

Fall 2015

## Avary-Fulton House

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# AVARY-FULTON HOUSE

## HISTORIC STRUCTURE REPORT



CLASS OF FALL 2015  
GEORGIA STATE UNIVERSITY  
CONSERVATION OF HISTORIC BUILDING MATERIALS

## THE AVARY-FULTON HOUSE TEAM



Students: Jesia Cobb, Dana De Lessio, Blake Fortune, Nicole Gilbert, Phillippe Gonzalez, Aretha Hills, Dennis Lovello, Charlie McAnulty, Kayla Morris, Scott Morris, Stacy Rieke and Sean Yates

Interior Design and Finishes Specialist: Maryellen Higginbotham

Preservation and Paint Consultant: Jean Spencer

Instructors: Richard Laub and Laura Drummond



# EXECUTIVE SUMMARY

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Built in 1868, the Avary-Fulton House has historic significance as one of the oldest residences in Decatur, GA. The house is characterized as a Georgian house type, one of the earliest types associated with nineteenth century Georgia.<sup>1</sup> It is located at 205 South Columbia Drive, Decatur, 30030, in DeKalb County, GA and is part of the Winnona Park National Register Historic District which was listed on the National Register of Historic Places in 2002. The property is currently owned by Harriette H. Fulton and her husband, Robert E. Sway.

Exterior and interior conditions assessments were conducted on September 26, and October 24, 2015, in order to provide an illustrative overview and analysis of the property. The intent of this Historic Structure Report is to:

- Provide a brief history of the property
- Describe the site and setting of property
- Document the present condition of the property
- Highlight any issues found
- Provide recommendations for the treatment and maintenance of the property

Rehabilitation is the recommended option in this assessment.<sup>2</sup>

The main exterior issues on the property stem from moisture. Water is undoubtedly the primary enemy of buildings as many materials will readily absorb it and cause corrosion, rot and deterioration over time. Damp conditions caused by ineffectual gutters are causing wood rot in some areas on the house. Inadequate drainage problems should be addressed immediately. The gutters should be checked on a regular basis and all debris removed so that rainwater can flow through the downspouts properly and be diverted away from the house.

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<sup>1</sup> A Georgian house type is defined by the Georgia State Historic Preservation Office (SHPO) as a two-story house consisting of "a central hallway with two rooms on either side on both floors. The plan shape is square or nearly square, the roof is usually hipped but sometimes gabled, and chimneys are sometimes in the exterior walls but usually in the interior of the house, between each pair of rooms."

<sup>2</sup> Rehabilitation as defined by the National Park Service as "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."

Vegetation grows unchecked on and around the foundation. When not addressed, vegetation in a damp area can root in to mortar joints and foundations pulling in moisture which will eventually cause deterioration. These areas should be checked on a monthly basis and cleaned when necessary to remove vegetation and improve drainage.

It is recommended that loose and missing bricks in some areas of the foundation be re-positioned to create a continuous, unbroken arrangement as in other areas along the foundation. Left uncorrected, these area may allow for additional moisture and pests to enter the crawlspace. In addition, uneven bricks on the rear brick patio permits water to settle in between the joints promoting corrosion to the bricks which will weaken the integrity of the patio floor. This also presents a safety hazard. Steps should be taken to properly level the rear brick patio in order to restore the physical integrity of the structure.

The exterior of the house has multiple layers of paint that are peeling and will eventually expose raw wood if not addressed. Caution should be taken when attempting to repaint the exterior of the house. Lead paint was detected in some of the exterior paint layers by a 3M LeadCheck test conducted on October 24, 2015. The owners should familiarize themselves with the Georgia regulations on lead paint and seek a contractor that is lead certified in this state (<http://epd.georgia.gov/lead-based-paint>). Property owners and volunteers are exempt from regulation, but should be aware of these practices to protect their health and the health of children that may play around the house and come into contact with the chips. Additional recommendations on removing and handling lead paint can be found in Appendix H.

The interior of the house is in relatively good condition. The main interior issues are cracking of plaster, paint alligatoring<sup>3</sup>, and wood rot. Each of these conditions offer specific methods to correct and avoid further deterioration.

Three-coat plaster is unmatched in strength and durability and contributes to the historic character of the interior. Cracking can occur as a result of structural problems, moisture, improper curing and poor workmanship. Most cracks can be easily corrected through sensitive repair.

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<sup>3</sup>Paint that has aged and become brittle will break and rupture, causing its texture to look like the skin of an alligator.

Many cracks in the Avary-Fulton interior appear to be stress cracks which usually, but not always, start at a door or window frame. Stress cracks can be repaired using fiberglass mesh tape and joint compound. In any case, all cracks should be analyzed by a plaster professional to ensure that they are not occurring due to a serious structural issue.

Paint alligating can occur when the accumulation of several layers of paint on a surface begin to break apart. Proper surface preparation such as scraping and sanding before repainting new layers can prevent alligating. Harsh chemicals and abrasive cleaners should not be used to remove alligating paint on historic surfaces.

Exterior issues can also affect the interior. As on the exterior, there are a few moisture damaged areas in the interior of the house. The damage is due to moisture migrating through the walls as a result of the water runoff and drainage issues from the exterior. This makes the interior walls vulnerable to erosion. Correcting exterior moisture issues will help to alleviate the interior moisture issues. All rotted wood should be replaced in kind. However, interior moisture problems will reoccur if the exterior issues are not addressed.

These areas of concern should be closely monitored and checked as part of a routine schedule. Many resources are available from the National Parks Service that can provide further insight.

All repairs and maintenance should be performed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (See Appendix A).

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# INTRODUCTION

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## BACKGROUND AND ACKNOWLEDGEMENTS

This Historic Structure Report [HSR] is for the Avary-Fulton House in Decatur, Georgia. This report was produced in the fall of 2015 by graduate students in the Conservation of Historic Building Materials class, which is part of the Heritage Preservation Program at Georgia State University in Atlanta, Georgia. The report was produced under the supervision of instructors Richard Laub and Laura Drummond. Students involved in the production of this HSR include: Jesia Cobb, Dana De Lessio, Blake Fortune, Nicole Gilbert, Phillipe Gonzalez, Aretha Hills, Dennis Lovello, Charlie McAnulty, Kayla Morris, Scott Morris, Stacy Rieke and Sean Yates. Materials analysis assistance was provided by Maryellen Higginbotham, interior design and finishes specialist, and Jean Spencer, preservation and paint consultant.

The site visits conducted in preparation for producing this report were made on 25 September 2015, 30 September 2015, 24 October 2015 and 14 November 2015. All photographs, measurements and research were gathered during these visits, unless otherwise noted. This HSR includes a history of the structure, a description of its present condition and it provides recommendations for repairs and maintenance. Additionally, a detailed bibliography and appendices are included.

The historical research team relied primarily on materials provided by owner Harriette Fulton Sway during an interview conducted on 24 October 2015, although additional newspaper articles, a title search, census records, Sanborn and other maps, city directories, and a report created by the DeKalb Historic Trust in 1973 were also used. The data for the physical description section was collected by teams during the various site visits and photographs were taken using digital cameras and cell phones to document the site, setting, exterior facades, interior rooms and historic elements. Measurements were collected for both exterior and interior sections of the structure. Every accessible area of the structure was documented; however, this was a non-invasive investigation and no materials were removed or destroyed, with the exception of small paint samples.

The primary purpose of a Historic Structure Report is as a planning document. An HSR is produced before any major intervention into the historic fabric of a structure is undertaken and is produced with the goals of both guiding such interventions and avoiding costly and/or irreversible mistakes during the rehabilitation process.

This HSR was prepared to provide recommendations to the owners and occupants of the Avary-Fulton House concerning what rehabilitation projects should be undertaken, how these projects may be accomplished in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, in what order of priority these projects should be scheduled, and on what time table the projects should be completed.

## **SUMMARY OF RECOMMENDATIONS**

### **EXTERIOR**

The main exterior issues on the property stem from moisture. The following is a summary of recommendations that will be further explored within this report.

1. Install a gutter system that includes external gutters, downspouts, downspout extenders, splash blocks and slash block extenders to allow water to flow away from the foundation of the house. Specifically, the following areas require a gutter system:
  - The second story of the east façade of the main house
  - The second story of the central addition
  - Both sides of the kitchen
  - The west side gable of the main house
2. Make certain that existing gutters are weather-tight and drain correctly. Remove debris from gutters and install splash blocks to ensure that water is diverted away from the house.
3. Remove all vegetation within two feet of the masonry to prevent further moisture damage to the foundation, porch steps and pavers.
4. Use bleach to remove mildew from clapboards to prevent deterioration by further growth.
5. Prevent further deterioration of paint by removing old, loose layers and repainting the house. This will help prevent further moisture damage to the clapboards due to flaking paint exposing the wood underneath. Caution should be taken as lead paint has been detected in some layers. Pressure washing should not be used as a preparation or cleaning method. Lead certified experts should be consulted before attempting to remove peeling paint.

6. Prevent further moisture damage to the rear patio masonry by leveling the brick and installing gutter systems that drain water away from the structure. This may also help prevent accidents due to the unlevelled and unstable surface.
7. Repair lattice brickwork in the foundation to prevent access to larger pests.
8. The removal of old, redundant, unused or unsafe systems is recommended. The house should be updated with a new Heating, Ventilation and Air Conditioning (HVAC) system.
9. Regrade the northwest corner of the house to prevent water from pooling in the area.

## **INTERIOR**

The main interior issues on the property stem from moisture, plaster cracking and paint alligating. The following is a summary of recommendations that will be further explored within this report.

1. All moisture penetration should be identified and corrected. Deteriorated wood should be replaced in kind. Any attempts to correct interior moisture issues without correcting exterior causes will result in reoccurrence.
2. Cracks in the plaster should be investigated to rule out structural issues. Hairline cracks should be filled in with a patching material and persistent cracks should be corrected with tape and joint compound.
3. Before repainting, alligating and loose paint should be removed by hand scraping and hand sanding.

All recommendations and repairs must adhere to the Secretary of the Interior's Standards for the Treatment of Historic Buildings (See Appendix A).



# **HISTORICAL BACKGROUND**

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## **City of Decatur**

Decatur was settled as the county seat of DeKalb County in 1823 and is located approximately 16 miles east of Atlanta, the capital of the State of Georgia. Though it was initially rural and isolated, Decatur quickly grew as a suburb of Atlanta. Decatur's growth in those early years left "substantial parcels of undeveloped land around its central core." Decatur was established near the railroad line and had a large enough population to support three trolleys by the 1920s. However, it was Metropolitan Atlanta Rapid Transit Authority (MARTA) train service that arrived in the 1970s that defined Decatur as a connected suburb. The MARTA rail line runs underground which allows for minimum impact on the historic resources of downtown Decatur. Decatur now protects a large amount of its historic resources through laws that restrict their demolition and enforce the upkeep on these resources.<sup>4</sup> In May 2002 The Avary-Fulton House was cited as a contributing structure when the Winnona Park neighborhood in Decatur applied for and was placed on the National Register of Historic Places. The house is one of Decatur's oldest historic resources, and the community cherishes its beauty and history.

## **Avary House**

### **1868–1887**

In 1868 Dr. James C. Avary, in an effort to provide a better life for his family during the turbulent years following the Civil War, built and moved his family to a new estate on the outskirts of Decatur, Georgia. Dr. Avary built a Georgian type house at what is now 205 South Columbia Drive in Decatur. The Avary family moved from their Panthersville, Georgia plantation, "Oakland," due to the plantation's decline after the Civil War.

The 1870 U.S. Census of DeKalb County, Georgia shows that Dr. James Avary (age 52), a physician, lived in the Avary House with his wife Susan F. Avary (age 46) and his seven children – Archer (age 22), possibly "working on grade; occupied on RR" [handwriting on census page slightly indecipherable], Moody (age 19), a farm laborer, Julia (age 14), Susan (age 13), James (age 12), Thomas C. (age 10), and Robert L. (age 6). Two black domestic servants were also listed as residents on the property: Philis Thompson (age 23) and Rachel Avary (listed as "infirm; at-home" age 80).<sup>5</sup>

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<sup>4</sup> "City of Decatur: A Preservation History". Unpublished manuscript, ca. 2007.

<sup>5</sup> Georgia. DeKalb County. 1870 U.S. Census population schedule. Digital Images. Ancestry.com. 11 November 2015.

In the same census (1870) year, but in Clarke County, Georgia, the future owner of the property, Montreville Corydon (M.C.) Fulton (age 43) is listed as living with his family and servants in Athens, Georgia. Fulton's family included wife, Virginia Fulton (age 40), and his children Thomas Napier (age 15), Anna (age 13), and Mary (age 8). An additional member of the Fulton household in Athens in 1870 was Mack Findle (age 18), a white male "attending college" likely at the University of Georgia. Caroline Fulton (age 40) was a black female listed as a domestic servant in residence with the Fulton's in Athens, as are what appear to be her children Lam Fulton (age 12), Esther Fulton (age 8), and Tilda Fulton (age 6). Trump Hamilton (age 50), Ben Hamilton (age 48), John Hamilton (age 16), and Alvira Hamilton (age 18) are the other black domestic servants listed in the Fulton household in 1870.<sup>6</sup> A slave schedule from 1860 indicates that M.C. Fulton owned property in Columbia County, Georgia before the Civil War. The schedule lists 46 slaves, ranging in age from 60 years to 1 year, as part of Fulton's property. Three of the slaves are listed as "mulatto" and 43 are listed as "black". No names, except the slave owner's, are listed on the schedule.<sup>7</sup>

Dr. James Avary died on March 18, 1873 and upon his death, his widow, Susan, sold the house to the Methodist Episcopal Church, South.

According to family history, the MECS used the house as a residence for various church officials in the intervening years, including Bishop Atticus Haygood (before Haygood was elected president of Emory College in Oxford, Georgia in 1875<sup>8</sup>) and Pastor Lundy Harris along with his wife, author Corra White Harris. In a Thanksgiving Day sermon Bishop Haygood delivered in Oxford in 1880 titled, "The New South: Gratitude, Amendment, Hope," he declared, "there is one great historic fact which should, in my sober judgment, above all things, excite everywhere in the South profound gratitude to Almighty God: I mean the abolition of African slavery." This sermon and Bishop Haygood's ideals launched southern Methodism into a new era of race relations and social reform.<sup>9</sup>

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<sup>6</sup> Georgia. Clarke County. 1870 U.S. Census population schedule. Digital Images. Ancestry.com. 11 November 2015

<sup>7</sup> Georgia. Columbia County. Schedule 2—Slave Inhabitants. 08 June 1860. Digital Images. Ancestry.com. 19 November 2015.

<sup>8</sup> Mills, Frederick V. "Atticus G. Haygood (1839-1896)." *New Georgia Encyclopedia*. 09 August 2013. <http://www.georgiaencyclopedia.org/articles/arts-culture/atticus-g-haygood-1839-1896>. 27 November 2015.

<sup>9</sup> "Town of Oxford, Georgia: Heritage Landmark of the United Methodist Church." <http://gcah.org/research/town-of-oxford>. 27 November 2015.

Pastor Lundy Harris and his wife Corra Mae White Harris were also famous residents of the Avary House while it was owned by the Methodist Episcopal Church, South. It is believed that Corra Harris wrote her famous novel, *The Circuit Rider's Wife*, during early morning hours while living in the house. The novel was published in 1910, after Harris was no longer in residence at the Avary House and after her husband, Lundy, committed suicide the same year. The novel served as the basis for the 1951 film, *I'd Climb the Highest Mountain*. Corra Harris established a reputation during her lifetime as a humorist, southern apologist, polemicist, and upholder of pre-modern agrarian values. At the same time she criticized southern writers who sentimentalized a past that never existed. Most of Harris's nineteen books were novels, though she also published two autobiographies, a travel journal, and co-authored a book of fictional letters. <sup>10</sup> The opposite views of two famous residents of the Avary-Fulton House, Bishop Haygood and Corra Harris, regarding race and race relations in the South reflect the complexity of life in post-Civil War Georgia.

Although the M.C. Fulton family will not purchase the Avary house and surrounding property for another eight years, the 1880 U.S. Census of Greene County, Georgia provides additional details of M.C. Fulton's son, Thomas Napier Fulton, and his son's household. The 1880 census lists Thomas Napier Fulton (age 25) as a farmer living with his wife Lucy Bacon Fulton (age 19) in Greene County. The couple employed two black servants in 1880. The first was Eliza Collins (age 18), listed as a farm worker, who had one daughter, Georgia Ann (age 1) and the second was Rose Hamilton (age 19), listed as the cook, who had two children (both listed as "mulatto"): a daughter named Binnie (age 2), and a son named Percey (age 1). <sup>11</sup>

## **Avary-Fulton House**

### **1888-1900**

In 1888, Colonel Montreville Corydon (M.C.) Fulton purchased the Avary House and eleven acres of land from the Methodist Episcopal Church, South. Col. Fulton moved his family and servants from their residence in Columbia County Georgia to the house in Decatur. There are no census records available from 1890 due to a fire in the Commerce Department Building in Washington, D.C. in January 1921, so the list of people living in the

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<sup>10</sup> "Corra Harris (1869-1935)" Oglesby, Catherine. New Georgia Encyclopedia. 29 September 2014. <http://www.georgiaencyclopedia.org/articles/arts-culture/corra-harris-1869-1935>. 27 November 2015.

<sup>11</sup> Georgia. Greene County. 1880 U.S. Census population schedule. Digital Images. Ancestry.com. 12 November 2015.

house at that time is not available for confirmation. However, family history indicates that Col. M.C. Fulton and his wife Virginia Francis Hamilton Fulton were both living on the property in 1890 and it is possible that Thomas Napier Fulton and his wife Lucy were also living there at the time.

On March 4, 1892 at age 31, Col. Fulton's daughter-in-law, Lucy Bacon Fulton, died in the house and family history indicates that the cause of her death was typhoid. Burial records indicate that Lucy is buried at Hillview Cemetery in LaGrange, (Troup County) Georgia.<sup>12</sup>

Family history holds that after Lucy's death, the Fulton's removed the dam at the spring on the west side of the property and allowed the man-made pond the dammed spring created to drain.



