with 3 inch wide rounded-edge baseboards and older-style baseboard radiators are installed along the outside walls.

The closet doorway is trimmed with 4¼ inch wide flat casing that is narrower on the west side where it abuts the wall. The head of the door extends to the ceiling. D201 leads to the hallway and has the wider historic casing that measures 4¾ inch wide and the head of the door butts up to the ceiling. Both doorways have hollow-core doors with butt hinges and brass-plated door knobs.

There are four window openings (W201, W202, W203, and W204) in Room 202. All of the window openings have wooden vinyl-clad, one-over-one replacement sashes. The interior elements are constructed in the typical manner with 4¾ inch wide flat casings and 4 inch wide sill trim.

The walk-in closet in Room 202 extends into the ell of the building and was added during the 1964 renovations. The floor is covered with wall-to-wall carpet, and the walls and ceiling are constructed with gypsum board. The walls are trimmed with 3 inch wide baseboards and shelves are installed on the walls and above the clothes hanging rail on the south wall.

Room 202 is currently painted light tan with a white ceiling. The woodwork is painted white and the doors are finished with clear resin and not painted.

Room 203

The doorway to Room 203 opens into a short passage way that is flanked on the west by the bathroom wall, and on the east by the bedroom closet. Beyond the passage Room 203 is a rectangular room that occupies most of the second story of the ell.

The elements in Room 203 are typical of the second-story bedrooms. The floor is covered with wall-to-wall carpeting that extends into the closet, and the walls and ceiling are constructed with gypsum board. The lower portion of the short wall adjacent to the bathroom is covered with an access panel for the plumbing. The panel has an imitation bead-board wainscot design and is fastened with screws. The inside walls of the room have 3 inch baseboards that continue into the closet. The outside walls have modern baseboard radiators.

The doorway to the closet and D202 to the hallway are both trimmed with 4¼ inch wide flat casings and heads. As in the hallway the side casings of D202 abut the walls of the passage way and are narrower. Both doorways have hollow-core doors. The closet has sliding doors with flush brass-plated pulls.

The window openings (W205, W206, and W207) in Room 203 are constructed with typical elements. They have 4⅜ inch wide plain board casings and heads, and 4 inch wide sill trim. The interior elements of the window sashes are wood and the sashes are set in vinyl tracks within the wooden window jambs, head, and sill.

The walls are painted a medium green color that resembles avocado green. The ceiling is white and the woodwork is painted white. The doors are unpainted.

Room 204

The second-story bathroom (Room 204) is located on the west side of the building. It is a rectangular full bathroom with access from the second-story hallway.

The floor is covered with vinyl sheet flooring, and the toilet is set on a piece of marble. The lower sections of the walls are covered with ceramic tile wainscot and the upper portions are gypsum board. The ceiling is also constructed with gypsum board and has a combination fan/light fixture near the center of the room. The bathroom has 5 inch wide baseboards with squared edges and modern style baseboard radiators. The bathroom doorway (D203) is trimmed with 4¼ inch wide casings.

The bathroom has a narrow window opening (W208) similar to the window opening in the first-story bathroom. W208 has double-hung, one-over-one wood sashes with cyma-recta molded window stops. The window opening is trimmed with 3½ inch wide casings and head and has a molded window sill with a rounded edge and cove profile. A narrow flat board apron is installed between the bottom of the sill and the tile wainscot.

W204 is equipped with a porcelain toilet set on a marble slab. A composite molded sink is set in a wood vanity base cabinet. A medicine cabinet with wood trim and a strip of lights over the sliding-mirrored doors is mounted on the wall above the sink. At the south end of the bathroom is a porcelain bathtub with a shower head fixture. The walls of the bathtub enclosure are covered with ceramic tile.

The walls and ceiling of the bathroom are painted white and the woodwork is painted off-white.

Room 205

The west bedroom (Room 205) is a rectangular room with a partitioned jog in the southeast corner. The bedroom closet and the north end of the bathroom are enclosed by the southeast partition. Room 205 is accessed from the second-story hallway and has a doorway to the attic staircase.

Typical of the second-story bedrooms, Room 205 has wall-to-wall carpeting and gypsum board walls and ceiling. A beam enclosed with gypsum board extends east-west across the ceiling near the middle of the room. The east wall is trimmed with 3 inch wide baseboard. Older-style baseboard radiators are installed along the outer walls and have a wood cove molding along the top edge. This molding appears to be installed to cover a gap between the radiators and the walls but was not evident in other rooms.

Both D204 and D205 are constructed in a similar manner. They are trimmed with $4\frac{3}{8}$ inch wide plain board heads and casings with plinth blocks at the base typical of the historic doorway trim. Both doorways have hardwood-veneered, hollow-core doors with two butt hinges and brass-plated knobs.

The four window openings (W209, W210, W211, and W212) in Room 205 are constructed in the typical manner with wooden vinyl-clad, one-over-one replacement sashes. The interiors of the window openings are trimmed with $4\frac{3}{8}$ inch wide flat casings and 4 inch wide sill trim. The east trim of W209 is narrower, because it abuts the partition wall for the bathroom and closet.

The bedroom closet is located in the southeast corner of the room. The closet has a carpeted floor and gypsum board walls and ceiling. The doorway is constructed with $4\frac{1}{4}$ inch wide trim and has sliding hollow-core doors with flush brass-plated pulls.

In the northeast corner of the room D205 leads to the base of the attic staircase. This small space is in the location of the former shared closet. The physical evidence indicated that the plaster and lath in the north wall is extant but is covered with gypsum board installed when the staircase was constructed. The partition walls are constructed with gypsum board and the ceiling is open to the attic. The floor at the base of the staircase is covered with cork tiles. The staircase is situated above the second-story staircase and ascends to the attic.

The walls in Room 205 are painted tan except for the east wall, which is painted red. The ceiling is painted white and the woodwork is painted white. The doors have a clear resinous finish and are not painted.

Attic

The main block of Gray Cottage has a full attic under the slopes of the gable roof. This section of the attic is partially finished and is used for storage. The attic can be accessed via D205 from Room 205 and the staircase from the second story. The attic of the ell is accessed through an opening in the main block attic. The ell attic has a low crawl space and is unfinished.

The staircase to the attic is a closed stringer staircase that was added in 1964. The staircase has eleven steps ascending to the attic. The treads are 9¼ inches wide and each step rises 8 inches. The staircase is enclosed at the second story and open at the attic level. On the second story the walls of the staircase are constructed with gypsum board. In the attic the staircase is protected with 2-inch-by-4-inch railings on the east and west sides of the stairwell. The staircase is constructed with a raked baseboard with a cavetto cap molding.