**Gravesite of Lucy Bacon Fulton, Hillview Cemetery (LaGrange, GA)  
Photo credit: Sharon Frank Patrick (findagrave.com)**

On October 18, 1895, Col. Fulton died, and his son Thomas Napier (T.N.) Fulton inherited the house. T.N. Fulton's mother, Virginia, died on March 15, 1899. From the time of his first wife's death, T.N. Fulton lived in the house as a widower and, according to family history, was cared for by a former slave the family called Aunt Hannah. On May 15, 1900, T.N. Fulton married for a second time to Anna Rebecca Strickland.

The 1900 U.S. Census of DeKalb County, Georgia lists T.N. Fulton (age 45) and his wife Anna Strickland Fulton (age 23) as residents of the house. In addition Anna's father, W.H. Strickland (age 65), Anna's mother, Sarah (age 55), and Anna's three sisters: Henrietta (age 25), Roberta (age 16) and Ruby (age 15) also lived in the house. <sup>13</sup>

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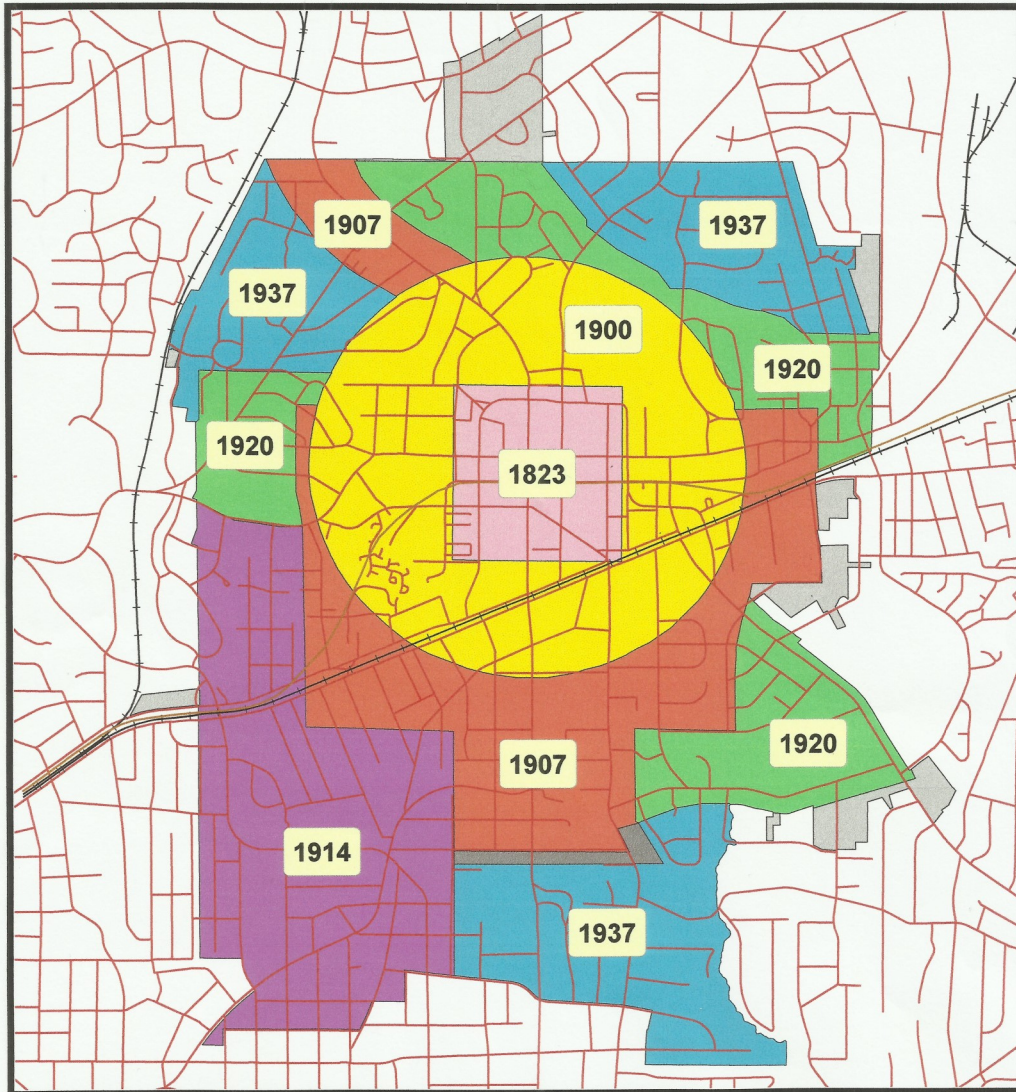
<sup>12</sup> "Lucy Bacon Fulton (1860-1892)". [www.findagrave.com](http://www.findagrave.com). Grave Memorial #23508180. 20 December 2007. 12 November 2015.

<sup>13</sup> Georgia. DeKalb County. 1900 U.S. Census population schedule. Digital images. Ancestry.com. 11 November 2015.

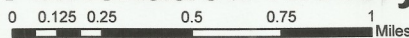



**1901-1919**

In 1901, T.N. and Anna's first child, Sarah Hamilton Fulton, was born. In 1904, their second daughter Henrietta Strickland Fulton was born and in 1906, Thomas Napier Fulton, Jr. was born. In 1907, according to the map below, the Avary-Fulton House and its surrounding property were annexed into the city limits of Decatur, Georgia.



**Annexation History**



  
**City of Decatur**  
 Community & Economic Development  
 509 N. McDonough Street -- P.O. Box 220, Decatur, GA 30031  
 (404) 371-8386 Fax: (404) 371-1593 info@decaturga.com  
 September 1, 2009



Annexation Date	
1823	1920
1900	1937
1907	Modern boundary
1914	Unknown

Source: Decatur Historic Preservation Resource Manual, 1992. 15



**Thomas Napier Fulton, Sr. ca. 1910**  
**Photo courtesy of Harriette Fulton**

The 1910 U.S. Census of DeKalb County, Georgia lists the residents of the Avary-Fulton House as Thomas N. Fulton (age 55), his wife Anna (age 33) and their children Sarah (age 9), Henrietta (age 6) and Thomas, Jr. (age 4). In addition to the Fulton family, Leslie N. Davies (male-age 34), his wife Jennie (age 24) and son William (age 5 months), along with Sarah L. Strickland (age 65) are listed as boarders in the house. <sup>14</sup>

### **1920 – 1940**

The 1920 U.S. Census of DeKalb County, Georgia continues to list the residents of the Avary-Fulton House as Thomas N. Fulton (age 65), his wife Anna (age 43) and their children Sarah (age 19), Henrietta (age 16) and Thomas, Jr. (age 14). In addition to the Fulton family, the William Jahrt (spelling slightly indecipherable on census record page) family from New York is also listed as residents in the house. William (age 36) is listed as “head” of the Jahrt household, along with his wife, Lucretia (age 37) and their children: daughter Lucretia N. (age 10) and son Kenton (age 2 ½). <sup>15</sup>

T.N. Fulton, Sr. died on August 6, 1928 at the age of 73 and was buried in the Decatur City Cemetery in DeKalb County, Georgia. <sup>16</sup>



**Gravesite of Thomas Napier Fulton, Sr. and Anna Strickland Fulton, Decatur City Cemetery (DeKalb County, GA)**  
**Photo credit: Joe Stoner**

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<sup>14</sup> Georgia. DeKalb County. 1910 U.S. Census population schedule. Digital Images. Ancestry.com. 11 November 2015.

<sup>15</sup> Georgia. DeKalb County. 1920 U.S. Census population schedule. Digital Images. Ancestry.com. 11 November 2015.

<sup>16</sup> “Thomas Napier Fulton (1855-1928)”. [www.findagrave.com](http://www.findagrave.com). Grave Memorial #102324785. 18 December 2012. 11 November 2015.



After T.N. Fulton's death, his wife Anna continued to live in the house with her daughter Sarah and, according to family history, various other family members.

The 1930 U.S. Census of DeKalb County, Georgia, lists Anna S. Fulton (age 53), her daughter Sarah (age 29), and son Thomas, Jr. (age 24) as residents of the house. In addition, Henrietta S. Fulton Breen (age 25) and her husband William Breen (age 26), along with their son, William, Jr. (age 3 years, 7 months) are also listed as living in the house.<sup>17</sup>

Many "make work" projects were completed on the house during the late 1920s and 1930s. Specifically, the roof was changed from a hipped to a gabled roof and the kitchen was shortened and connected to the house via a central addition. Family history indicates that the garage (outbuilding) was added during this period, as well.

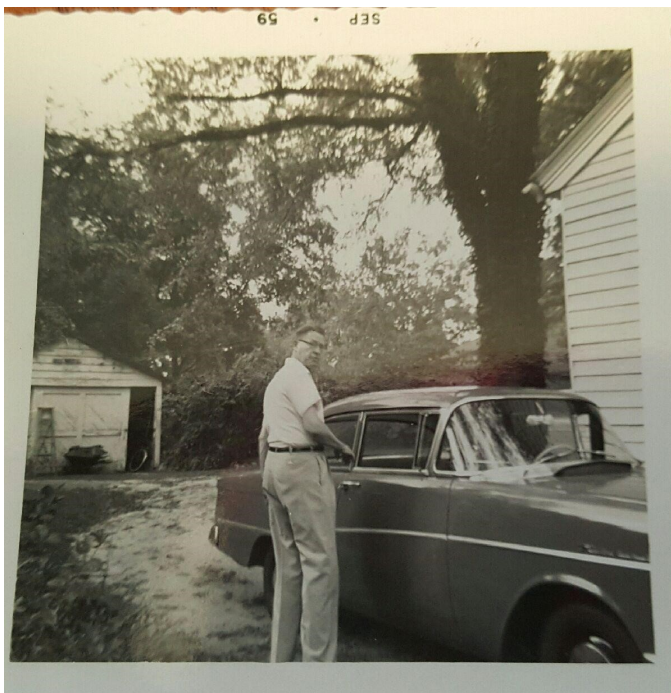
On January 2, 1936, Thomas N. Fulton, Jr. married Winnie Mae Wynn of Shady Dale, Georgia.

### 1940 – 1960

The 1940 U.S. Census of DeKalb County, Georgia lists Anna S. Fulton (age 63) and her daughter Sarah (age 39) as residents of 205 South Columbia Drive in Decatur. Thomas N. Fulton, Jr.

(age 34) and his wife Winnie Fulton (age 31) are listed as additional residents of the house.<sup>18</sup> Anna Strickland Fulton died on August 4, 1944 and is buried alongside her husband in the Decatur City Cemetery.

Thomas N., Jr. and Winnie had two children: Thomas Napier (Tom) Fulton, III (born in 1946) and Harriette Fulton (born on April 28, 1949).



**T. N. Fulton, Jr. standing beside a car parked by the west (back) façade of the historic kitchen. The outbuilding is visible to the north and west of the house and the driveway or parking area appears to extend to the rear of the house. ca. 1959  
Photo Courtesy of Harriette Fulton**

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<sup>17</sup> Georgia. DeKalb County. 1930 U.S. Census population schedule. Digital Images. Ancestry.com. 19 November 2015.

<sup>18</sup> Georgia. DeKalb County. 1940 U.S. Census population schedule. Digital images. Ancestry.com. 11 November 2015.

A 1953 Decatur city directory lists Thomas N. Fulton as a manager at Underwriters Reinsurance Services and Sarah H. Fulton as a teacher at William A. Bass High School in Atlanta. Both, along with Winnie Fulton, are listed as residents of 205 South Columbia Drive, Decatur.<sup>19</sup>

### **1961 – 1989**

From the 1960s through the 1980s, the property lost several of the large shade trees in the yard due to age and the driveway was partially paved for first time. The completion of the Commerce Drive connector essentially cut 205 South Columbia Drive off from the main traffic pattern in downtown Decatur. This route change, along with the large magnolia trees blocking the view of the house from South Columbia Drive, has provided relative seclusion for the house and grounds.

### **1981 – Present**

Winnie Wynn Fulton died on November 11, 1990. Harriette Fulton married Robert E. Sway on June 26, 1993. Sarah H. Fulton died in 1996. Thomas N. Fulton, Jr. died on May 27, 2001. After Thomas Napier Fulton, Jr. died, the house was left in equal parts to Tom Fulton, III, and Harriette Fulton. The Avary-Fulton House was listed as contributing property on National Register for Winnona Park Historic District in 2002. Harriette and her husband, Robert Sway, bought out Tom Fulton's share in 2004. Harriette and Robert returned to live in the house from 2004 to 2015. In 2005, the first air conditioning units are installed for zoned cooling and heating. A Mitsubishi ductless split system was chosen because installation didn't require damage to walls and ceilings. In 2005, there was also a modest update to the kitchen (an original summer kitchen structure attached to house).

The house was rented to Harriette and Robert's son Rob Sway and his wife, Lindsey in April 2015. At the time of this report, Rob and Lindsey Sway are the only residents of the Avary-Fulton House, but are expecting their first child in the spring of 2016.

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<sup>19</sup> Decatur City Directory. Page 245. 1953. Digital Images. Ancestry.com. 11 November 2015.

## DEVELOPMENT OF PROPERTY

The development of the Avary-Fulton House began in 1868 with its construction and continued through the latter part of the twentieth century. During this time, the structure has experienced interior alterations due to fire damage and the tastes and preferences of the residents, changes to the size of the structure, and to the utility of its interior spaces.

The main house stands in its original location. The original plot of land was approximately 20 to 30 acres when Dr. James Corbin Avary built the Georgian house , but due to subsequent sales, the size of the plot was reduced to 11 acres by 1900. In the 1920s, Anna S. Fulton sold off parcels of the remaining acreage to reduce the family's tax burden. The size of the plot was reduce to just over two acres, which is its current size.

In 1868, the property included the Georgian house, the historic kitchen (which was detached and located west of the house at that time) and several outbuildings. The property has a natural spring and a creek that are located on the far west boundary of the current acreage. Before 1892, family history indicates that the spring and creek were dammed to form a large man-made pond. After 1892, the dams were removed and the pond was drained. Family history indicates that the pond was drained after T.N. Fulton's first wife, Lucy, died. He suspected that she contracted typhoid from the standing water in the pond. There is a secondary structure located on the east side of the driveway that was built in the 1920s as a garage. This building is now used for storage.

At one point there was a structure in the back yard area family history indicates was used as a living structure. Harriette Fulton states:

We always called it [the brick foundation nearest the house] "the foundation"....there was a woman who wrote about the history of this place and she says that Aunt Hannah lived in a cabin in the back.... And she [Aunt Hannah] may have been a former slave, [but] I don't know. My grandfather [T.N. Fulton, Sr.], his first wife [Lucy B. Fulton] had died of typhoid, and so he was in here. So we are talking this man, his wife, here's his first wife, (at this point in the interview Harriette is pointing to a picture). So he [T.N. Fulton, Sr.] was here by himself and Aunt Hannah evidently lived somewhere on the property and looked after him.<sup>20</sup>

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<sup>20</sup>interview Part 2

In the early 1900s, the property had a vegetable garden which was tended by an aunt named Olive and Harriette's grandmother, Anna S. Fulton. Around 1946, there was a grape arbor and then a formal garden that was designed by Bill Green.

There are three chimneys and the fireplaces for all have been modified for coal. Rooms 101, 102, 103, 104, 201, 202, 203, and 204 each have a fireplace which were operational in the 1950s, but currently do not work. According to the oral interview, there was a small fire in Room 103 sometime between 1910 and 1920.

"The original floor plan was four rooms up, four down, and a central hall".<sup>21</sup> The house is a Georgian house type. The property also had a detached kitchen on the west side of the house (currently attached to the main house and identified as Room 107). The original house plan included all of the current rooms except for the central addition (rooms 106, 108 and 206) on the west façade of the house which connects the main house to the historic kitchen. Room 207 (the upstairs bathroom) was created by enclosing the west end of the upstairs central hall and was likely done during the 1920s or 1930s.

The one story front porch has Victorian wood columns and two large front French [casement windows] opening onto the porch from the front two downstairs rooms.<sup>22</sup> The original structure had a hipped roof which was changed to a gable roof in the 1920s. Existing structural beams in the attic and historic photographs are evidence of the roof change.



**(Left) Figure 1. Evidence of former hipped roof in attic space  
(Right) Hipped roof on main house and front porch, ca. 1910-15  
Photo courtesy Vanishing Georgia Archives**

<sup>21</sup> DeKalb Heritage Trust report

<sup>22</sup> DeKalb Heritage Trust report

The central addition was added to the main house in the 1920s or 1930s. According to Harriette Fulton's interview:

Yes, you see this was the back door guys. What happened, was this was the original summer kitchen and they moved it up and that was the back door, this was way before my time, and they made a porch here. There must have been a porch, they enclosed it and my guess that was sometime in the twenties. Maybe before. But see that's where they got their plumbing from. See all the plumbing core. The bathrooms back here the sink is here. There was a well right out the back door. And the privy was somewhere, who knows.<sup>23</sup>

According to the Fulton interview, the historic kitchen was cut in half and attached to the house via the central addition.

The house underwent major system renovations over the years, which included the installation of the original knob and tube, electrical wiring and later upgrades. In October 1995, Thomas Fulton applied for an electrical permit (Application number HE335410) which changed the amperes from 150 to 200. The downstairs was re-wired in 2005. Currently the house has no central air conditioning or heating system, therefore eight separate heaters and A/C units can be found throughout. There are a total of three A/C units and five gas space heaters. The inclinor, a stair elevator, was installed on the staircase in 1959.

Evidence from the seams visible in Rooms 101 and 205 indicate the house has undergone numerous changes in wall cladding materials like paint and wallpaper. These changes can be seen throughout the house in the analysis of the molding styles and paint, though specific dates for these changes have been difficult to establish. Interior Specialist, Maryellen Higginbotham believes the entire house could have been wallpapered in the 1950s.

Circa 1940s kitchen features were installed in Room 203. When Sarah Fulton lived in the house, and eventually when a friend of hers, Susan Leonard, lived upstairs as well, they treated the second floor like it was a separate apartment. There is a kitchen on the second floor. This dating was validated in the Fulton's interview:

My mother, they were upstairs in 1941, when the Japanese bombed Pearl Harbor and mom said she can remember coming in from church on that Sunday still with her Sunday hat on her head at the stove in the kitchen up there starting to heat up Sunday lunch and the radio was on and they heard we had gone to war.<sup>24</sup>

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<sup>23</sup> Interview Part 2

<sup>24</sup> Interview Part 1

The original driveway was much longer than it is today and went from College Avenue around the front of the house and circled back out onto College Avenue. Now the driveway is partially paved in asphalt and enters the property from South Columbia Drive up to the Magnolia tree, and then becomes dirt and gravel.

## BUILDING CHRONOLOGY

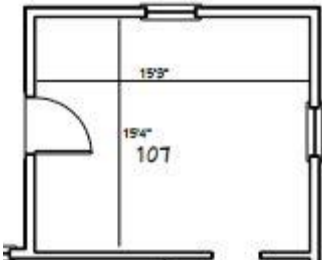
The following timeline for the construction chronology and structural changes to the Avary-Fulton House over time was derived using information provided by Harriette Fulton, as well as previously listed sources:

Time Period	Construction/Changes
1868	Dr. James Corbin Avary and his family constructed the main house on approximately twenty to thirty acres of land. <ul style="list-style-type: none"> <li>• The property had several outbuildings</li> <li>• The historic kitchen was attached to the west facade of the main house</li> </ul>
1873	Susan, widow of Dr. Avary, sold the property to the Methodist Episcopal Church, South as a residence for church officials, including Bishop Atticus G. Haygood, later president of Emory College in Oxford, GA (later Emory University).
1888	Eleven acres of the original tract was purchased by Colonel M.C. Fulton.
1890s	The large, man-made pond was drained because of a typhoid scare.
1895	Thomas N. Fulton inherited the property from his late father.
1900-1930	Parcels of land were sold off to reduce taxes and the property was reduced to the current 2.2 acres.
1910-1920	There was a fire in Room 103. There is currently a floor patch in the room distinct from the rest of the floor.
1920s	The roofs on the main house and the front porch were changed from hipped roof to the current side gabled roof on the main house and shed roof on the front porch.
1920s-1930s	The central addition was installed. The historic kitchen, room 107, was cut down a bit and attached to the new central addition.
1940s	Kitchen features installed in room 203 to create a second kitchen.
1950s	The interior walls were likely wallpapered.
1995	The electrical systems were updated.
2005	The downstairs was rewired.

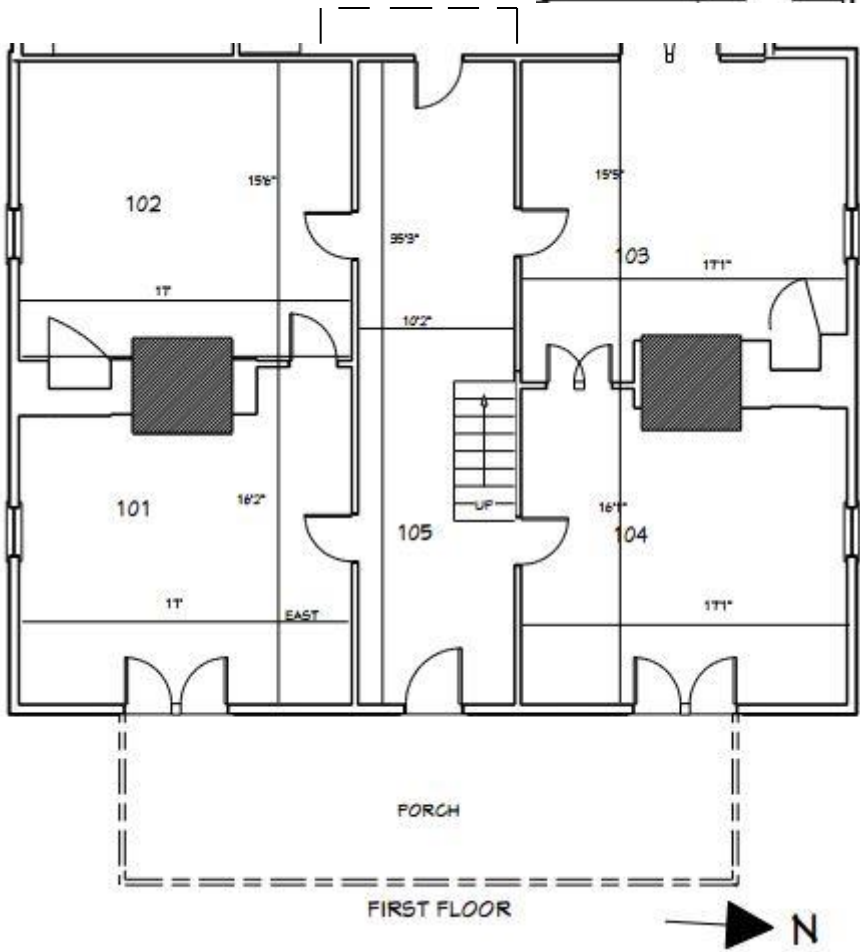


# Stage 1

Documented by a historic photograph dated to circa 1920 shows there was a shed roofed porch on the west facade



The historic kitchen was detached from the main house. Between the 1920s and the 1930s, the kitchen was cut by three feet on the back end (which is represented here)

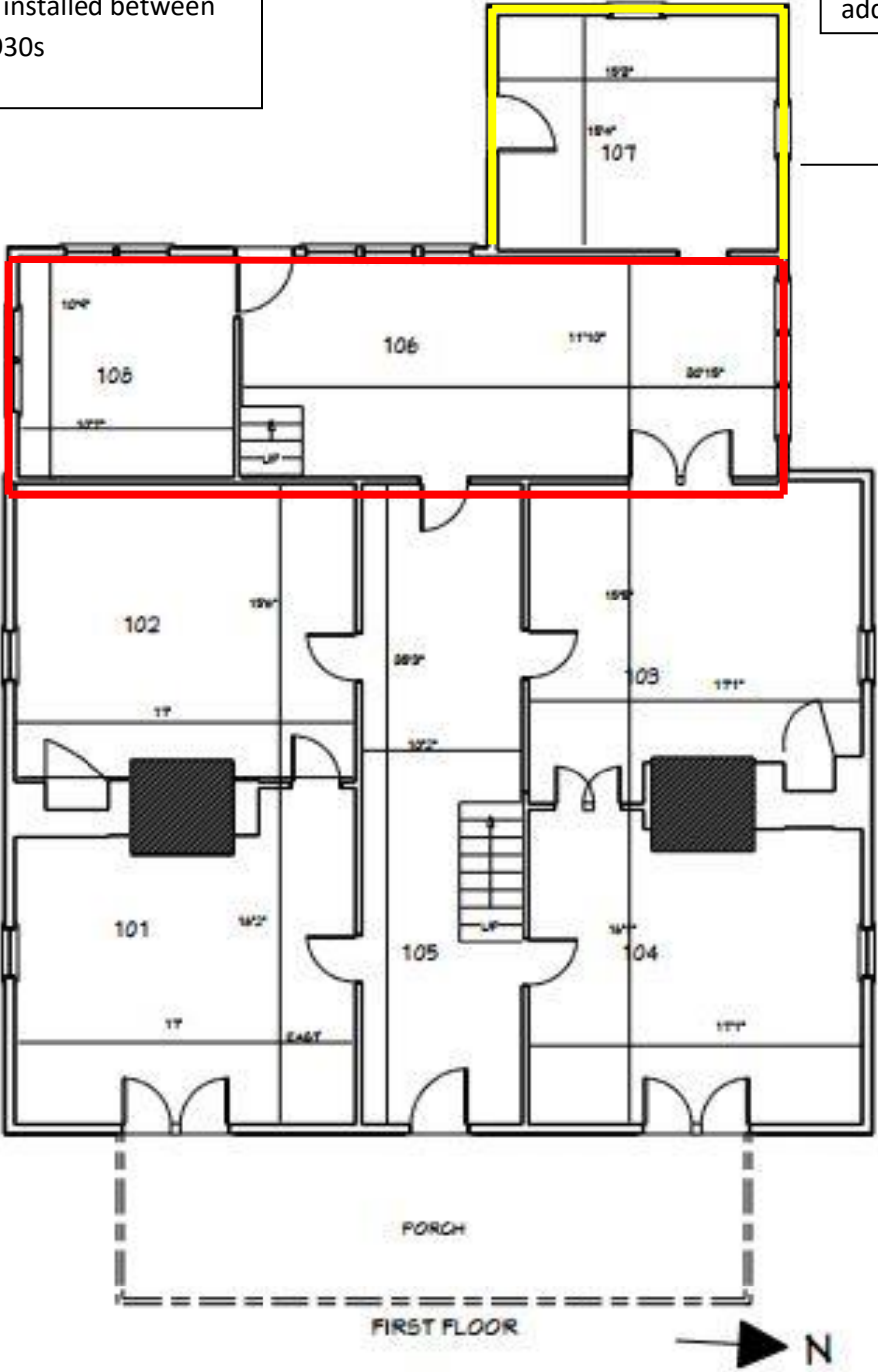


The Avary-Fulton House was constructed by Dr. James Corbin Avary in 1868 on approximately twenty to thirty acres of land. The property contained the main house, which is a two story Georgian house type (shown above), the detached kitchen (room 107), the Victorian style front porch, and several outbuildings.

# Stage 2

The two story sleeping porch addition (encased in red) was installed between the 1920s and the 1930s

After being truncated, the historic kitchen (encased in yellow) was moved up to join the sleeping porch addition

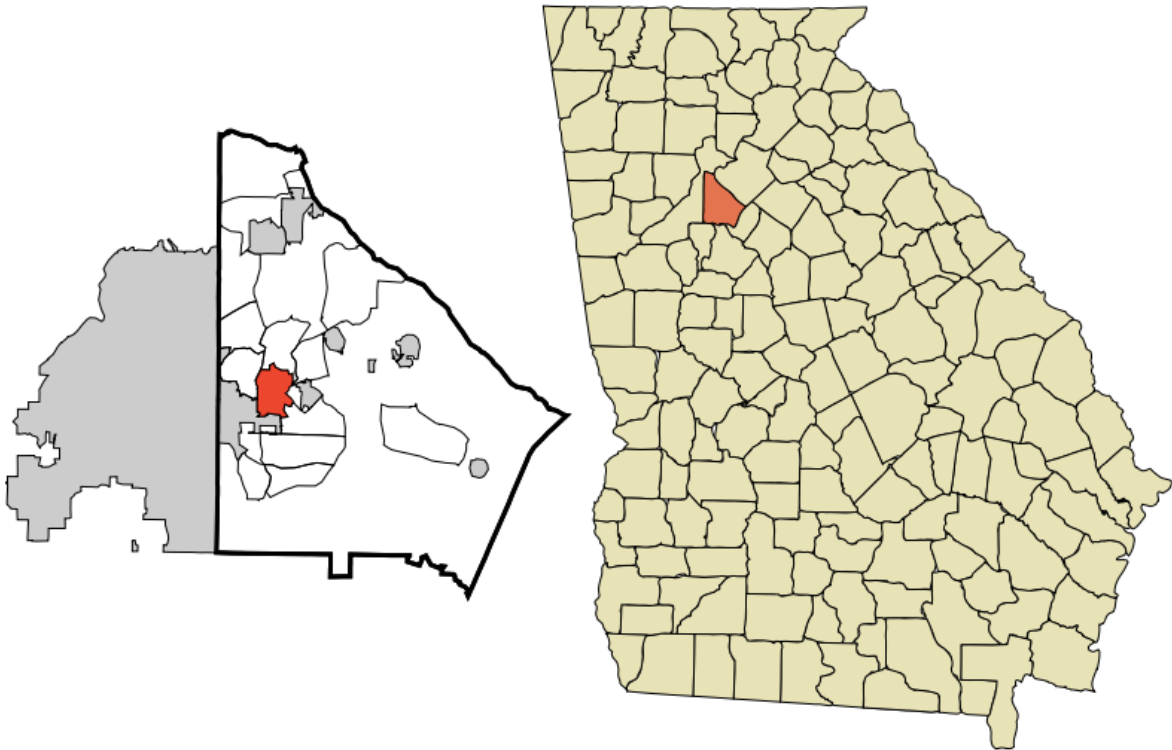


This floor plan represents the current house layout

# PHYSICAL DESCRIPTION

## SETTING

Approximately 160 feet from South Columbia Drive, the Avary-Fulton House stands in contrast to neighboring houses with forty-to-fifty foot setbacks. This larger setback is a character-defining attribute, as the nineteenth-century house and lot clearly differ from the twentieth century developments in Winnona Park. Concrete sidewalks run alongside the paved South Columbia Drive, and the lightly wooded neighborhood sits less than a mile south of downtown Decatur's courthouse square. Adjacent and surrounding properties are early twentieth century single-family houses, although a brick commercial or light industrial building does occupy the lot directly across South Cobb Drive from the Avary-Fulton House. The Winnona Park neighborhood was developed into sub-acre lots from the larger parcel associated with the Avary-Fulton house. These houses, bungalows with small yards and space for automobile parking, are examples of early suburban development in Decatur, while the Avary-Fulton house, with its larger acreage, deeper setback, and denser vegetation evokes an earlier, more rural setting.



*Location of Decatur and DeKalb County, GA. (Photo courtesy of Wikipedia)*

Additionally, three archaeological features were identified in the rear (west) yard of the house. The archaeological features (a depression in the yard, a round depression said to be a well, and a small brick foundation) are discussed in Appendix F of this document.

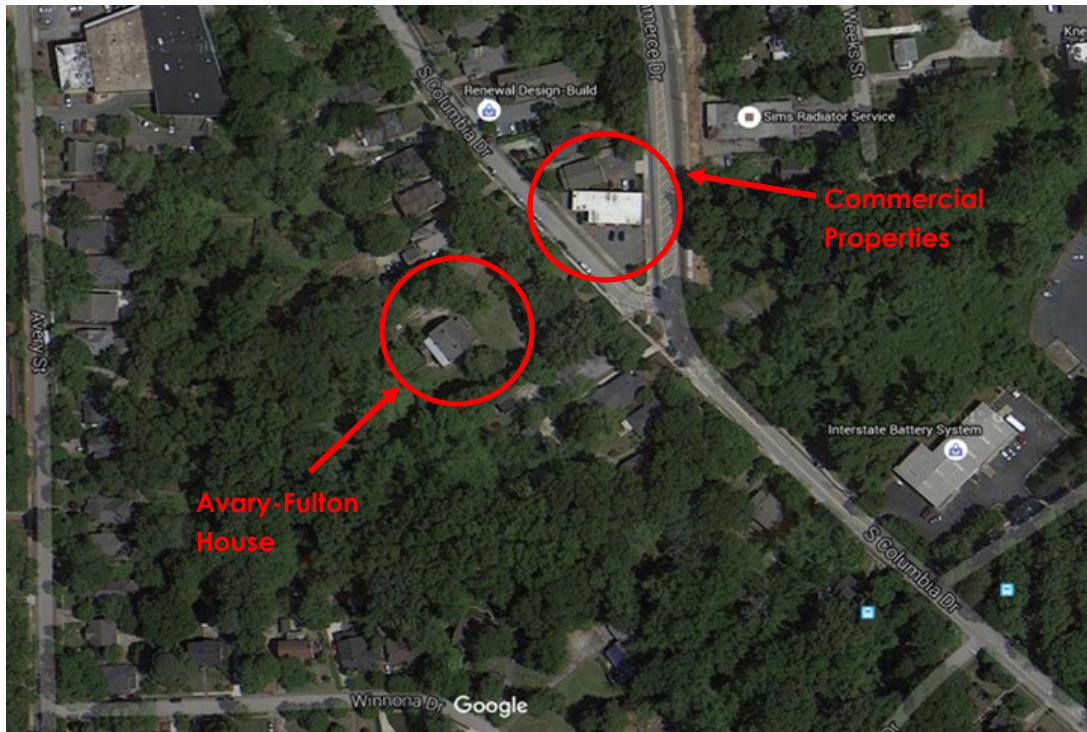


**Figure 1a.** *The Avary-Fulton House features an expansive front yard surrounded by large trees.*  
*Photo by Richard Laub.*



**Figure 2.** *A fenced enclosure of mixed materials allows pets to roam in the rear yard.*





**Overview of the Avary-Fulton property.**  
*Photo courtesy of Google Earth*

## **SITE**

The property features the main house with additions, which sits at the highest elevation of the lot's two acres, and a single rectangular wood-framed outbuilding. An asphalt driveway provides access from South Columbia Drive. This drive enters the property at the northeast corner before curving slightly west toward the house's primary entrance at the east façade. The driveway material consists of mixed gravel and soil as it nears the house. The well-maintained landscaping features a variety of large trees, shrubs, and a low-cut, monoculture lawn. Prominent trees include a magnolia providing privacy near the property's eastern boundary at South Columbia Drive, another magnolia south of the main house, and several large oaks throughout the property. A natural spring at the property's western edge feeds into nearby Shoal Creek. Other features on the property include a brick patio at the rear of the house, a curved granite garden wall or similar masonry hardscape feature, an arched masonry springhouse, and the aforementioned wood outbuilding. A fenced enclosure in the rear yard has been installed to contain pets. This fencing is comprised of mixed materials, with both wood pickets and metal chain link present. One corner of the chain link fence, along the southern property border, is covered with decorative rattan.