The floor of the main-block attic has 9 inch wide ship-lapped boards running east-west. Near the top of the staircase there is a patch in the floor boards where the earlier hatch access to the attic was located. There is an opening in the floor near the west wall from the former west chimney stack. The walls of the main block attic are open to the framing and exterior sheathing. Sections of the ceiling are covered with sheets of particle board, but the ceiling is otherwise open to the skip sheathing of the roof and the underside of the roof shingles. A fluorescent light fixture is installed near the center of the main block attic. The center section of the ell attic is covered with sheets of particle board but this section of the attic is otherwise unfinished. A porcelain utility light fixture is mounted on one of the rafters in the attic of the ell.

There is a window opening in each of the gable ends of the main-block attic. The framed rough openings for the attic windows are 2 feet 7 inches wide by 3 feet 6 inches high and the double-hung sash units are 2 feet 2 inches wide by 3 feet 2 inches high (measurements taken from W301 in the east elevation gable). Both openings have double-hung, two-over-two sashes, which based on the physical evidence were installed in 1956. The sash muntins have quarter-round with fillet profiles. The window openings have no interior trim elements. The louvered vent opening in the ell gable has an interior screen.

The extant brick chimney is located at the east end of the attic and rises from the second story through the south slope of the roof. The chimney stack is corbelled south in order to clear the east gable window opening. The roof is framed with a cricket on the north side of the chimney stack to facilitate water run-off.

The attic is unfinished except for the staircase walls and trim, which are painted yellow, and the treads, which are painted brown. There were remnants of craft paper on the gable ends that was apparently used in the original construction. There is some evidence of yellow paint in the sash unit jambs and sills, but the interiors of the sashes are not painted.



Figure 45. Gray Cottage, Room 103, kitchen, north and east elevations, 2009.

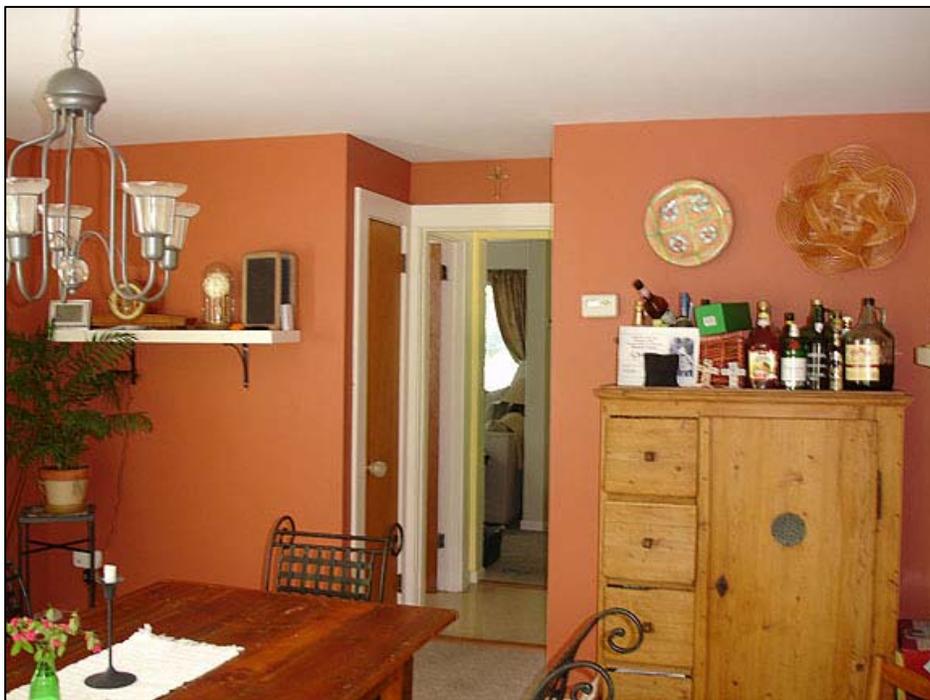


Figure 46. Gray Cottage, Room 105, dining room, north elevation, 2009.

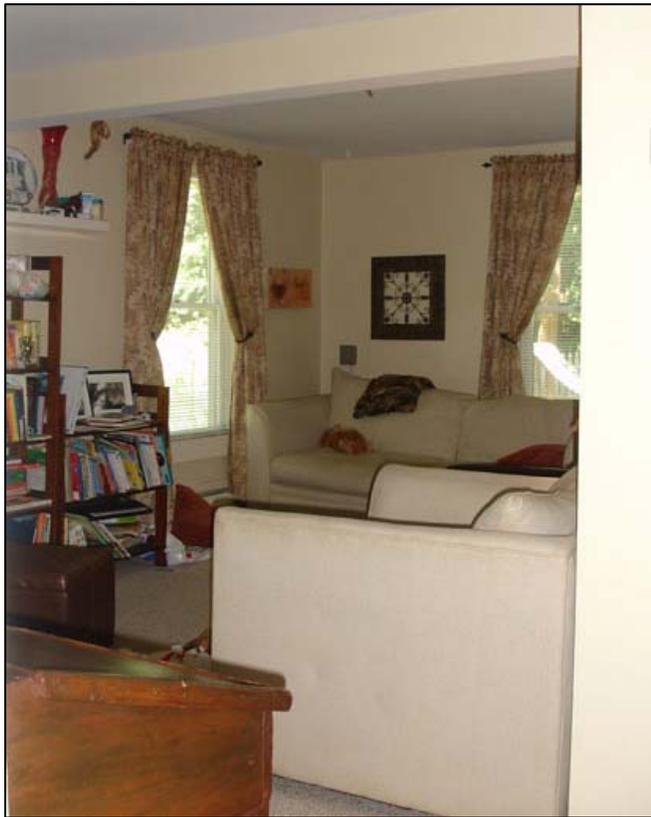


Figure 47. Gray Cottage, Room 107, living room, north and west elevations, 2009.



Figure 48. Gray Cottage, Room 107 staircase to second story, 2009.



Figure 49. Gray Cottage, Room 202, south and west elevations, 2009.



Figure 50. Gray Cottage, Room 203, north elevation, 2009.



Figure 51. Gray Cottage, Room 205, D204 depicting historic trim and replacement door, 2009.



Figure 52. Gray Cottage, Room 101, D105 historic trim with plinth block at base, 2009.



Figure 53. Gray Cottage, Room 205, W211 depicting interior elements and replacement sashes, 2009.