*Figure 3. A masonry spring house and steps is located at the property's western boundary.*



## OUTBUILDING

One extant outbuilding on the property, a rectangular wood-framed building with a front-gabled roof, stands approximately fifty-five feet north of the main house. The building measures 17.5 feet by 20.5 feet and is clad in vertical painted wood clapboards with horizontal boards covering the frame between the eaves and the primary entrance. Fenestrations along the primary entrance include the paneled wood door, which is protected by a wood awning, and a six-over-six-light double-hung sash window. A single light outdoor light fixture mounted at the roof's peak illuminates the primary façade, and an aluminum conduit extends from below ground up the edge of the façade to service this fixture. The building's roof is covered in asphalt shingles. The current owners indicate that this outbuilding was used historically as a garage; it is now used for storage.



**Figure 4. The Avary-Fulton House outbuilding**



**Figure 4a. The outbuilding's interior, now used for storage, reveals the wood platform frame construction.**  
**Photo by Laura Drummond**

# ARCHITECTURAL DESCRIPTION

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## ARCHITECTURAL SUMMARY

The Avary-Fulton house is an east-facing two-story, wood framed, Georgian house with a gable end roof. The roof was originally a hipped roof, but was changed in the 1920s. There are three chimneys. Several styles make up this vernacular house including Georgian, Greek Revival, Italianate, folk Victorian and Craftsman. The house has a Georgian central hallway floor plan with 13 rooms. The house consists of a main house, a central addition and a historic kitchen. The Greek Revival elements of the house include the symmetrical placement of the windows (on both stories) on the east (front) façade of the house, the four-over-three lights that surround the front door, the corner boards with Doric capitals (Figure 7) and the flush board siding (Figure 6) used underneath the front porch's shed roof. The Italianate elements include the octagonal panels on the front door and the inverted heart-shapes on two mantels. The folk Victorian elements are the ornamental brackets used to embellish the front porch (east façade) columns (Figure 6). The Craftsman elements include a six-panel door to the attic from room 205 (Figure 7).

The second floor of the central addition on the west facade has beadboard siding. The historic kitchen (once detached from the house) is located on the west façade (back) of the house. The exterior of the house has clapboard siding with and brick and concrete foundation piers.

The interior floors are pine throughout. The flooring in rooms 103 and 104 (refer to floorplan) differs from the original flooring because of damage caused by a fire in the early part of the 20th century. Both the first and second floors have painted plaster walls. The ceilings of most of the rooms are plank wood that has been painted white. However, the ceiling directly above the fireplace in Room 103 is different due to the fire that occurred. As a result, a portion of the ceiling in Room 103 is beadboard. The house has eight rooms (four on each floor of the main house) that are equipped with fireplaces.

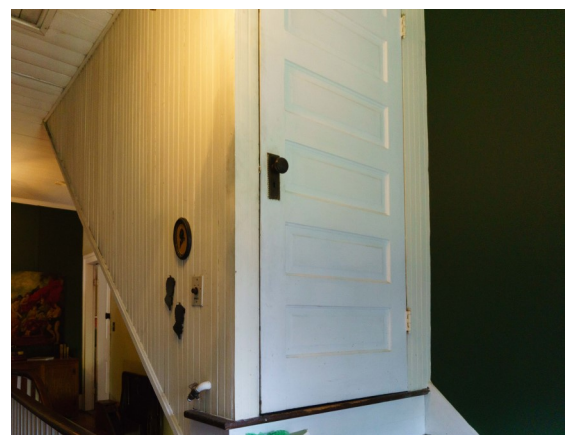




**Figure 5. Greek Revival symmetrical placement of windows**



**Figure 6 Greek Revival four-over-three lights surrounding front door & flush plank siding under porch roof; folk Victorian ornamental brackets topping porch columns**



**Fig 7: Greek Revival Doric corner board capitals (left) and Craftsman six-paneled door to attic (right)**

## EXTERIOR DESCRIPTION

The Avary-Fulton House is a two-story Georgian type house with a hipped roof. The house is set on a two acre lot with mature trees that conceals the house from the street and surrounding properties. The structure is comprised of a main house, central addition and historic kitchen. The building materials feature overlapping clapboard with a 5.5" reveal on the main house, flush clapboard on the porch wall and beadboard on the central addition. The property includes several interesting archaeology features, an outbuilding and also includes a natural spring which feeds into Shoal Creek.

## FOUNDATION

The foundation of the Avary-Fulton house is a brick pier system with a brick latticework infill, one wythe thick, inserted between the piers, creating the appearance of a continuous brick foundational wall (Figure 12). There are two crawl space entrance points on the south side of the house, one along the southeast corner under Room 101 (See Floor Plan on Page 53). The other entrance is along the middle addition. It appears that most of the structure is supported using a historic brick pier system with some modern cement piers and posts added at a later time (Figure 8). Foundation bricks measure 3-1/2" x 7-1/2". The historic mortar used to bond the bricks is sound and only small a amount of deterioration is noticeable along exteriors of the perimeter piers.

The sill, measuring 7" x 9-1/2", runs along the outside brick piers and connects the floor envelope to the foundation. The sills are connected to each other with a mortise and tenon joint. The girders, wood structural pieces, sit on top of the piers and support the joists. A few girders are visible and measure 5-1/2" x 3-1/2". The joists supporting the subfloor measure 9-3/4" (Figure 9). The subfloor runs east to west and measures 5-1/2 inches wide. A temporary fix to support a failing floor in room 101 was made by using a girder and two bottleneck jacks (Figure 10). A few shims were also inserted between the joist and subfloor in the same area (Figure 14). This is a common solution to a weak floor envelope, a more permanent solution should be found eventually. Nails are visible along joists and are likely machine-headed cut nails (Figure 13). The east (front) porch foundational system is visible from the southeast corner entrance. It appears that the porch was rebuilt with all new materials including modern pier and posts, girders and joists. The property owner believes it was rebuilt about ten years ago, approximately 2005. Historic knob and tube wiring was installed in the house when it was wired for electricity and evidence of this still remains (Figure 11).



Figure 8. Modern foundational elements.

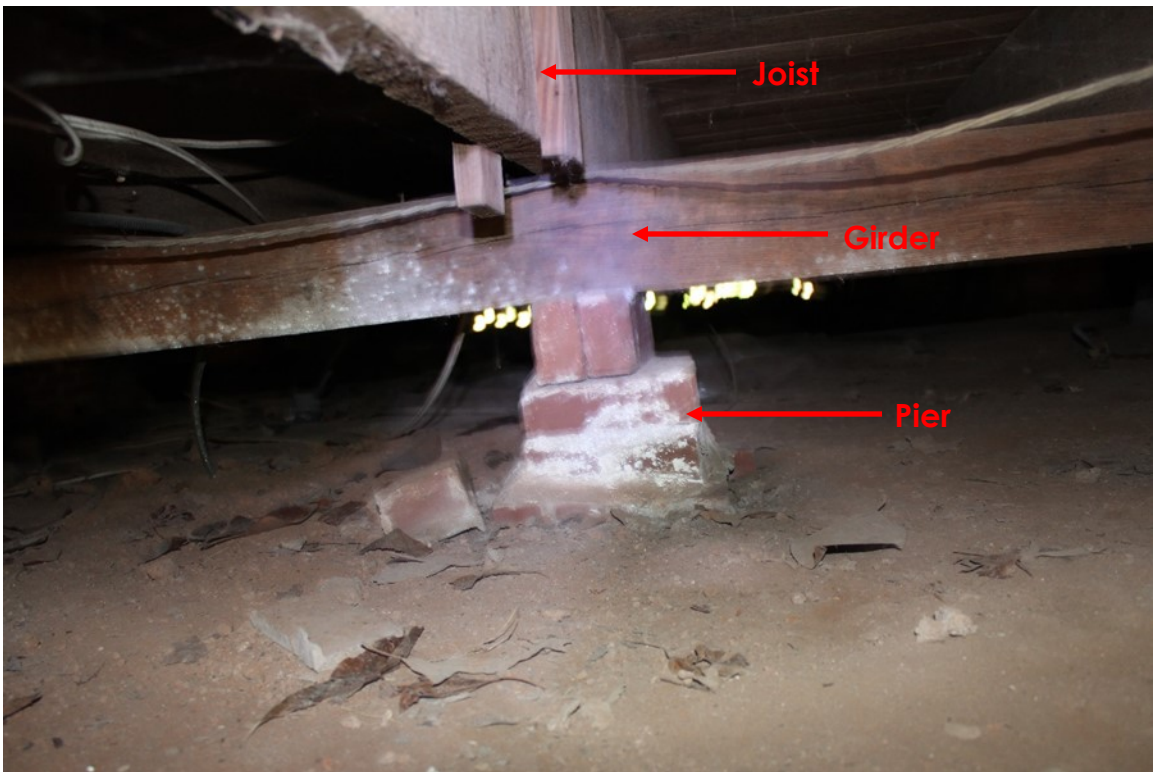
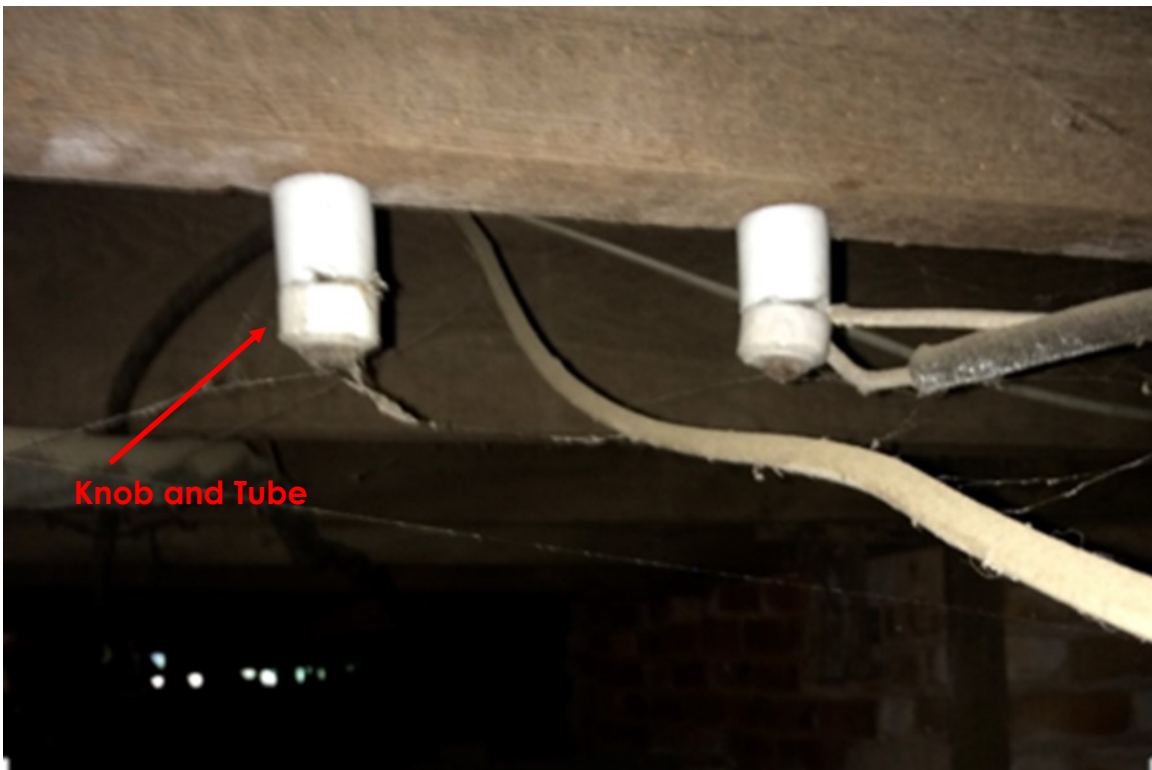


Figure 9. Pier, Girder and Joist





*Figure 10. Bottle neck jacks supporting floor joists.*



*Figure 11. Historic knob and tube wiring along side modern BX cable.*



**Figure 12. Foundation brick latticework.**



**Figure 13. Cut nail, machine headed.**





*Figure 14. Joist and subfloor shimmed to fix sagging floor under Room 101*

## ROOF

The Avary-Fulton main house has a side gabled roof. The front porch and central addition are covered with shed roofs and the rear kitchen is covered with an front gable roof. All roof elements are covered in asphalt shingles. Oral history and an undated photograph (see page 20) indicate that the main house was covered with a hipped roof until the 1920s. Hip beams remaining inside the attic serve as physical evidence of the previous roof form. The main roof features two interior brick chimneys which service the main house's eight fireplaces. The undated historic photo also shows that these chimneys were once stuccoed. A third, smaller chimney servicing the wood burning stove in room 105 is located at the rear edge of the main building where it meets the middle addition. Two turbine-style ventilators and an access panel are also present along the main house roof ridge. Two pipes which serve as roof vents for the building's commodes are present along the roof of the middle addition. A satellite dish is also attached the main roof.



*Figure 15. The side-gabled roof of the main house and shed roof above the front porch.*





**Figure 16.** This view of the west side of the Avary-Fulton house shows the numerous features visible along the roof.



**Figure 17.** The historic hip beams remain in place and are visible in the attic.



## **EAST FAÇADE (FRONT)**

The east façade has three bays. It has corner boards at each corner of the façade and a one story porch. The first story has a Greek Revival style entrance with a four-light transom above the door and three-light sidelights. Bays one and three have French casement windows with full length shutters. Each side has three lights on the upper three quarters and a wood panel on the bottom quarter. The wood siding under the porch is flush tongue and groove, not horizontal clapboard like the rest of the house because it does not need to shed water like the exposed siding. The porch is also considered an extension of the house interior which is why the siding is flush as if to mimic the flatness of an interior wall.

The porch has modern tongue and groove wood floor and ceiling. The shed roof connects to the house immediately beneath the windows on the second story. It is supported by four craftsman style double post columns. The columns have Victorian jig-saw brackets at the top of each side. There are two modern brick steps leading up to the center of the porch with metal handrails on each side. The steps are approximately 11' 8" wide. The porch has a gutter with a downspout and extender on each end. The windows on the second story are six-over-six-lights double-hung sash windows. Each window has a drip cap above it to shed water and a set of louvered shutters.



**Figure 18. East Façade with view of south facade.**

## **SOUTH FAÇADE**

The south façade consists of four sections: The south side of the front porch, the main house, and the rear addition that connects the main house to the kitchen and the south side of the kitchen. There is one awning on the south facade over the kitchen door. All of the windows on the south façade of the main house are six-over-six double-hung windows. To the west of the porch there is missing brick infill, covered by a screen door. Moving further west on the south façade there is roughly three feet of latticed brick missing, covered up by a chain-like fence that keeps animals out. The addition connecting the kitchen to the main house consists of two double-hung windows.

The south façade has clapboard siding and wood corner boards. All of the drip caps on the south façade windows are simple in design.



**Figure 19: South Façade.**



## WEST FAÇADE

The west façade of the Avary-Fulton House consists of the historic kitchen and a central addition to the original house. The central addition joined the original house to the historic kitchen.

The west façade contains five double-hung windows and a hinged door that opens up to the brick patio. There is a single outdoor light that sits to the north side of the door, which is covered by an awning. There are two awnings on the west façade. One covers the back door on the addition to the house and one covers the kitchen window. The historic kitchen window is a casement window, unlike the other windows on the west façade, with six lights on each side. This window is in working condition and can be opened.



*Figure 20. West Façade.*

## **NORTH FAÇADE**

The north façade consists of three sections: the main house, the central addition, and the historic kitchen. The main house section has six six-over-six-lights double-hung sash windows. There are two evenly spaced windows on the first and second story. The remaining two windows are located under the peak of the gable. They are smaller than the lower windows and are situated next to each other to create a double window.

The addition is recessed approximately 4'5" from the north façade of the original house. The first story has clapboard siding and a triple window consisting of three one-over-one-light double-hung sash windows. The second story has beadboard siding with no windows. In place of windows, it has a screened opening approximately 2' tall under the soffit that extends the length of the façade. On the second story, there is a small rectangular cutout on the right corner to drain storm water off the porch.

The north side of the historic kitchen has a single one-over-one-light double hung sash window. It is positioned on the right half of the facade. There is a gutter with a downspout located on the north side of the kitchen façade.



*Figure 21. North Façade, main house view.*

## **INTERIOR DESCRIPTION**

The Avary-Fulton House features tongue and groove pine floors and ceilings in the interior of the structure, with the exception of Room 105 which features plank flooring. The interior walls in Rooms 101, 102, 103, 104, 105, 201, 202, 203, 204 and 205 are covered in plaster and are currently painted. It is possible that there may have been wallpaper covering the walls in Room 205 (upstairs hall) at some point. The walls that define Room 206 (upstairs bathroom) were likely constructed sometime in the 1930s from boards made of compressed wood fibers or pulp, typically referred to as Beaver Board. Greek Revival modified heart shaped mantels are found in Rooms 101 and 104 only.

The Avary-Fulton House features panel doors throughout the interior in the Greek Revival, Italianate and craftsman styles. Additionally, double-doors are featured in the east façade of the first floor. The majority of the windows in the original structure are double-hung with six-over-six lights and eleven of these are approximately the same size (east, south and north facades). There are four pairs of smaller side by side windows with one-over-one lights and two sets of triple windows with one-over-one lights used in various locations in the rear addition. One window in the west façade of the kitchen addition is a double pivot casement window. The doors and windows are surrounded by similar trim within the original structure.

When the rear addition was built, one double door was removed on the first floor and another on the second floor of the west façade. The second floor door was replaced with a six-over-six double-hung window and the first floor door was removed entirely to make way for the stairs to the second floor of the rear addition.

### **FIRST FLOOR**

#### **ROOM 101 (LIVING ROOM/PARLOR)**

Room 101 measures approximately 17' x 16'2" with 9'10" tall ceilings (See First Floor floorplan). The room is entered as the first room on the south from the central hall (Room 105). The floor is made of heart pine tongue and groove boards that are 6" wide and run east to west. The south side of the house, on which this room is located, has this historic flooring, thought to be original to the house. The walls are plaster and currently painted red. There is one four-panel mortise, tenon, and pegged door with a ceramic door knob and a rim lock. (See Door Schedule D2) The ceiling is tongue and groove pine boards the same width as the floor boards and is painted white.