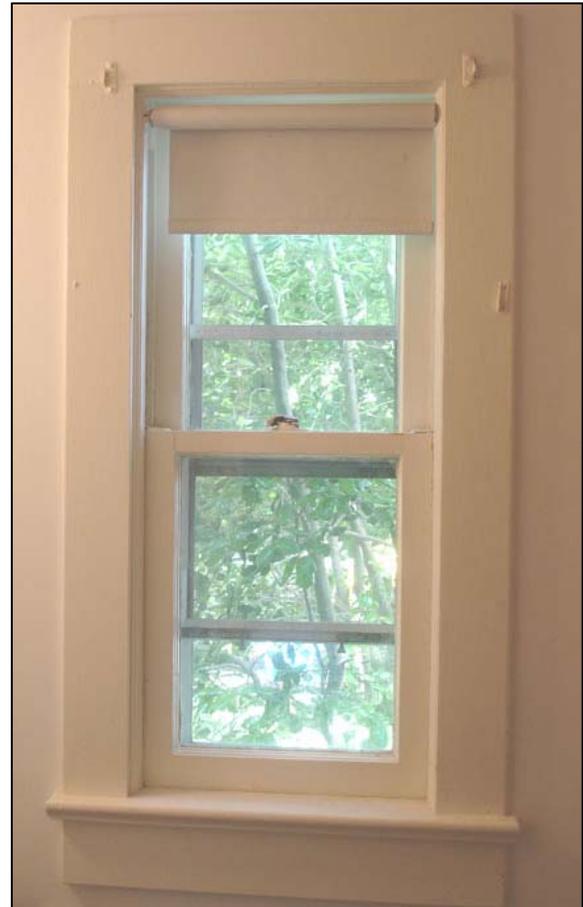


Figure 54. Gray Cottage, Room 106, W108 depicting elements typical of bathroom window openings, 2009.

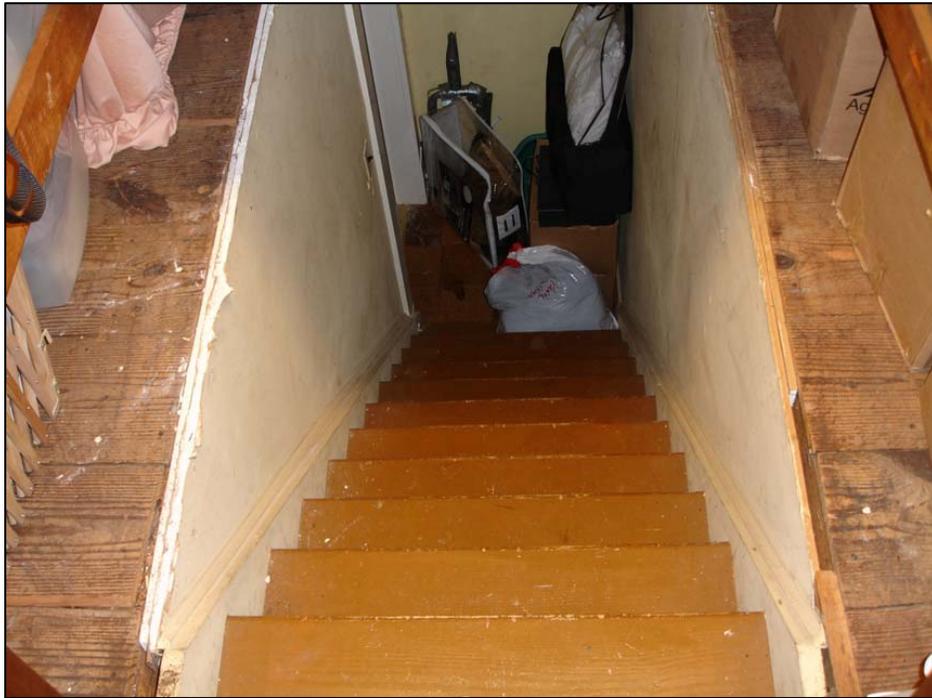


Figure 55. Gray Cottage, attic staircase added in 1964, 2009.



Figure 56. Gray Cottage, baseboard radiator added by the TRA in 1956, 2009.

CHARACTER-DEFINING FEATURES AND GENERAL RECOMMENDATIONS

INTRODUCTION

A historic structure may be significant for its architectural features and/or its association with historic events and persons. The character-defining features (CDFs) of a structure are those visual features and elements that define the structure and contribute to its historic integrity. To retain the historic integrity of the structure it is important to retain and preserve those CDFs.

In accordance with the GMP the overall treatment for Sagamore Hill NHS is preservation and rehabilitation. The proposed treatment Gray Cottage is rehabilitation and continued use as park housing.¹⁰³ The rehabilitation of the structure should include the retention of the CDFs. *The Secretary of the Interior's Standards for Rehabilitation* address this in the definition of "rehabilitation", which is "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."¹⁰⁴ The Secretary of the Interior further addresses rehabilitation in the following standards:

1. A property will be used as it was historically, or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

¹⁰³ *Sagamore Hill NHS General Management Plan*. (Department of the Interior, NPS, 2007).

¹⁰⁴ NPS website URL – http://www.cr.nps.gov/hps/tps/stanguide/rehab/rehab_index.htm.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.¹⁰⁵

The period of significance for Sagamore Hill in accordance with the National Register of Historic Places is 1884 – 1948. The current interpretation of Sagamore Hill places emphasis on the years the site was associated with Theodore Roosevelt, 1884 – 1919. The National Register criteria recognize the significance of the architecture of the Queen Anne-style main house, which dates to 1884 – 1885. The National Register also recognizes Edith K. Roosevelt and Theodore Roosevelt, Jr., as significant persons associated with the site. The period of Edith K. Roosevelt’s stewardship 1919 – 1948 is considered important, but has not been the focus of the interpretation of Sagamore Hill.

In determining the character-defining features of Gray Cottage, greatest consideration was given to the fact that it was built during Theodore Roosevelt’s stewardship of the property. The fact that the exterior of Gray Cottage was not significantly altered during the Roosevelt family’s tenure was also important in determining the building’s CDFs. The CDFs recognize the entire tenure of the Roosevelt family at Sagamore Hill, 1884 – 1948. In general the alterations to Gray Cottage by the TRA, and the alterations and addition by the NPS were not considered CDFs. The alterations to the interior of Gray Cottage changed the floor plan of the building and many of the interior elements were altered. Therefore, there are a limited number of CDFs on the interior of Gray Cottage. The general recommendations recognize that most of the alterations were performed in keeping with the historic structure and should be retained during the current rehabilitation of Gray Cottage. However, since they are not considered CDFs, should future plans include the restoration of Gray Cottage to the historic period, the removal of later alterations and additions would not be prohibited.

The following sections will identify the character-defining features and make general recommendations for the rehabilitation of Gray Cottage. The CDFs and general recommendations for landscapes are meant to provide general guidance and should be reviewed by a Historical Landscape Architect.

¹⁰⁵ NPS website URL – http://www.cr.nps.gov/hps/tps/stanguide/rehab/rehab_standards.htm

CHARACTER-DEFINING FEATURES

Exterior Elements

Design and Context

- Original location of Gray Cottage in relation to the other buildings at Sagamore Hill and the site of the building on the low-lying wooded lot southeast of the Main house.
- The vernacular design of Gray Cottage that was influenced by cottage-style residences and incorporated Colonial Revival-style elements.
- Overall massing of the main block of Gray Cottage.

Foundation and Walls

- Masonry foundation walls with tan, stippled finish.
- Horizontal cove-edge, drop-siding that is indicative of the buildings style and period of construction.
- Corner trim on main block constructed with plain boards.

Enclosed Porches

- The north elevation enclosed porch and related elements, which include original materials and alterations during the historic period.

Doorways

- The east elevation bulkhead entrance to the basement, which was part of the historic structure.
- The locations of the north elevation enclosed porch doorway (D101) and the front doorway (D102), which were part of the historic structure.

Window Openings

- The locations and symmetry of the exterior window openings in the main block of Gray Cottage, including the attic window openings in the east and west gable ends.
- The plain-board trim surrounding the window openings in the main block, including casings, lintels, lintel caps, and beveled window sills.

Roof and Related Elements

- The east-west gable roof on the main block of Gray Cottage.
- The elements of the main block gable roof including the wooden skip-sheathing, wood shingles, cornice moldings, and rake moldings.
- The extant brick chimney in the main block roof, which is in the approximate location of the historic chimney.

Landscape

- The topography of the low-lying wooded lot where Gray Cottage is sited, including the generally level yard around the building, and the sloping landscape surrounding the site of the building.
- The setting of Gray Cottage on a wooded lot that includes mature trees, and dense ground vegetation surrounding the building site.

Interior Elements

Plan

- The plan of the main block basement including one open room, the staircase to bulkhead, the staircase to the first story, and the first-story landing at the top of the staircase.
- Extant portions of the historic plan including certain doorway locations (D105, D109, D109a, D201, D204, and D205), and the location of the staircase to the second story, all of which are indicative of the historic plan and use of Gray Cottage.

Materials

- Extant historic doorway trim constructed with plinth blocks at the base of the side casing including D105, D109, D109a, D201, D204, and D205.
- The attic window openings W301 and W302 including the sashes. Especially W301, which is inscribed with the 1956 date of installation.

GENERAL RECOMMENDATIONS

Exterior Elements

Design and Context

- The rehabilitation of Gray Cottage should not alter the original location, design, or overall massing of the main block. The exterior elements of the TRA alterations and the NPS additions were constructed in keeping with the historic structure and should not be significantly altered during the current rehabilitation. The rehabilitation of Gray Cottage should retain extant historic elements, and strive to preserve the CDFs.

Foundation and Walls

- Some of the exterior elements of Gray Cottage reflect the buildings appearance during the Roosevelt period. This includes the tan masonry foundation, the drop siding, and the exterior trim of the main block. Those historic materials help define the character of Gray Cottage, and reflect the period and style of the building. The rehabilitation of Gray Cottage should strive to retain and preserve the historic exterior elements. The exterior elements of the 1964 NPS addition were constructed with in-kind materials that strive to match the historic elements and should also be retained. Deteriorated elements noted in the “Current Physical Description” should be repaired. All exterior materials should be routinely maintained to avoid deterioration. Any repair or replacement of these elements should be performed with in-kind materials.

Enclosed Porches

- The rehabilitation of Gray Cottage should include the north elevation enclosed porch and related elements. The current HSR supported by paint analysis determined that the north porch was enclosed during the historic period, and that some porch elements may be original. The rehabilitation should preserve the extant historic materials and repairs should be performed with in-kind materials. More recent alterations including the aluminum sashes and storm door may be retained. However, if feasible, the sashes could be replaced with one-over-one sashes, and the door (D101) replaced with a wooden door with eight-glazed lights over a single horizontal panel, as documented by the 1964 HABS drawings.

- The east enclosed porch was added during the 1964 NPS rehabilitation of the building. Though it was not part of the historic structure, it is recommended that the porch be retained during the current rehabilitation. Any repairs or replacement of the porch elements should be done in kind.

Doorways

- The openings at the bulkhead entrance, the north porch doorway (D101), and the north elevation doorway (D102) were all part of the historic structure. Though some of the doorway elements have been altered the doorway openings remain in the historic locations and should be preserved. The doors and other elements in those doorways have been replaced with more modern materials. The bulkhead doors should be replaced with tongue-and-groove board doors that more closely match the doors documented in the 1964 HABS drawings. As previously noted, if feasible, the porch door (D101) should be replaced. Presently D102 has a metal door, which can be retained during the current rehabilitation.

Window Openings

- The locations and extant trim of the exterior window openings in the main block of Gray Cottage should be retained during the current rehabilitation. The window opening locations and sizes should not be altered during the rehabilitation. If necessary, the historic window opening trim elements should be repaired or replaced with in-kind materials. Most of the window opening sashes were replaced with wooden vinyl-clad sashes during the lead abatement project. The extant wooden sashes in the attic gables (W301 and W302) should be retained and repaired in-kind. If feasible, the vinyl-clad sashes should be replaced with energy efficient double-hung, two-over-two wooden sashes that more closely replicate the historic sashes depicted in the 1950 photograph and the HABS documentation. Though not from the historic period, the existing wooden sashes in the south ell addition (W106, W108, and W208) appear to date from the 1964 period of construction and should be retained during the current rehabilitation. If feasible, the vinyl-clad replacement sashes in the ell should be replaced with energy efficient double-hung, two-over-two wooden sashes that more closely replicate the historic sashes.

Roof and Related Elements

- The gable roof on the main block of Gray Cottage and the related elements, including the roof sheathing, wood shingles, the cornice and rake moldings, and the chimney should be retained.
 - The skip-sheathing on the main block roof is historic and should be preserved during the current and any future rehabilitation. Repairs to the sheathing should be performed with in-kind materials.
 - The extant wood shingles were recently replaced and should be retained. Any future rehabilitation of the wood shingles should replicate the existing shingle and ridge details.
 - The cornice and rake moldings are historic and should be preserved; any repairs or replacement should be done in kind.
 - The extant brick chimney has been altered but is in the historic location. Repair or replacement of the brick chimney should retain the current location and should be performed with in-kind materials.