There is a ghost mark above the area that shows that this area was once enclosed as a closet. The baseboards are 9-3/4" tall, are consistent throughout the first floor of the main house and are painted white. Crown moldings in this room are consistent throughout the remainder of the first floor. The fireplace is located on the west side of the room. The fireplace surround is glazed brick. The mantel is a modified heart shape consistent with the Greek Revival style. The system that is used in the room is gas for the fireplace. The wall mounted light switch is a historic two-button type probably dating from the early twentieth century when the knob and tube wiring was installed (Figure 24).



**Figure 22. Room 101 facing west.**



**Figure 23. Modified Heart Shaped mantel in Room 101.**



**Figure 24. Two-push button light switch in Room 101.**

## **ROOM 102 (BEDROOM)**

Room 102 measures approximately 17' x 15'6" with 9'10" tall ceilings. The floor is made of heart pine tongue and groove boards that are 6" wide and run east to west. The south side of the house, on which this room is located, has this historic flooring, thought to be original to the house. The walls are plaster and are currently painted a greenish-beige. The ceiling is tongue and groove pine boards are approximately 3" wide, narrower than the boards used in the ceiling in room 101. The ceiling in this room is also painted. There is a small gap between the top of the crown molding and ceiling. There are three doors associated with the room the main door (D4), four-panel mortise and tenon. The other two doors are two-panel Greek Revival style (D3 and D5). D3 leads into Room 101 and D2 is a closet. On the west wall there is a double-hung six-over-six window that has been made into a mirror, but does not connect to any other room. The baseboards are 9" tall, are similar throughout the house and are painted white. The room has a fireplace on the east side wall with a simple mantel in the Greek Revival style. The fireplace surround is coarse brick. The wall-mounted light switch is the same historic two-button type as in Room 101. It is likely that since this side of the house was not damaged by fire, then perhaps the fixtures were not changed when repairs were done elsewhere in the house. A gas line is used to fuel the gas logs in the fireplace.



*Figure 25. Room 102 facing north.*



*Figure 26. Fireplace in Room 102.*

### **ROOM 103 (DINING ROOM)**

Room 103 measures approximately 17'1" x 15' 5" with 9'10" tall ceilings. The flooring is different in this room than in the south side rooms on the first floor. The boards in room 103 are pine tongue and groove, but measure 3" in width and are oriented north to south. The walls are plaster, painted beige with same size baseboard and similar crown molding as in the other rooms in the main structure on the first floor. The ceiling is beadboard measures 1-3/4" wide and is oriented north to south. The main entry door (D8) is mortise and tenon four-paneled in the same style as the other three doors. There are a set double doors located on the east of the walls next to the fireplace (D10), that connect with room 104 and are four-panel doors with box style locks. These doors are not mortise and tenon. On the north side of the fireplace is a closet. (D9) The picture molding circumvents the room between the wall and the ceiling. The mantel in this room is similar to room 102 and different from room 101. The fireplace surround is glazed tile. As with the other rooms, there is a gas fireplace.





*Figure 27. Fireplace in Room 103.*

### **ROOM 104 (DEN)**

Room 104 measures 17'1" x 16'1" with 9'10" tall ceilings. The flooring in this room is similar to that found in room 103, is pine tongue and groove and measures 3" wide. The boards are oriented north to south. The walls are plaster and painted the same beige as in room 103. The ceiling is beadboard and is oriented north to south. There is one door the typical mortise and tenon, D11. There are 9" tall baseboards that the circumvent the entire room. The fireplace is located on the west wall and the mantel is in the same style as room 101; a modified heart shape Greek Revival design. The surround is glazed tile, similar to room 103 and the fireplace includes gas logs.

### **ROOM 105 (CENTRAL HALL)**

Room 105 is the central hallway of the house and measures 35'3" x 10'2", including the staircase, with 9'10" tall ceilings. The central hall features heart pine plank floors. The heart pine floorboards vary between 6" and 6.5" in width and run from east to west. The ceiling is tongue and groove pine boards. The walls are plaster painted a greenish beige.

There are a total of three doors in the central hallway (105). The front door (D1), is mortise and tenon and Italianate in style with four octagonal panels, two large vertical panels above and two smaller panels below. The door (D6) at the west end of the hall is mortise and tenon and both of these doors both have three-light side window surrounds and a transom with four lights. There is also a door under the stairs (D7) The baseboards are 9" tall and run throughout the room.



*Figure 28. Room 105 facing west.*

### **CLOSET UNDER THE STAIRS**

The closet underneath the stairs is unusual and has graffiti and other character defining features. The graffiti on the reverse side of the 7<sup>th</sup> stair reads, "B. Avary". On the 9<sup>th</sup> stair, the graffiti reads, "B.A." On the 12<sup>th</sup> stair, the graffiti reads, "Bob's Office." On the 13<sup>th</sup> stair, the graffiti reads, "1878" and on the riser of the 13<sup>th</sup> stair, the graffiti reads, "June 26<sup>th</sup>". Finally, on the bottom of the tread of the 14<sup>th</sup> stair, the graffiti reads, "Bob Lee June 24<sup>th</sup> 1878". The plaster keys and the wood lath are visible.

**Figure 29. Closet underneath stairs in Room 105.**



**Figure 30. Graffiti in closet in Room 105.**



**Figure 31. Room 105 facing east and door D7.**



## **ROOM 106 (ENCLOSED PORCH - REAR/CENTRAL ADDITION)**

Room 106 is the first floor of a two story addition constructed on the west façade (back) of the main house and measures 30'5" x 11'10" with 9'4" ceilings. The floors are made of pine boards that are 3-1/2" wide and run east to west. The walls are painted red and white and vary in material. The walls on the south façade are painted beadboard and the wainscot which is 36" long under the windows on the west façade is the same 3-1/2" beadboard. The wainscot runs approximately 15'2" to the kitchen. The northeast portion of the room 106 connects with the historic kitchen and the wall is 4-3/4 clapboard siding. The wall on the north side is full length beadboard similar to the south and has ghost remnants of build in shelves. One in the northwest corner and one on the northeast corner. The ceiling is made of drywall.



*Figure 32. Room 106 facing north.*





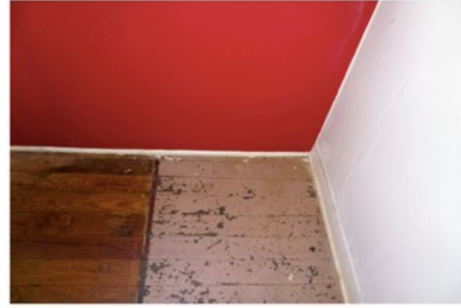
**Figure 33. Room 106 facing west.**



**Figure 34 Room 106 wainscot west wall.**



**Figure 35. Room 106 ghost mark built-in northwest corner.**



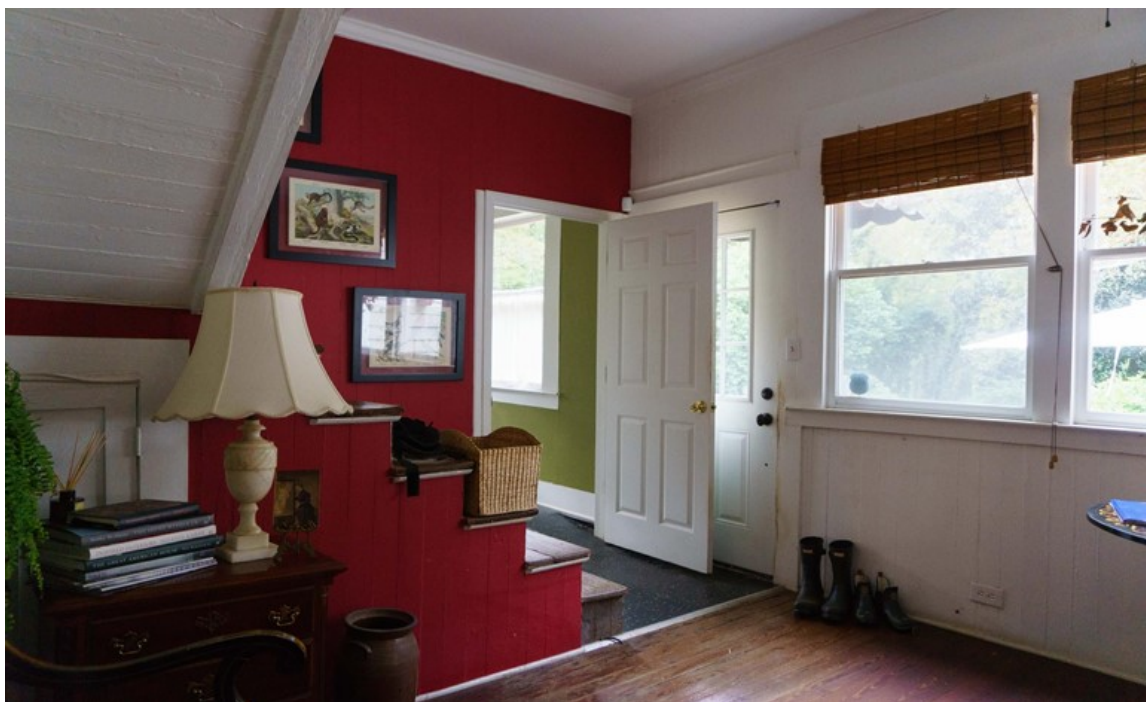
**Figure 36. Room 106 ghost mark built-in northeast corner.**

The eastern façade is the most interesting in that it is formally the exterior 5-1/2" clapboard siding of the main house. There is a painted brick chimney adjacent to door D6.



**Figure 37. Room 106 facing east.**

There are four doors in this room. The double doors lead into Room 103 (D12). There are two modern doors, one leads to the (D14) back yard (west) and the other to a recent enclosure for a bathroom/laundry Room 108 (D13). A six-panel door (D15) leads to the stairs for the second floor (Room 206). There are six plank steps leading to the door located on the southern façade.



*Figure 38. Room 106 facing west.*

## **ROOM 107 (KITCHEN)**

Room 107 is the kitchen and is perhaps the historic kitchen that was once unattached to the main house, but was subsequently moved. The kitchen is a square room measuring 15'3" x 15'4" with a 8'11" ceiling. The ceilings and the floors are pine tongue and groove boards measuring approximately 3-1/4" wide and are oriented east to west. The east wall uses the same tongue and groove boards. There is wainscoting along the bottom portion of the walls. The wainscot on the east portion of the wall measure 36" tall and the wainscot on the south and west portions measures 36" tall with a 12" backsplash. The other three walls are plaster above the wainscot. There are two built in cabinets. One in the southeast corner that contains the hot water heater. The other is in the northeast corner. The room has one door that leads to the back yard (south) and is historic (D16).



**Figure 39. Room 107 facing north.**



**Figure 40. Room 107 facing west.**



## **ROOM 108 (BATHROOM/LAUNDRY)**

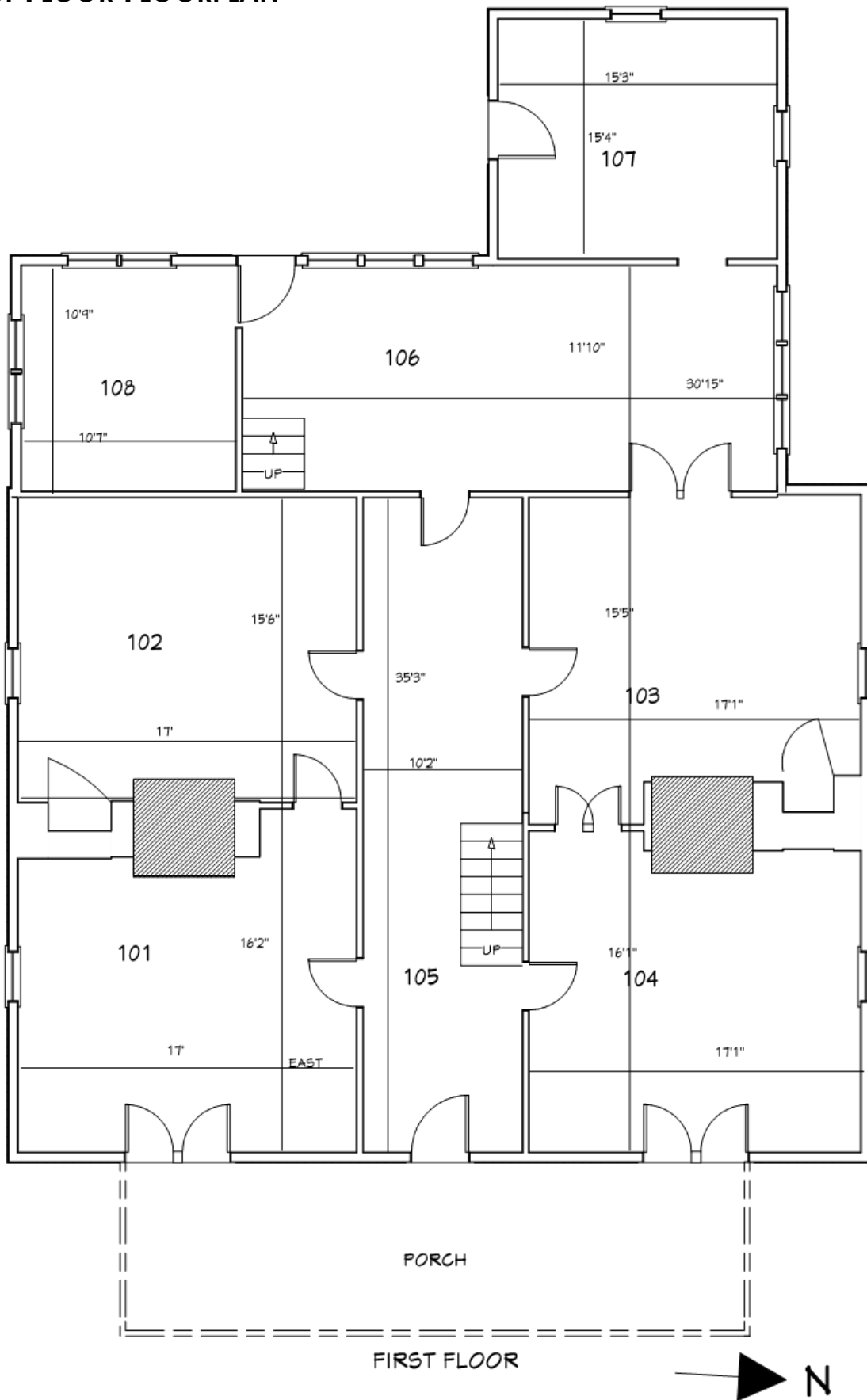
Room 108 measures 10'9" x 10'7" with 9'2" high ceilings. The floor is black vinyl. The ceiling and walls are drywall. The room is a recent renovation and is equipped with modern appliances, a shower, sink and toilet. The bathroom is in compliance with American with Disabilities Act (ADA) standards.



*Figure 41: Room 108 facing south.*



# FIRST FLOOR FLOORPLAN



## **STAIRWAY**

The main stairway is located on the north wall of room 105 and leads up to room 205. It has 18 steps that are approximately 7" tall except the first which is 8". The steps are 3'4.5" wide and 10.25" deep. They have a polished pine top. The newel post is 2'8" tall from the base on the first step to the top. The banister is 2'4" tall and 3" wide. The banister is polished pine supported by white posts. At the top of the stair, it curves around to form a railing. The inclinometer is installed on the north wall of the stairs.



*Figure 42. View of stairway facing west.*

## **SECOND FLOOR**

### **ROOM 201 (DRESSING ROOM/WORKOUT ROOM)**

The measurements of room 201 are 16'6" for the east wall, 16'5" for the north wall, 17'1.5" for the west wall, and 15'9.5" for the south wall. The ceiling is 9'8" high. The room is located on the southeast corner of the main house. The floor is made of heart pine tongue and groove boards that are approximately 6" wide and run east to west. The walls are plaster with approximately 9" tall baseboards and picture molding that lines up with the top of the windows and runs horizontally along all four walls. The molding and the walls below are painted a cream color. Above the molding, the walls are painted a shade of white. The baseboards are also painted white. There is evidence of earlier paint colors on the lower half of the south wall where the paint has chipped off. There is a single window on the south and east walls.

The ceiling is made up of tongue and groove boards approximately 6 inches wide running north to south. The ceiling is painted white. There is a five bladed ceiling fan with 3 lights mounted in the center of the ceiling.

The fireplace is located on the west wall. The fireplace is Federal style with squared pilasters, a flat architrave, and a simple molding under the mantel shelf. It is painted white. The fireplace surround is brick. There is a gas hook up on the south side of the fireplace. It is currently attached to a space heater.



**Figure 43. Room 201 facing south.**



**Figure 44. Room 201 facing west.**

## **ROOM 202 (MASTER BEDROOM)**

The measurements of room 202 are 17'6" for the east wall, 15'5.5" for the north wall, 16'1" for the west wall, and 16'3.5" for the south wall. The ceiling is 9'8" high. The room is located on the southwest corner of the main house. The floor is made of heart pine tongue and groove boards that are approximately 6" wide and run east to west. The walls are plaster with approximately 9" tall baseboards and picture molding that lines up with the top of the windows and runs horizontally along all four walls. The molding and the walls below are painted an olive green color. Above the molding, the walls are painted a shade of white. The baseboards are also painted white. There is a single window on the south wall.

The ceiling is made up of tongue and groove boards approximately 6" wide running north to south. The ceiling is painted white. There is a small chandelier light fixture hanging from the ceiling.

The fireplace is located on the east wall. It is in the same style as room 201. The fireplace opening surround is lined with concrete. The fire box is cast iron. The gas line connection is located on the south side of the fireplace and is attached to a space heater.