Landscape

- The topography of the low-lying wooded lot where Gray Cottage is sited has not been significantly altered since the construction of the building. Rehabilitation of the landscape should strive to retain the extant topography of the site.
- The wooded lot surrounding the site has changed since the historic period. However, a large portion of the lot was historically surrounded by dense woodland (see Bellavia and Curry, pp. 224 and 225). With the guidance of a Historical Landscape Architect the mature trees and ground vegetation surrounding the building site should be maintained. Guidance should also be provided for the maintenance of the trees and vegetation around the building. Since the GMP limits public access to Gray Cottage it may be advantageous to retain the surrounding woodlands in the present condition. Therefore limiting the public view of the site.
- The overall design and layout of the walkways, patios, driveways, and fences surrounding the building and the site do not appear to date from the historic period. Some of the features appear to date from the TRA rehabilitation and some are more recent NPS installations. However, during the current rehabilitation they should be retained. If further rehabilitation of the landscape includes the restoration of features from the historic period the guidance of a Historical Landscape Architect should be sought to determine the appropriate treatment.

Interior Elements

Plan

- The open plan of the main block basement should be preserved during the rehabilitation of Gray Cottage. The single room with a staircase to bulkhead, a staircase to the first story, and the first story landing at the top of the staircase were part of the historic structure and were not significantly impacted by later alterations by the TRA and the NPS. Therefore, any rehabilitation of the building should strive to preserve as much of the extant basement plan as feasible.
- Most of the interior plan in the main block was altered during the 1964 NPS rehabilitation. However, extant portions of the historic plan including certain doorway locations (D105, D109, D109a, D201, D204, and D205), and the location of the staircase to the second story are indicative of the historic plan and use of Gray Cottage and should be preserved during the current rehabilitation. Alterations to the plan in the main block and the plan of the ell date from the 1964 NPS rehabilitation and should be retained during the current rehabilitation.

Materials

- Extant historic doorway trim at D105, D109, D109a, D201, D204, and D205 identified as CDFs should be retained and preserved. Any repairs or replacement of the historic trim should be performed with in-kind materials.
- The attic window openings W301 and W302 including the sashes should be retained during the rehabilitation of Gray Cottage. Rehabilitation of the window openings and the repair or replacement of any window sashes should be accomplished with minimal impact on the extant window surrounds, sills and associated elements. A majority of the window openings have replacement vinyl-clad window sashes. If feasible, the vinyl-clad sashes should be replaced with energy efficient double-hung, two-over-two wooden sashes as previously described. Repair and replacement of interior window opening elements should be performed with in-kind materials.

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APPENDIX A

Gray Cottage Exterior Paint Analysis

Introduction

Project Scope

The exterior of Gray Cottage will be rehabilitated. This report describes the findings of the paint analysis conducted on the exterior elements of the building. The historic paint finishes are described in the following tables, with selected layers matched to a standardized color-notation system for the periods of interpretive interest.¹⁰⁶ The first paint layer on the exterior of Gray Cottage is the circa 1910 paint finish, which is consistent with the exterior paint colors currently applied to the main house, and the farm buildings. A limited number of interior paint samples were taken, but the current project does not call for matching the interior paint colors. The information gathered from the interior paint samples was more useful in dating certain alterations, but did not provide enough information to match historic paint colors.

The information in this report can be used to recreate the historic finishes of the exterior of Gray Cottage for the periods specified. Additionally, information gleaned from the exterior and interior paint samples was used to compare certain elements and alterations to the building. The information gathered was included in the discussions on “Original Appearance” and “Alterations.”

Methodology

Paint samples were taken during site visits to Sagamore Hill NHS in May and July 2009. Forty-seven paint samples were taken from accessible building elements using an X-acto® knife. In the laboratory at the Historic Architecture Program (HAP) in Lowell, MA, all samples were examined with a Bausch and Lomb “Sterozoom 7” microscope under 10 to 70 times magnification, illuminated by tungsten fiber-optic light. Some samples were also examined under ultraviolet light to help determine the sequence and composition of paint layers. Representative samples were mounted in wax-filled petri dishes to better examine their finish sequences. All samples taken from Gray Cottage will be stored at the HAP laboratory in Lowell, MA, and will be available for future research.

The chronological finish stratigraphy from each sample was recorded in chart form and those sequences were correlated to one another through their common layers. The “chromochronologies” are given in the subsequent tables; each horizontal row represents the elements’ finishes at one period in time. Drawing upon the documentary and physical research, dates were assigned to some of the rows to illustrate the finishes during certain periods.

¹⁰⁶ The Munsell Color Notation System is an internationally recognized standard of color measurement that identifies color in terms of three attributes, hue (color), value (lightness/darkness, or degree of white/black mixed in to the color) and chroma (saturation, or intensity of the color).

Color matches were performed under the HAP microscope to the finish layer determined to be representative of the historic period. The layers were matched to Munsell System color cards, glossy finish, and are included with this report. Photomicrographs of selected paint samples are included with this report and provide representative examples of the paint finishes applied to Gray Cottage.

All color names are subjective designations intended to distinguish between paint layers and provide a general color notation. The Munsell color notations provide a standard method of color description, but are approximations not exact matches of the historic paint colors. In addition, paints (particularly oil-based) can darken or yellow over time, and certain pigments fade. It should also be noted that color is only one factor affecting a coatings' appearance; sheen, opacity, texture, and application techniques also play a role.

Exterior Paint Analysis

Data

Gray Cottage was constructed in circa 1910 as a two-family residence for Sagamore Hill estate staff. Alterations to the building have included conversion to a single-family residence during the Roosevelt period, rehabilitation by the TRA, and rehabilitation and an ell addition during the NPS ownership. The building was designated Gray Cottage by the TRA presumably based on the exterior paint color. Indeed analysis of the exterior paints did determine that the building was historically painted gray.

Thirty-six paint samples were taken from exterior building elements of Gray Cottage that were representative original materials, as well as elements of the addition that would provide a comparison to the original elements. Some of the paint evidence was removed during the various painting projects and the lead abatement at Gray Cottage, but enough evidence remained to provide a reliable color stratigraphy for the buildings exterior paint colors. Selected samples from exterior building elements are listed in Tables I through III, which illustrate the exterior paint colors of Gray Cottage from the earliest paint application to the most recent.

The earliest layers of paint found on many of the representative samples were a white color and a layer of blue-gray paint above that. The paint evidence indicated that the white color was a primer layer and the blue-gray was the first finish of Gray Cottage. The blue-gray paint was found on samples from the east and west elevation drop siding (P014 & P016), and the north elevation fascia below the cornice (P026). It was also found on some of the front porch elements and helped determine when alterations were made to that porch. The blue-gray color was similar to the exterior paint color found on all the farm buildings, as well as the wood shingles of the main house. The blue-gray paint color has been matched to Munsell Color Notation System 5PB 5/1.