**Figure 45. Room 202 facing south.**



**Figure 46. Room 202 facing east.**

## **ROOM 203 (STORAGE ROOM)**

The measurements of room 203 are 18'3" for the east wall, 15'6" for the north wall, 17'0" for the west wall, and 15'3" for the south wall. The ceiling is 8'11" high. The room is located on the northwest corner of the main house. The floor is made of heart pine tongue and groove boards that are approximately 6" wide and run east to west. The walls are plaster with approximately 9" tall baseboards and picture molding that lines up with the top of the windows and runs horizontally along all four walls. The molding and the walls below are painted a shade of salmon pink. Above the molding, the walls are painted a shade of white. The baseboards are also painted white. There is a single window on the north and west wall. The glass panes of the window on the west wall have been replaced with opaque glass.

The ceiling is made up of tongue and groove boards approximately 6" wide running north to south. The ceiling is painted white. There is a five bladed ceiling fan with four lights mounted in the center of the ceiling. There is also a light fixture with two cylindrical lights mounted on the southwest corner of the ceiling, above the former kitchen area.

The fireplace is on the east wall between two closet doors. The mantle is similar to the one found in room 202. There is a gas hook up between the south end of the fireplace near the closet door. It is attached to a spaced heater.

The room was once used as a kitchen. There is still evidence of this use. In the southwest corner, there is a two part unit of upper and lower kitchen cabinets that begins by the door frame on the south wall and wraps around to the window frame on the west wall. The upper portion consists of eight cabinets. The lower portion has a laminate counter top, four drawers, and cabinets below. The lower unit also has a stainless steel sink on the west side. On the north side of the window on the west wall, there is a gas stove.



**Figure 47. Room 203 facing southwest.**



**Figure 48. Room 203 facing northeast.**

## **ROOM 204 (GUEST BEDROOM)**

The measurements of room 204 are 16' 8" for the east wall, 16'1" for the north wall, 16'9" for the west wall, and 15'4" for the south wall. The ceiling is 9'8" high. The room is located on the northeast corner of the main house. The floor is made of heart pine tongue and groove boards that are approximately 6" wide and run east to west. The walls are plaster with approximately 9" baseboards and picture molding that lines up with the top of the windows and runs horizontally along all four walls. The walls below the molding are painted a shade of red. The molding and above are painted a shade of white. The baseboards are also painted white. There is a single window on the north and east walls.

The ceiling is made up of tongue and groove boards approximately 6 inches wide running north to south. The ceiling is painted white. There is a chandelier light fixture mounted in the center of the ceiling. At the base of the fixture is an ornamental plaster medallion (Figure 50).

The fireplace is on the west wall. The mantle is similar to the one found in Room 201. There is a gas hook up on the south side of the fireplace.



**Figure 49. Room 204 facing northwest.**





**Figure 50. Room 204 light fixture. Notice the plaster base.**

## **ROOM 205 (CENTRAL HALL)**

Room 205 measures approximately 10' by 29', including the stairs. The ceiling is 9'8" high. The room runs east to west between rooms 201 through 204. Room 206 is located at the west end of the room. Stairs down to the first floor and stairs up to the attic are located on the north side of the room. The floor is made of heart pine tongue and groove boards that are approximately 6" wide and run east to west. The north, south, and east walls are plaster. The west wall is made of a material consisting of compressed wood fibers or pulp, typically referred to as Beaver Board. It has vertical pieces of wood running the height of the wall, likely covering the seams between sheets. The seams are approximately 2' apart. The west, south, and east wall are painted hunter green. The north wall is painted hunter green between the east wall and the attic door and painted light green between the west wall and the underside of the attic stairs. The baseboards, trim, and ceiling are painted white. There is a single window on the east wall.

The ceiling is made up of tongue and groove boards approximately 6 inches wide running north to south. It has two light fixtures: one on the west end and the other on the east end. Between the two light fixtures is a square whole house fan.

There is a 2'6" tall railing separating the floor from the stairs to the first floor. The railing extends from behind the attic stairs to the landing and curves down to form the banister for the stairs. The top of the railing is polished pine. There are holes in the floor under the attic stairs that suggest the railing once connected to the north wall.

### ***ATTIC ENTRY***

In room 205, there are four steps leading up to a six panel door that leads to the attic. The steps are approximately 9" tall, 3'11" wide, and 11" deep. The remaining stairs to the attic are faced with beadboard which is painted white. The switch for the house fan and a gas hook up are located on the exterior south wall of the beadboard.



***Figure 51 Room 205 facing east.***



***Figure 52 West wall of Room 205.***

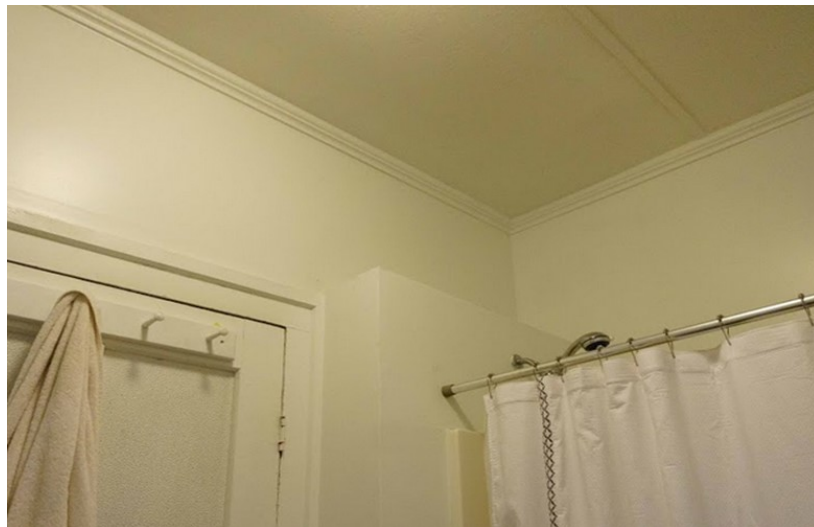


**Figure 53. Room 205 enclosed attic stairs. Notice the beadboard siding, switch for the house fan and gas hook-up.**

## **ROOM 206 (BATHROOM)**

Room 206 is approximately 5'7" by 9'. The ceiling is 9'7" high. The ceiling and walls are beaverboard and painted white. There is a small window on the west wall on the south side of the door. The floor is black vinyl and is 2" higher than that of room 205.

There is a tub and shower combo on the north wall and a sink, toilet, and built-in medicine cabinet above the sink on south wall. There is a light fixture mounted on the wall above the medicine cabinet.



**Figure 54 Room 206 facing northwest.**



*Figure 55. Room 206 facing northwest.*

## **ROOM 207 (SLEEPING PORCH)**

Room 207 measures approximately 11'5" by 42'. The ceiling is 7'11" high. The east wall is horizontal clapboard like the exterior of the house. The north, south, and west walls are exposed bead board with screened openings. The floor is wood covered with linoleum and painted dark green. There is a six-over-six double hung window with opaque glass on the north end of the east wall and a small six pane casement window near the center of the east wall. The ceiling is open with exposed rafters. The walls, rafters, and ceiling are painted white.

There are a set of stairs between the double doors and the center door leading down to room 106. The stairwell is 3' wide with approximately 8" tall and 11" deep steps.



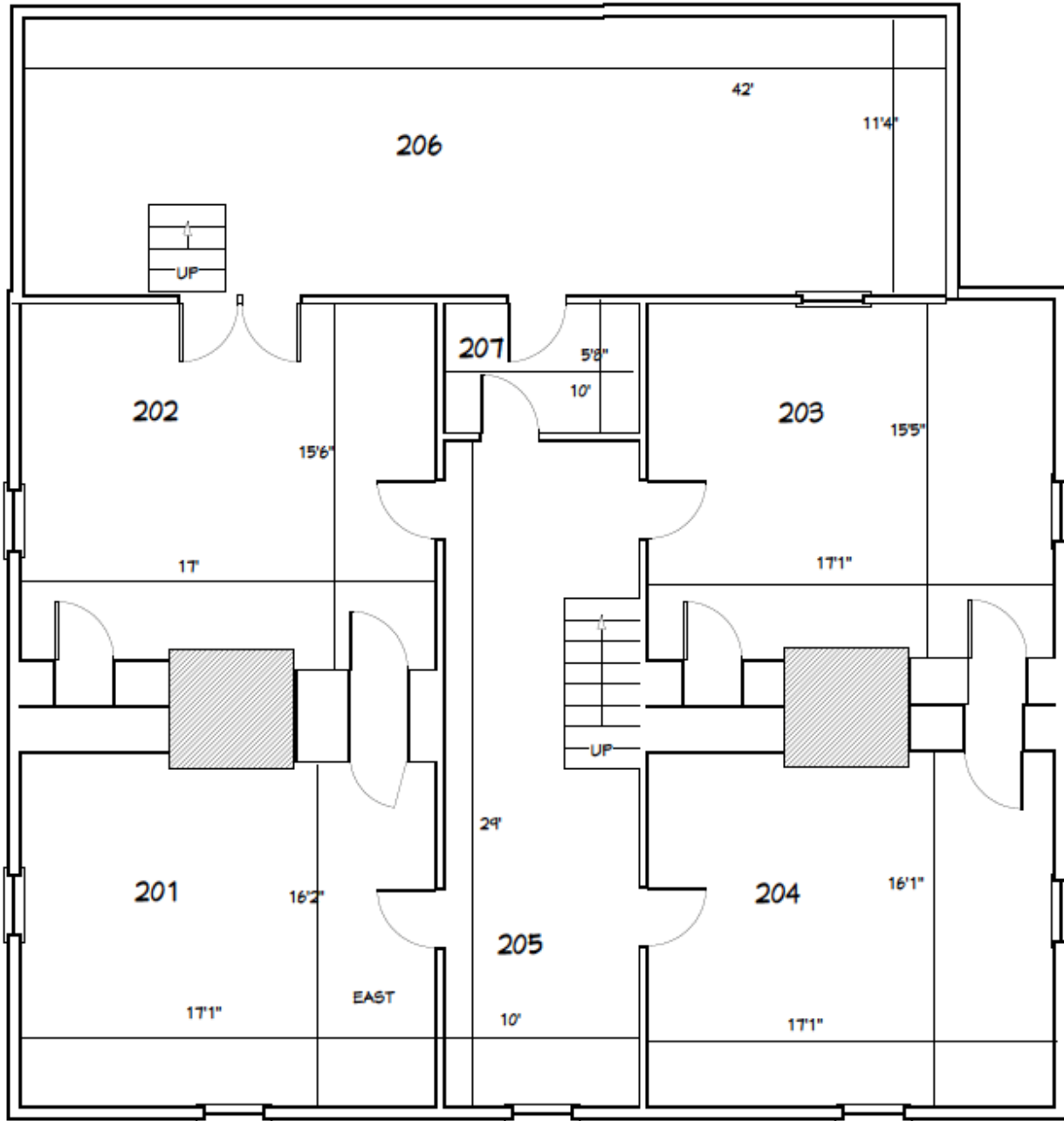


**Figure 56. Room 207 facing southwest.**



**Figure 57. Room 207 facing northwest.**

# SECOND FLOOR FLOORPLAN



SECOND FLOOR



## SYSTEMS

The nineteenth-century Avary-Fulton House featured only rudimentary heating systems, chiefly the house's fireplaces, at its construction. The house would be cooled by opening windows and doors to create a cross-breeze, especially along the central hallways. Water for cooking, cleaning, and bathing would be obtained from the nearby spring or a dug well or cistern. Elimination would occur in a dug privy, most likely behind the house. As the house has remained occupied through the development of widespread electric lighting, indoor plumbing, and natural gas-fueled heating and cooking systems, upgrades have been added to the building for the comfort and convenience of residents. In some cases, cabinets or closets were used to conceal the modern systems. Both the electric fuse box and the water heater are housed in such cabinets. Updated systems include window and wall mounted air-conditioning units, ventilation provided by an electric whole house fan in the second-floor central hall ceiling, and indoor plumbing. The fireplaces, historically converted to burn coal, now feature gas-powered heaters placed in front of the hearths. An inventory of the house's mechanical systems is presented in the table below.

Room	Systems or Appliances Present
101	Gas heater in fireplace
102	Gas heater in fireplace
103	Gas heater
104	Gas heater, air-conditioning window unit
105	Electric radiator, wood burning stove, fire extinguisher (in under stairs closet), Inclinator and motor.
106	Gas heater, wall mounted air conditioning unit, electrical fuse boxes.
107	Gas heater, hot water heater, sink, gas range, dishwasher, security systems, fire extinguisher.
108	Gas heater, sink, shower, commode, washer and dryer
201	Gas heater
202	Gas heater, wall-mounted air conditioning unit
203	Gas heater, sink
204	Portable electric radiator
206	Shower, sink, commode



**Figure 58.** A wood-burning stove and electric radiator in Room 105 are two examples of heating systems present in the house.



**Figure 59** A cabinet in Room 107 conceals the house's hot water heater.



One unique system present at the Avary-Fulton House is the Inclinator, a chair lift along the building's central staircase. The lift moves up and down the staircase along a track, and is controlled by a cable system and small motor located in a closet below the stairs. Patent application information on the Inclinator fixtures, as well as information gleaned from the Inclinator Company of America website, indicate that the device was invented in 1923 (Figure 60). The motor is manufactured by the Leland Electric Company of Dayton, Ohio. This company was also founded in the 1920s. Harriet Fulton indicates that the Inclinator was installed in 1959.



**Figure 60. Inclinator fixture with patent date.**



**Figure 61. Resident Rob Sway demonstrates the Inclinator's operation.  
(Photo by L. Drummond)**

## ATTIC

The attic is accessible by thirteen stairs ascending from room 205. The rise on step one is 10" and the run is 11". On step two and subsequent steps, the rise is 9" and the run is 11". The two most distinct features in the attic are the two chimneys. Both are brick and covered in a Portland cement mixture. The soft, historic mortar between the bricks and the Portland cement mixture coating the exterior of the chimney both appear fragile and are slowly deteriorating. The attic has tongue and groove floorboards with multiple sections of flooring missing on both the north and south sides. Near the stairs, there are several floorboards that are completely disconnected from one another and protruding into the stairway. The attic spans the entire length and width of the main house, but does not expand into the central addition or the historic kitchen. The insulation in the attic consists of Rockwool and fiberglass and is present on the west side of the attic closest to the central addition. The exact height of the attic is unknown, but it is no more than ten feet from the floorboard to the attic ceiling. There are double-hung windows that provide cross-ventilation on the north and south walls of the attic. The attic is currently being used as a storage space and it is likely that storage has been its historic use, as well.



**Figure 62 Attic: use as storage space**



**Figure 63 Attic: Remnant of hipped roof-**



**Fig 64 Attic: Hole in the wood floor.**



**Figure 65 Attic: Chimney coated with Portland cement and brick.**



**Fig 66 Attic: Historic wood beams with dense graining.**

# CONDITIONS ASSESSMENT

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## SITE CONDITIONS

No visible evidence of modern clearing or grading work is present on the property, and the grounds have been generally well-kept (Figure 67). The large magnolias and oaks present, along with other trees, are reflective of the property's park-like setting. Owner Harriette Fulton indicated in an interview that as a child in the mid-twentieth century she "climbed in the magnolias" every day. A 1973 architectural inspection by the DeKalb Heritage Trust includes a recommendation that the "magnificent tree specimens...should be preserved."<sup>25</sup>

Vegetation in lesser used areas and at the property borders is thick and appears to be trimmed less often, if at all. While these areas of denser vegetation can provide shade and privacy (and require less maintenance), a few areas could become problematic without attention. Vegetation covers the rear yard masonry garden wall or hardscape feature. This vegetation can be detrimental to the wall's mortar joints and the masonry units themselves. Vegetation is also present growing up the sides of the wood outbuilding. The roots of this vegetation can be detrimental to both the building's exterior paint and the underlying wood frame. The top and sides of the arched masonry spring house are also covered by vegetation. This can be detrimental to the structure if left unchecked.

The fence and gates in the rear yard did not exhibit any failures and appear to be in working condition. Current resident Rob Sway indicated that the rear brick patio would be removed, the soil regraded, and the patio rebuilt.

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<sup>25</sup> DeKalb Chapter of Georgia Conservancy "Fulton House Report Form for DeKalb Heritage Trust." September, 1973.





**Figure 67.** *The well-maintained Avary-Fulton rear yard as viewed from Room 207. (Photo by L. Drummond)*



**Figure 68.** *Vegetation grows unchecked over the masonry spring house.*



## EXTERIOR CONDITIONS

After 147 years, the Avary-Fulton House is in generally good condition. The current conditions of the house are mainly due to water and the passage of time. Peeling paint exposing the wood on the clapboard, gaps in the clapboard, inconsistent areas of the foundation, an uneven patio, invasive vegetation and improperly diverted water run-off will exacerbate deterioration.

### FOUNDATION

The foundation is composed of brick piers along with either terraced brick infill, bricks or concrete masonry units stacked at random between the piers. While the brick piers contain historic mortar, many of them, such as the one located at the southwest corner of the original house, have eroded mortar joints (Figure 69). Some of the infill between the brick piers is missing, creating space for small animals to gain access to the crawlspace (Figure 70). Some of the brick piers have vegetation growing out from them or up against them (Figure 71).



**Figure 69. Brick foundation pier with deteriorated mortar**



**Figure 70. Open space in foundation.**



**Figure 71. Foundation pier with deteriorated mortar, vegetation along foundation bricks, and gutter with no downspout extender.**

## SIDING

The paint features mildew, cracking and alligating throughout (Figure 72). Previous paint coats are peeling and it is obvious that inadequate scraping in the past has caused the current coating to fail prematurely.

There is a piece of clapboard that has rotted around an electric outlet on the west façade of the addition that is due to damp conditions (Figure 73). This can allow additional moisture to enter behind the outlet and is a fire hazard. In addition, there is a large tree in the loop of the driveway leaning toward the northwest corner of the historic kitchen (Figure 74). This vegetation is holding moisture against the house causing the siding to deteriorate.



**Figure 72. Paint cracking on north facade.**



**Figure 73. Rotted clapboard on west facade.**



**Figure 74. Vegetation too close to house and leaking gutter have formed a moisture rich "microclimate" which is causing the siding to deteriorate.**



## DRAINAGE

The downspout on the southeast corner of the front porch has come loose and is not secure (Figure 75). Water falls down beside the porch and accumulates. The gutter on the north side of the historic kitchen (Room 107) is not flush with the roofline. The gutter sags and allows water to fall and accumulate near the foundation, causing deterioration of the wood siding (Figure 76). Some of the downspouts do not have downspout extenders, which are necessary to move stormwater away from the foundation of the house. Also, improper grading at the northeast, northwest and southeast corners of the original house is allowing water to collect along and under the foundation of the house.



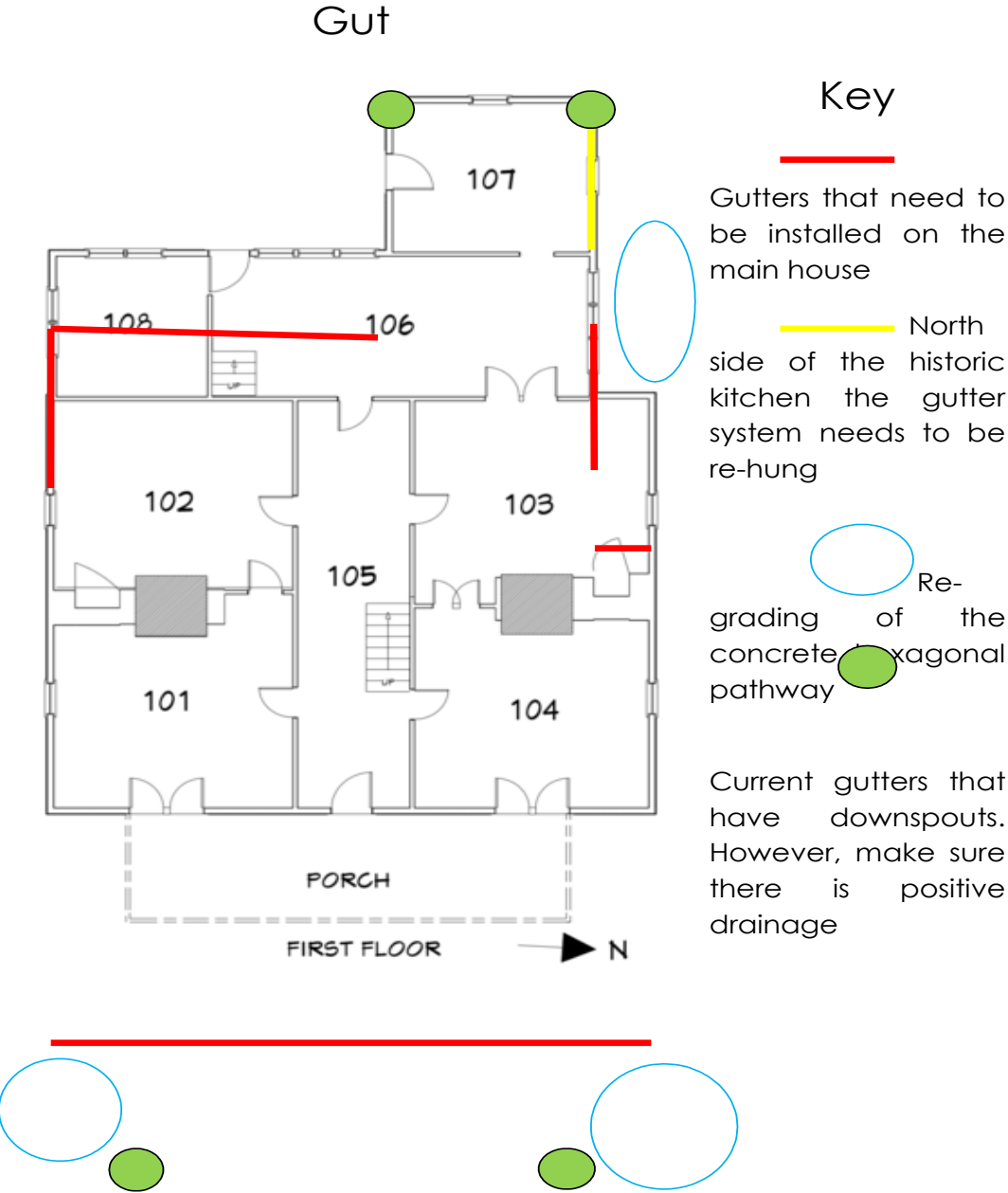
**Figure 75. Downspout not connected and leaking.**



**Figure 76. Gutter sagging and leaking. Note accumulation of mildew on the siding due to the water leaking from the gutter.**



# GUTTER AND RE-GRADING DIAGRAM



## INTERIOR CONDITIONS

The interior condition of the house is in good condition. The major issues are related to paint failure and water damage. The other issues are less serious but still require attention. They include cracks in the plaster, worn flooring, and protruding nails.

### FIRST FLOOR

#### ROOM 101 (LIVING ROOM/PARLOR)

Paint is chipping off the bottom of the double doors, primarily on the left door (Figure 77).



*Figure 77 Room 101. Base of the double doors.*

## ROOM 102 (BEDROOM)

- The floor has a weak spot 3'7" west of the north side of the fireplace hearth.
- The plaster is cracking above the right corner of the south window (Figure 78) and on the west wall on the north side of the window. The cracks, as well as those in the other rooms, are a result of the house settling.



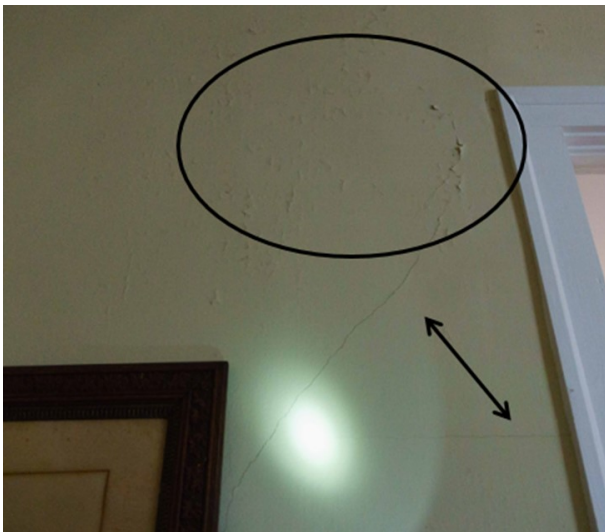
**Figure 78. Room 102. Upper right corner of the south window.**



**Figure 79. Room 102. North of the window on the west wall.**

## ROOM 103 (DINING ROOM)

- Paint is crazing in multiple areas. The crazing is due to the excess moisture on the exterior. The north side of the house does not get much sunlight which reduces the amount of water evaporated after rain. The north side does not have a good runoff path which also causes the water to sit. The water then penetrates the wall through capillary action and weakens the paint. The same problem is occurring in Room 104.
  - ◇ **West wall:** to the left of the doorway and along the top of the wall (Figure 80).
  - ◇ **North wall:** Primarily left of the window (Figure 81).
  - ◇ **East wall:** next to the left corner of the mantel (Figure 82).
- There are several cracks in the plaster. One runs diagonally downward from the south corner of the door on the west wall. From the same wall, a shorter crack runs horizontally from the left side of the door. The remaining cracks are located on the east wall above and to the right of the closet door,



**Figure 80: West wall in Room 103. Note the crazing in the circled area and the arrow pointing to the cracks in the plaster.**



**Figure 81: North wall of Room 103. Crazing above the baseboard, left of the window.**





Figure 82: East wall in room 103. Note the crazing in the circle and the arrow pointing to the cracks in the plaster.

## ROOM 104 (DEN)

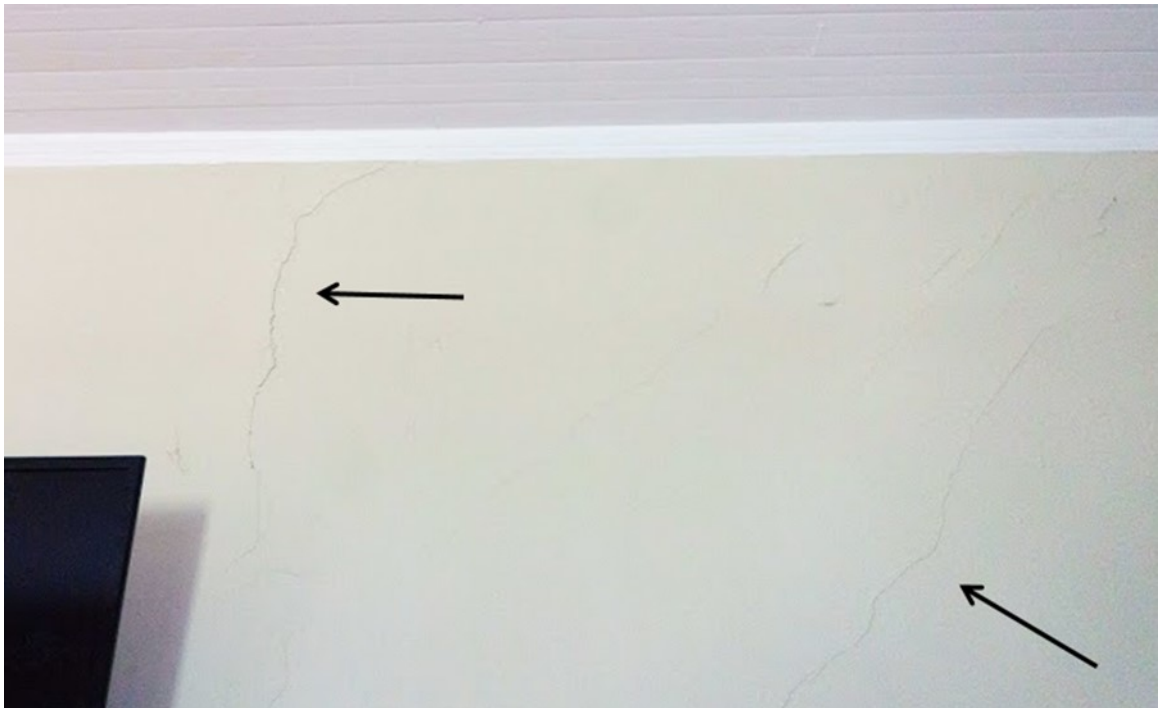
- The paint is crazing on the north and east walls including the lower panels on the double doors (Figure # and #).
- There are several cracks in the plaster on the upper portion of the west wall right of the fireplace (Figure #).



Figure 83. North wall of room 104. Notice the crazing in the lower right hand corner.



**Figure 84. Crazing on the lower panels of the double doors on the east wall.**



**Figure 85. Cracks in the plaster of the west wall in room 104.**

## ROOM 105 (CENTRAL HALL)

No obvious issues found in Room 105.

## ROOM 106 (ENCLOSED PORCH - REAR/CENTRAL ADDITION)

- Wood paneling on the west wall near the floor between the center and north window is rotting. It may be related to the rot that is occurring between the same windows on the exterior (Figure 86). The rot was caused by water infiltration due to a lack of a gutter on the roof of the addition. The issue was repaired between the second house visit on October 24, 2015 and November 14, 2015 (Figure 87).
- Paint is flaking off along the door on the west wall from the door knob down (Figure 88).



**Figure 86. Rot beneath the triple windows on the west wall of Room 106.**



**Figure 87. Repair made on the west wall.**



**Figure 88. Missing paint along the jamb of the back door on the west wall.**

### ROOM 107 (KITCHEN)

No obvious issues found in Room 107.

### ROOM 108 (BATHROOM/LAUNDRY)

No obvious issues found in Room 108.



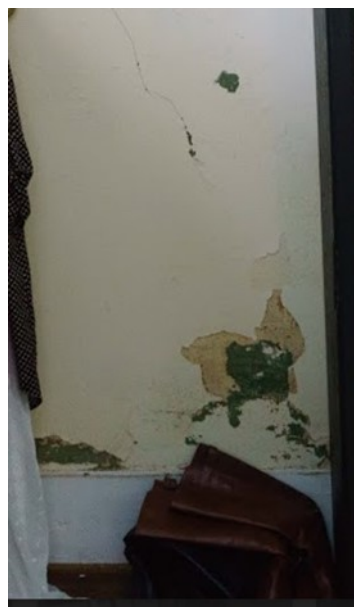
## SECOND FLOOR

### ROOM 201 (DRESSING ROOM/WORKOUT ROOM)

- Plaster is cracked in multiple areas but primarily on the south and west walls (Figure 89).
- Layers of paint are flaking off, mostly on the lower portion of the south wall (Figure 90).



**Figure 89** South and west walls of room 201. Note the cracks in the plaster.



**Figure 90** Picture on the left is of the paint layers flaking off the south wall in Room 201.

## ROOM 202 (MASTER BEDROOM)

No obvious issues found in Room 202.

## ROOM 203 (STORAGE ROOM)

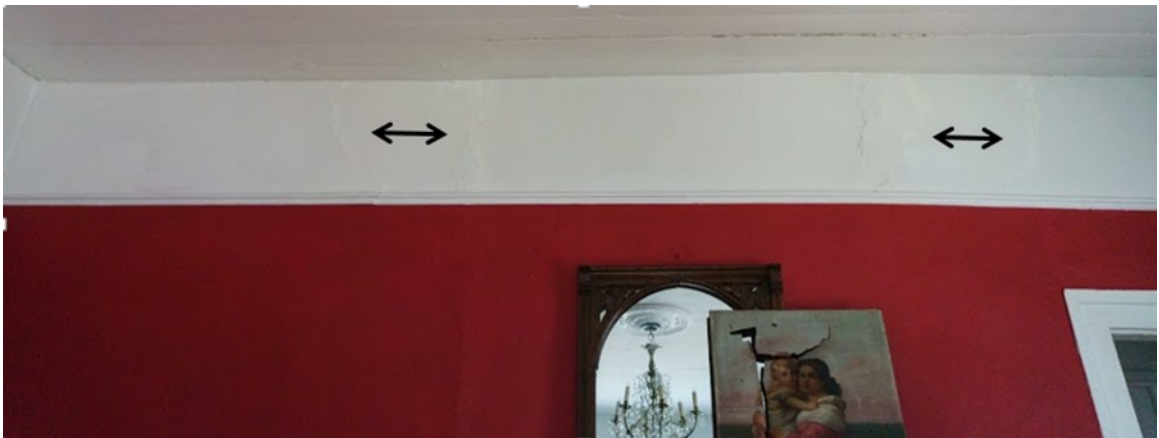
- Vertical cracks in the plaster of the cornice. Most of which are located on the east wall (Figure 203).



**Figure 91.** East wall of Room 203. Notice the cracks in the cornice.

## ROOM 204 (GUEST BEDROOM)

- Vertical cracks in the plaster of the cornice, most of which are located on the west wall.



**Figure 92.**

**West wall of Room 204. Cracking on the cornice board.**

## ROOM 205 (CENTRAL HALL)

No obvious issues found in Room 205.

## ROOM 206 (CENTRAL ADDITION)

- Vinyl floor covering is worn off in various places. A large section is missing from the area in front of the north door (Figure 93).
- A lower section of the west wall on the northern side is rotting. It is caused by excess water due to the lack of a gutter (Figure 94).
- There are nails protruding through the beadboard above the rotting section (Figure 95).
- The paint is alligating on the beadboard of the north and west walls (Figures 95 and 96).
- A rafter is rotted by water infiltration. The source of this water needs to be found in order to prevent the problems from reoccurring (Figure 97).
- Paint on the south door is alligating and is worn off on the bottom sill.



**Figure 93. Damaged floor of Room 206.**



*Figure 94. Rot on lower section of the west wall of Room 207.*



*Figure 95. Nails protruding through the bead board on the west wall in room 207. Some alligatoring is also evident.*





**Figure 96. Alligatoring of paint on the north wall.**



**Figure 97 Cracked rafter in Room 206.**



**Figure 98. The double doors on the east wall of Room 206. The red circle highlights the paint alligating and the circle shows where the paint is wearing away.**

## ROOM 207 (BATHROOM)

No obvious issues found in Room 207.

## SYSTEMS CONDITIONS

Currently, the systems present on the site are in working order. Heat provided through the historic fireplaces (now updated with gas fixtures) or electric radiant "space" heaters does not impact the historic fabric of the building, however they do block the historic hearths (Figure 99). Current window-hung and single-room air-conditioning units are not sympathetic to the building's historic character, yet they do little to disrupt the historic materials.

Two gas meters are observed outside of the house and relate to a multi-family occupancy. Indoor plumbing fixtures are in working order and should be well-maintained to avoid water damage to the house's historic materials. Electrical and communications lines are in working order and have been installed to avoid major disruption to the house's historic character.



***Figure 99. Current gas-powered heaters, like this one in Room 103, block historic hearths from view and can be dangerous if touched.***

# TREATMENT

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## TREATMENT PHILOSOPHY

The detailed conditions assessment of the various components of the Avary-Fulton House is presented as a snapshot of the structures current condition. The related treatments are based on the National Parks Standards & Guidelines for preservation. These standards were developed in 1981 to clarify preservation objectives and create a framework to guide future work on a historic structure.

The most common standard for work on historic buildings is the standard for rehabilitation, which is recommended for this house. The National Parks defines rehabilitation as, "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".<sup>26</sup> Rehabilitation as a technical framework is recommended for the Avary-Fulton house allowing the structure to retain its historical fabric while continuing to operate as a modern house.

The treatments recommended within this report for the Avary-Fulton house are written in conjunction with the NPS's guideline for rehabilitation. These treatments focus on the need to fix rather than replace, or if needed, replace any historic material with in-kind material, or material that is exact in type, form and age. An example of this is replacing a historic wood element with the same species of wood and similar ring counts. Additionally any attempts at cleaning historic elements such as wood siding or brick piers should be done using the gentlest means possible.