Paint samples from two trim elements appeared to have a different finish layer over the white primer coat. The samples from the northeast corner board (P028) and the west cornice return (P019) had neutral-gray finish paint. The later paint layers in both samples suggested

that this was the first finish layer. The main house had a similar gray trim color. Paint samples from historic window opening trim indicated that the trim was either replaced or stripped of the early paint layers. In either case there was insufficient evidence to determine the earliest paint color, but it probably would have matched the other trim elements. The paint analysis indicated that the trim elements of Gray Cottage were originally painted a different shade of gray from the siding. Though this was not typical of the other outbuildings, given that Gray Cottage was a residence, it may have been desirable to have a finish treatment more in keeping with the main house. The gray paint layer on the trim was matched to Munsell Color Notation System N5.

There was insufficient evidence on the window opening elements and doorway casings of the main block to determine what the historic paint colors would have been. Those elements were probably painted gray to match the other trim elements.

Given the paint stratigraphy above the first paint layers, it appeared that the polychrome treatment of blue-gray paint on the siding with gray paint trim was present on the building from the time of construction in circa 1910 to circa 1918.

The paint evidence suggested that the initial polychrome paint finish was not continued during the following paint projects at Gray Cottage. The next layer of finish paint on the exterior elements was gray, and the same color appeared to be applied to both the siding and trim elements. That gray closely matched the first trim paint color, which was Munsell Color Notation System N5.

The subsequent paint colors during the Roosevelt period were varying shades of gray paint on the siding and the trim. Again it appeared that during the later paint applications the siding and the trim were painted the same color. The only anomaly during that period was the application of a light-blue paint color to all the exterior elements with the possible exception of the doorway and window opening trim. Based on the paint layers it appeared that the light blue paint was applied in the 1930s.

Gray Cottage was again painted gray in the 1940s. The paint analysis suggested that light-gray or putty-gray color paint was applied to all of the building elements during that period. The receipts for expenses at Sagamore Hill in 1938 through 1945 documented that Robert Gillespie regularly purchased varying amounts of “#160 Scotch Gray” paint at the local hardware store.¹⁰⁷ Since most of the buildings on the site were painted gray during that period, the paint was probably used for touch-up projects.

The earliest known historic photograph of Gray Cottage from the 1950 insurance report (fig. 18) appeared to show a monochrome paint color on the south and east elevations of the building. The analysis of the paint samples indicated that the building was painted a putty/light gray at that time. The tone of the finish in the black and white photograph appeared to confirm that evidence.

The paint evidence indicated that the TRA painted the building a light gray color and painted some of the trim elements yellow. The samples from the siding and corner trim had a light gray finish, and the samples from the cornice elements had a yellow finish. The 1963 HABS photograph depicted dark window casings and sashes (fig. 19). The only window trim

¹⁰⁷ Box 11 through Box 15, EKR Papers, SAHI NHS Archives.

sample that had an accumulation of layers was from the front porch. That sample indicated that the window opening trim was painted green during this period. The paint scheme of light gray siding with yellow cornice and green window opening elements probably coincided with the TRA's 1956 rehabilitation of Gray Cottage.

The NPS apparently continued the polychrome treatment of gray siding with yellow trim when Gray Cottage was rehabilitated and added on to in 1964. The paint samples from the ell cornice indicated that it was painted yellow when it was constructed in 1964, and continued to be painted varying shades of yellow until more recent paint applications. There are sections of the cornice that are covered with gutters that remain yellow. The paint evidence indicated that the window opening and exterior doorway trim was also painted yellow at that time. The siding paint that corresponds with the 1964 rehabilitation appears to be a light-gray paint color that was matched to Munsell Color Notation System N6.75. The light-yellow paint was matched to Munsell Color Notation System 2.5Y 8/4.

It appeared that the NPS continued to paint the building shades of gray with yellow trim through the 1970s. Analysis of two paint samples in May 1985 determined that the earliest paint layer on the siding was a gray color matched Munsell Color Notation System N5, and that the trim paint was a green color matched to Munsell Color Notation System 10G 2/6. However, the two samples were taken by park staff from unknown locations, and may not have been representative of the historic elements. Further more, when the contract for the building was written in 1986 the park superintendent interceded and had the trim color changed to Benjamin Moore "Winthrop Yellow," which was matched to Munsell Color Notation System 5Y 9/6. A correspondence discussing this project noted that the existing colors at the time were a light gray and a light yellow dating from circa 1978/79, which was consistent with samples from the current paint analysis. The current paint analysis also determined that the circa 1978/79 colors were a close match to the 1964 paint colors.

As a result of the 1986 contract gray paint (Munsell Color N5) was applied to the siding and corner boards, and "Winthrop Yellow" was applied to the window opening trim and the cornice. However, those two colors had not historically been applied to the building at the same time. The current analysis did find that the gray paint was used on the buildings trim elements during the earliest paint scheme, and later applied to all exterior elements with the possible exception of the window opening elements.

Subsequent paint applications by the park have covered all exterior elements with gray paint with the exception of the window jambs and sashes, which are currently white. The exterior doorways have replacement doors and trim. The quarter-round trim on D102 appears to date from the 1964 rehabilitation and was painted yellow at that time. The existing window opening shutters were recently replaced and did not yield any information about the historic paint colors.

Paint samples from the front porch elements indicated that the historic elements including the turned columns and balustrade were painted to match the siding of the building. The porch siding was added during the historic period and was historically painted the same color as the building. The porch window trim was apparently painted to match other window opening trim on the building (P025). The columns were generally painted to match the siding, but were painted white by the park and more recently they have been painted gray.

Recommendations

The exterior paint analysis of Gray Cottage determined that the exterior of the building was historically painted gray. The analysis further determined that some trim elements were treated with different paint colors depending on the period of treatment. The earliest paint finishes appeared to include blue-gray siding with neutral-gray trim. Later paint applications appeared to treat all elements with the same paint color and more recently some trim elements were painted yellow.

The current configuration of Gray Cottage dates to the 1964 rehabilitation with ell addition by the NPS. The most accurate paint colors for that period are light gray (N6.75) siding and corner boards, with yellow (2.5Y 8/4) cornice trim and window opening trim. However, those are not the paint colors that were used on the building during the period of significance for Sagamore Hill.

The approach of the park has been to maintain and preserve the historic scene at Sagamore Hill, and to treat the structures in a manner that is consistent with the historic period. The current paint analysis determined that the exterior of Gray Cottage was finished with gray color paints during the Roosevelt period. More specifically the earliest paint layers found on the representative samples determined that the drop siding was painted blue-gray (5PB 5/1) and the corner boards and cornice were painted a shade of neutral gray (N5). That color scheme would have been in keeping with the historic paint colors of the main house in circa 1910 when Gray Cottage was constructed.

The doorway trim on D102 and D104 should be painted to match the gray trim color (N5). The porch doorways (D101 and D103) have metal trim and should be maintained in the current condition. The paint samples taken from the window opening trim did not provide sufficient information to determine the earliest paint color on those elements. However, the window opening casings and sills were probably painted with the gray trim paint. The current window sashes and window jambs are white. Since most of the sashes are vinyl clad, it is recommended that they should not be painted. The extant wood sashes (W106, W108, W208, W301, and W302) and the wood jambs should be painted white to match the vinyl-clad windows. The two basement windows were historically painted gray and should be painted with the trim color (N5). Historic photographs indicated that the shutters were typically painted to match the window opening trim, which is the case at the main house as well. Therefore the shutters should also be painted neutral gray (N5).

The front porch elements were historically painted to match the siding color (5PB 5/1). Though not all of the extant elements are original material they should be treated in the same manner. The exception would be the window opening trim, which should be treated with the trim color (N5).

It should be understood that Gray Cottage in its current configuration does not represent the building as it existed during the historic period. The current recommendations for the exterior paint colors are consistent with the historic paint colors, but will be applied to some elements that were not part of the historic structure.

TABLE I. Gray Cottage Exterior Elements

SAMPLE	P014, P016	P026	P028	P019
ELEMENT	East and West elevation drop-edge siding	North elevation fascia below cornice	Northeast corner board	West elevation cornice return
SUBSTRATE	Wood	Wood	Wood	Wood
ca. 1910	white primer blue gray	off-white primer blue gray	white primer gray	off-white primer gray
	gray	gray	gray	
	medium gray	putty gray	light gray	light gray
	light blue	light blue	light blue	
	gray	gray	light gray	
	putty gray		off-white light gray	putty gray
1956	light gray	yellow	off-white light gray	paint layers removed
	light blue gray	light blue gray	light blue gray	
1964	white light gray	light yellow		
	light gray			
1986	medium gray	light yellow		white
	white primer gray	white primer gray	white primer gray	white
	blue gray	gray	gray	gray

TABLE II. Gray Cottage Exterior Elements

SAMPLE	P022	P024, P038	P023, P037	P036
ELEMENT	Porch column	Front porch baluster and lower rail	Front porch north elevation siding and lower siding west side	Front porch upper siding
SUBSTRATE	Wood	Wood	Wood	Wood
ca. 1910	off-white primer blue gray	off-white primer blue gray		
	gray	gray		
ca. 1930	gray	putty gray	gray	
	light blue	light blue	light blue	
	light gray	light gray	light gray	light gray
1956	gray	gray	gray	
	light gray		light gray	
1964	light gray		off-white putty gray	light gray
		white	light blue gray	light blue gray
1986		white	off-white	off-white
	white	medium gray	gray	gray
	gray	medium gray	gray	gray

TABLE III. Gray Cottage Exterior Elements

SAMPLE	P025	P002
ELEMENT	Front porch window trim	W108 window jamb (1964)
SUBSTRATE	Wood	Wood
ca. 1930	gray	
	off-white green	
1956	off-white green	
1964	off-white light yellow	white primer light yellow
		light yellow
	mustard yellow	mustard yellow
1986	light yellow	light yellow
	off-white	off-white
	off-white	light yellow
		white
	gray	white

TABLE IV. Gray Cottage Interior Elements

SAMPLE	P006	P008, P041	P042	P043
ELEMENT	D105 south casing in R101, plinth block	W101 and W111 interior casing	W106 interior head of casing	D109a south casing, plinth block
SUBSTRATE	Wood	Wood	Wood	Wood
circa 1910				resinous layer
				light gray
				off-white
				bright yellow
				light yellow
				pink
				yellow
				light yellow
				light yellow
circa 2000, after lead abatement	white	white	off-white	white
	white		white	
	off-white	off-white	off-white	

**Table V. Gray Cottage Exterior Elements circa 1910
Munsell Color Notation System Number & Swatch¹**

Exterior Elements circa 1910	Munsell Color Number & Swatch
Horizontal Drop Siding, Fascia below Cornice, Front Porch Columns, Balustrade, Cornice, and Gable Trim. Front Porch Siding East Porch Wooden elements including, Posts, Beams, and Cornice.	 5PB 5/1 (blue-gray)
Exterior Elements circa 1910	Munsell Color Number & Swatch
Trim elements including, Corner Boards, Cornice, Corince Returns, and Raked Cornice, Window Opening Trim and Shutters, Doorway trim.	 N5 (gray)



Figure 57. Gray Cottage, paint sample from horizontal drop siding (P016).

¹ The color swatches on this page are reproduced from digital images. For the accurate color matches see the Munsell color swatches attached to the HSR.

**TABLE VI. Gray Cottage Exterior Elements 1964
Munsell Color Notation System Number & Swatch¹⁰⁹**

Exterior Elements 1964	Munsell Color Number & Swatch
Horizontal Drop Siding, Corner Boards, Front Porch Siding, Columns, Balustrade, and Cornice, East Porch Wooden elements including, Posts, Beams, and Cornice, Window Opening Shutters.	 <p data-bbox="1344 331 1432 401">N 6.75 (gray)</p>
Exterior Elements 1964	Munsell Color Number & Swatch
Trim elements including, Cornice, Corince Returns, and Raked Molding, Fascia below Cornice, Window Opening Trim, and Doorway Trim.	 <p data-bbox="1320 686 1432 756">2.5Y 8/4 (yellow)</p>

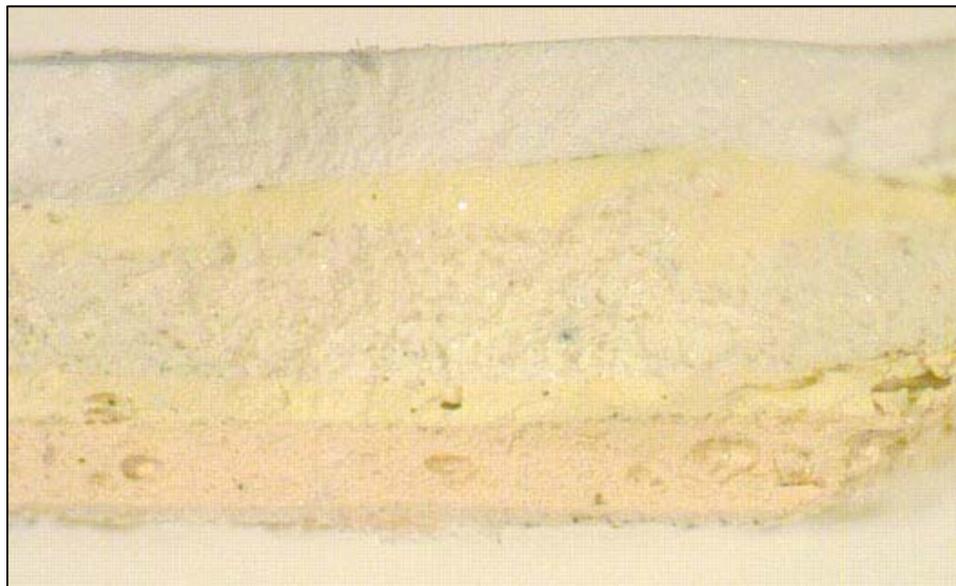


Figure 58. Gray Cottage, W108 window jamb added in 1964 (P002).

¹⁰⁹ The color swatches on this page are reproduced from digital images. For the accurate color matches see the Munsell color swatches attached to the HSR.

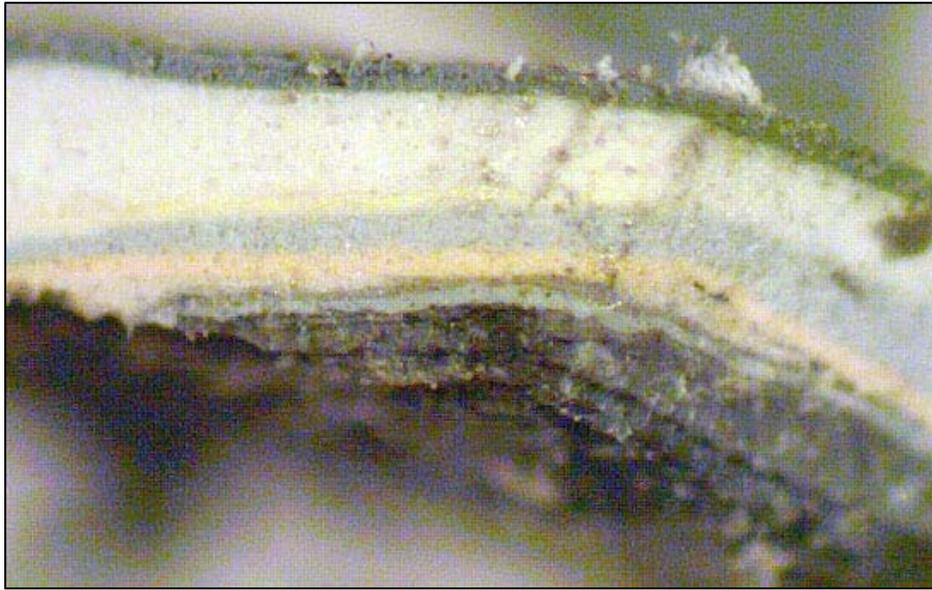


Figure 59. Gray Cottage, fascia below cornice (P026).



Figure 60. Gray Cottage, northeast corner board (P028).

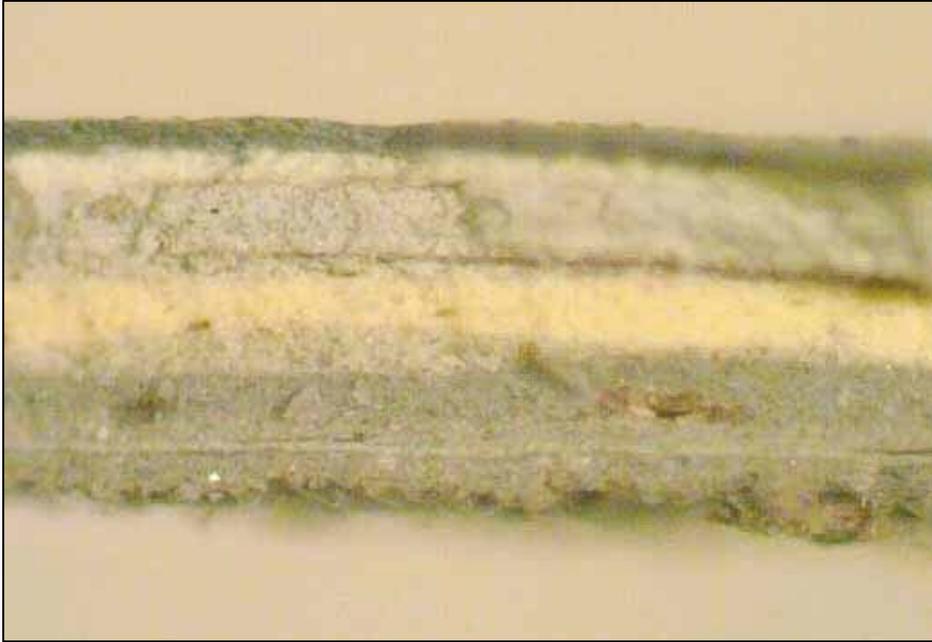


Figure 61. Gray Cottage, front porch, north elevation siding (P023).

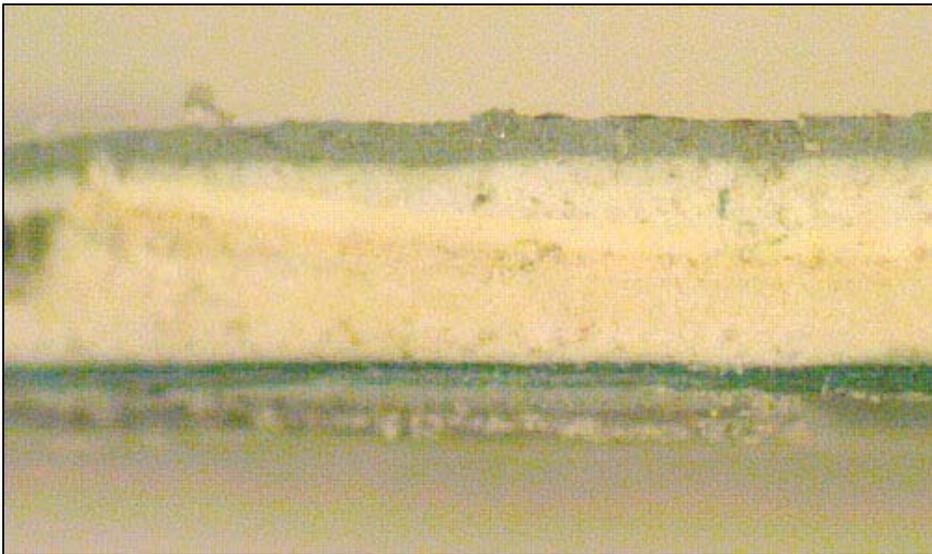


Figure 62. Gray Cottage, front porch, east elevation window trim (P025).