In reviewing the treatments listed, property owners and stewards should make a realistic assessment about the physical condition, the desired interpretation and the degree of treatment intervention required to achieve the rehabilitation goal. A plan should be developed to guide the current needed and future work on the Avary-Fulton house through the rehabilitation framework.

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<sup>26</sup> Secretary of Interior National Standard for Rehabilitation, <http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>



# TREATMENT RECOMMENDATIONS

## SITE

The site of the Avary-Fulton property has historic value as much as the house itself. This two-acre property contains, trees, shrubs, grass and a natural spring. All of these elements help to create a unique sense of place that has developed alongside the house creating a historic landscape. A historic landscape is defined as a geographical area that has been occupied and transformed by human activity and creates cultural significance. Therefore it is important to address the maintenance of the overall site as much as the structures to maintain the historic importance of the entire property.

Grass covers the majority of the property and should be regularly cut. This keeps the grass healthy, prevents weeds from spreading and protects the structures. Additionally any plants around the main house should be kept at a minimum of 2' away from structures. Shrubs lining the main street help keep a sense of being removed and are important in maintaining the current sense of place. Shrubs should be trimmed regularly to keep current shape. The large magnolia tree in the front of the main house is likely old enough to have gained historic value. The tree appears to have been trimmed in the last few years. Continued efforts should be made to maintain the magnolia tree, if tree were to die it could pose a physical threat to the house itself.

The overall grade is in good condition as the house seems to be on the highest point of the property allowing water to flow away quickly. This should be observed over time to ensure that the grade remains positive. Erosion can manipulate the grade causing water to run back onto structures.

## OVERALL EXTERIOR

**Condition:** Repointing of mortar in brick foundation

**Recommendations:** See NPS Preservation Brief 2: "Repointing Mortar Joints in Historic Masonry Buildings" (Appendix G).

1. Consult a proper contractor familiar with historic mortar and foundation.
2. Repoint as necessary throughout the running brick foundation.
3. Rebuild the foundation with bricks on site
  - A. For the openwork/lattice brick work, rebuild/repoint bricks needed to keep the historic design for the entire structure.
  - B. And if concerned about rodents getting underneath the house, owners can patch voids with half-inch hardware cloth.



*Figure 100: South façade with concrete supporting brick pier.*



*Figure 101: South façade foundational brick pier recommended repointing*



*Figure 102: West façade foundation with loose and deteriorating foundation.*

## EXTERIOR

**Condition:** Moisture causing rotting of materials.

Example: Northwest end of the main house there is wood rot behind the gas meter (Figure 103).

**Recommendations:** See NPS Preservation Brief 39: "Holding the Line: Controlling Unwanted Moisture in Historic Buildings" (Appendix G).

1. Install an external gutter to allow the flow of water to run away from the surface of the house.
  - a. For the rot behind the meter (and biological staining under the windows of the central addition), build an external gutter system on the central addition to direct flow down and onto the kitchen addition and then down and out through the downspout on the northwest corner of the kitchen addition which directs away from the house.
  - b. For the biological (mildew) staining on the west facade, install an external gutter on the second story of the sleeping porch addition.
2. If gutters are not installed, extend roofing material to direct run-off away from sills and onto the ground.
3. Repair rotted wood as needed and replace what is not stable.
  - a. To help with positive drainage, the hexagonal pathway can be regraded or the stones can be reset.



**Figure 103.** Mildew/rot behind gas meter on northwest end of the main house.



**Figure 104.** Wood rot on the west façade of the house, south of the back door. (This has been repaired since the initial conditions assessment site visit was conducted.)



**Figure 105.** Wood rot on lower right corner of the back door.



**Figure 106.** Moisture causing algae staining on the east side of the central addition.

**Condition:** Alligatoring of Paint

Example: East façade of the main house to the left side of the porch

**Recommendations:** See NPS Preservation Brief 10: "Exterior Paint Problems on Historic Woodwork" (Appendix G) and the Exterior Paint Recommendations document (Appendix D).

1. If only in the top layers, the layers can be scraped by hand or mechanically sanded to the next sound layer, then repainted.
2. If progressed to bare wood and the paint has begun to flake, it will need to be totally removed.
3. Removal includes scraping or chemical strippers, whichever is the gentlest means to the historic material.



**Figure 107.** Alligatoring of paint on the east façade of the main house.

**Condition:** Moss, mildew and algae staining

Example: Northeast corner of the main house pathway (east façade)

**Recommendations:** See NPS Preservation Brief 10 "Exterior Paint Problems on Historic Woodwork." (Appendix G).

1. Locate cause of moisture problem.
  - a. Problem for the moss on the hexagonal pathway seems to be there is no main gutter system on the second story of the main house.



- Problem with mildew staining on the west facade seems to be there is no main gutter system on the second story of the sleeping porch addition.
  - Install an external gutter system
2. Repair or replace (in kind) damaged siding or other historic material.
  3. Clean the different biological staining with respect to the different materials.



**Figure 108** East façade on northeast corner microclimate visible due to excessive water.



**Figure 109:** West Façade with vegetation too close to exterior siding.



**Figure 110:** West Façade algae growing on awning due to excessive water.



**Figure 111:** West Façade with microclimate visible underneath exterior windows.

## EAST FAÇADE

**Condition:** Defective gutter system on the southeast corner of the porch

**Recommendations:**

1. Clean out the gutter system
2. Repair the system by sealing the disconnection (this has been resolved since last site visit)
  - a. The microclimates on both corners of the east facade are caused by water not being drained away from the structure properly. To fix this:
    - Regrade (also needs to be defined somewhere) the hexagonal pathway on both the northeast corner and southeast corner to have the water running away from the building.
    - In terms of the downspout on the northeast corner of the east facade, it can be brought out to the edge of the driveway and run away from the building.



**Figure 112. East Façade on the southeast corner downspout and gutter system**

**Condition:** Porch columns and brackets are broken

**Recommendations:** See Preservation Brief 45: "Preserving Historic Wood Porches" (Appendix G).

1. Rebuild the base of the columns and some brackets according to the Secretary's Standards.
2. Caulking of base.



**Figures 113-115: East Façade porch columns and brackets are broken**

## NORTH FAÇADE

**Condition:** Gutter system failure on the kitchen addition

**Recommendations:**

1. Clean out the gutter system.
2. Re-hang and re-align gutter system so it flows positively.
3. If needed, trim the tree to allow two feet of separation between the house and the limbs.



**Figures 116-117: North Façade gutter system failure on the kitchen addition**





## INTERIOR

**Condition:** Failure of Interior Paint to varying degrees of deterioration

Examples: Rooms 101, 102, 103, 104, 106, 201, and 206

**Recommendations:** See Preservation Brief 28: "Painting Historic Interiors" (Appendix G).

1. Before preparing the interior for repainting, all moisture penetration should be identified and corrected.
2. Check for lead paint.
3. Remove any loose paint by hand scraping and hand sanding.
4. If necessary, heat methods are best limited to those interior elements that can be safely removed from the building for stripping and reinstalled.
  - a. Removing paint from wood and plaster features can be done with either caustic strippers or solvent strippers, but can cause serious problems.
5. Once the substrate and its surface are free from crumbling, loose material or dust, the next step is to undercut and fill in any cracks in plaster surfaces.
6. Primer can be added after drying of finished plaster if added.



**Fig 118: Room 101 facing east**



**Fig 119: Room 102 facing**



**Fig120: Room 103 facing north.**



**Fig 121: Room 103 facing east.**





**Figures 122: Room 104 facing northwest.**



**Figure 123: Room 104 facing north.**



**Figure 124: Room 104 facing northeast.**



**Figure 125: Room 201 facing south.**



*Figure 126: Room 206 facing west.*



*Figure 127: Room 206 facing west.*

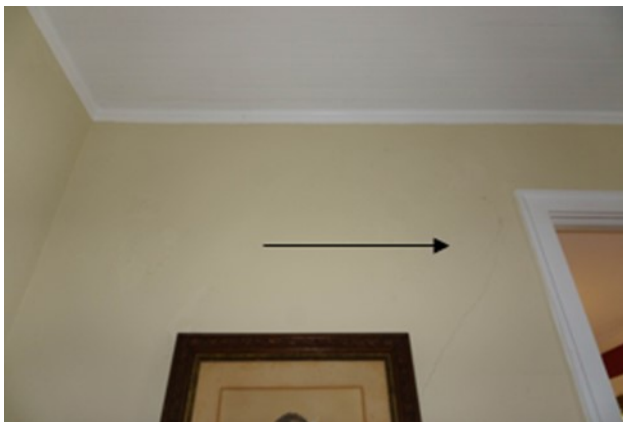
**Condition** – Cracking of plaster

**Recommendations:** See NPS Preservation Brief 21: “Repairing Historic Flat Plaster Walls and Ceilings” (Appendix G).

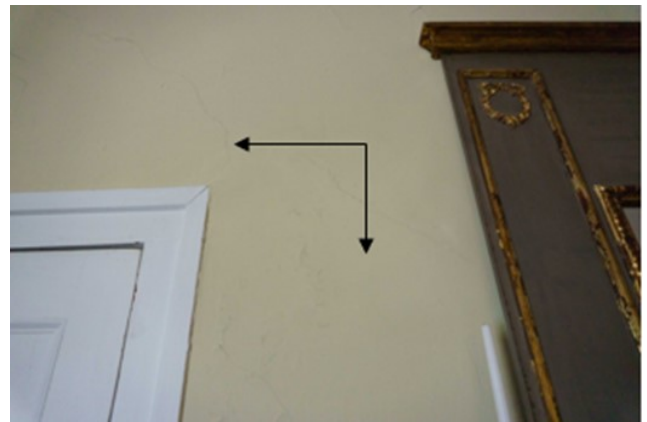
1. As long as the plaster is generally sound, cosmetically unattractive plaster walls can be “wallpapered” with strips of a canvas or fabric-like material.

2. Hairline cracks in wall and ceiling plaster are not a serious cause for concern as long as the underlying plaster is in good condition.
  - a. May be filled easily with a patching material
  - b. For more persistent cracks, it may be necessary to bridge the crack with tape
    - After the first application of a quick setting joint compound dries, a second coat is used to covered the edges of the tape
    - A third coat is applied to even out the surface, followed by light sanding
    - The area is cleaned with a damp sponge, then dried
3. If the finish coat of plaster comes loose from the base coat, paint a liquid plaster-bonding agent onto the areas of base-coat plaster that will be replastered with a new lime finish coat.
4. The cracks in the house appear to be cosmetic issues, however continue to monitor these cracks over time.
  - a. One way to tell if a crack is moving is the telltale method.<sup>27</sup>
    - Draw two parallel lines, one on each side of the crack.
    - The distance between the lines is measured at six-month intervals and recorded (marked off in 64ths of an inch).
    - If the crack is getting larger, the distance between the lines will obviously increase. This distance should be charted on a graph to see whether the rate of movement is increasing or decreasing.
  - b. Another is after repainting to be aware if the cracks reopen. These cracks could be caused as a result of the main house settling over time.

**Figure 128: Room 103 facing west.**

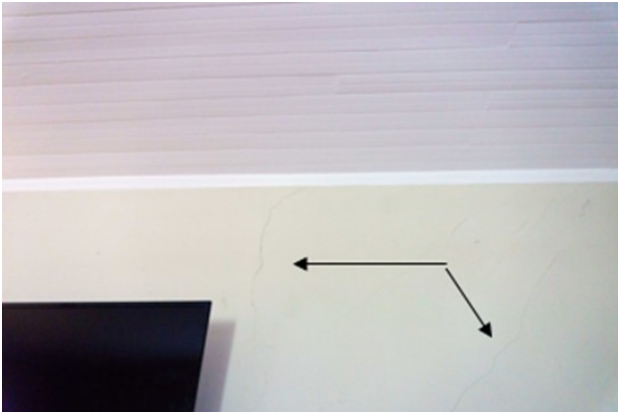


**Fig 129: Room 103 facing east.**



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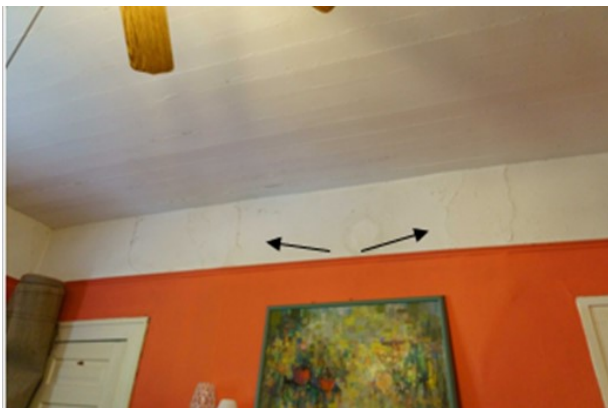
<sup>27</sup> "The Crack Detective," *The Old-House Journal: Restoration and Maintenance Techniques for the Antique House* VOL. IX, NO 5, (May 1981): 97



**Figure 130 Room 201 facing west.**



**Figure 131 Room 201 facing**



**Figure 132 Room 203 facing east**



**Figure 133 Room 204 facing west.**





**Figure 134:** Attic – Vertical crack in the plaster of the stairwell leading from Room 205 into the attic.

## ROOM 106

**Condition:** Wood paneling on the west wall is rotting

**Recommendation:** See Preservation Brief 39 “Holding the Line: Controlling Unwanted Moisture in Historic Buildings” (Appendix G).

1. Identify the cause of the moisture problem.
  - a. As seen in Figure 109, exterior vegetation is causing a microclimate and allowing moisture to seep into interior walls. Move plants away from house.
  - b. The second floor of the central addition has no external gutter system
    - Install the external gutter system to allow the flow of water to run away from the surface of the houses.
2. Repair rotted wood as needed and replace what is not stable.



**Figure 135:** Room 106 facing west

## ROOM 206

**Condition:** Wood Rot due to inadequate drainage system.

**Recommendation:** See Preservation Brief 39 "Holding the Line: Controlling Unwanted Moisture in Historic Buildings" (Appendix G).

1. Install an external gutter system to allow the flow of water to run away from the surface of the houses.
2. Repair rotted wood as needed and replace what is not stable.



**Figure 136** Room 206 facing west

**Condition:** Nails protruding from west wall

### **Recommendations:**

This is a major safety hazard that needs to be addressed immediately. Nails should be bent or cut off.



**Fig 137:** Room 206 facing northwest

**Condition:** Ceiling rafter cracked

**Recommendations:**

1. The entire roof rafter should be replaced in kind.
2. A reputable roofer should be consulted before repair is undertaken.



**Figure 138: Room 206 roof rafter cracked.**

## SYSTEMS

**Condition:** Gas heaters with exposed flames.

The current gas heaters, with exposed flames and high-temperature surfaces, could prove dangerous, especially when small children are present.

**Recommendation:**

1. A split heating and cooling system, with separate units controlling the temperature of first and second floor should be considered.
  - a. Small vents in the second-floor ceiling, with a system in the attic, would cause minimal impact on the historic building.
  - b. Equally, small vents allowing a unit placed underneath or adjacent to the building could provide climate control for the house's first floor with little disruption of the historic materials.
  - c. A consultation with a professional contractor concerning the installation of a discrete heating and cooling system is recommended.
2. Fire extinguishers should be replaced regularly according to the manufacturer's recommendations.
3. Smoke detectors should be installed throughout the house.
4. A consultation with an energy efficiency professional could help residents determine the most cost-effective and energy-efficient means for heating and cooling the house.

**Condition:** Unused system meters and parts

**Recommendation:**

1. The removal of any unused systems or system parts and restoration of the historic materials impacted by the installation of these former systems will restore the building closer to its historic appearance.
2. The current gas provider for the house can likely provide instructions on locating a service for the removal of an unused meter.



# MAINTENANCE PLAN

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## PRIORITY ISSUES AND RECOMMENDATIONS

It should be noted that all recommendations adhere to Secretary of the Interior's Standards for Rehabilitation.

## PRIORITIZED REPAIRS

- A. **Emergency Repair** – Complete as soon as possible
- B. **Near Term** – Complete within 1 year
- C. **Long Term** – Complete within 5 years

## FOUNDATION

- B. It is recommended that the all deteriorated mortar joints in the brick foundation be repointed. Retain the services of a consultant, such as a historic mason, to develop a plan to repoint the deteriorated mortar joints. Make absolutely sure to find an appropriate mortar match via the services of a professional.
- B. It is recommended that the missing brick infill between the brick pier be replaced and install hardware cloth behind it to eradicate access to small animals.
- B. It is recommended that all vegetation growing from or against the brick foundation be removed.

## SIDING

- B. The existing paint should be removed by hand scraping or sanding. Choose one of the following repainting options from NPS Preservation Brief 10: "Exterior Paint Problems on Historic Woodwork: "(1) an oil primer may be applied followed by an oil-type top coat, preferably by the same manufacturer; or (2) an oil primer may be applied followed by a latex top coat, again using the same brand of paint. It should also be noted that primers were never intended to withstand the effects of weathering; therefore, the top coat should be applied as soon as possible after the primer has dried."
- B. Replace rotted clapboard on south façade with same or similar material and color.

- B. Replace rotted wood in doorframe of rear entry door on west façade with same or similar material and color.
- B. All vegetation should be cleared at least 24" away from the house. Clean any mildew off the siding using the gentlest means possible.
- C. A professional arborist should be consulted regarding the leaning tree near the northwest corner of the house and whether it is in danger of falling onto the house.

## DRAINAGE

- B. It is recommended that the downspout on the southeast corner of the front porch be reattached and secured allowing for water to flow continuously down the downspout and out through the downspout extender.
- B. It is recommended that the gutter on the north side of the original kitchen be reattached at the roofline allowing rainwater to exit through the downspout.

## CYCLICAL PLAN

The ongoing occupation and maintenance of the Avary-Fulton house has contributed greatly to the building's preservation. By continuing to maintain the house through regularly scheduled repair and preventative measures, owners can ensure that the historic building is preserved as a resource for generations to come. The Secretary of the Interior's Standards for the Treatment of Historic Buildings, as well as many of the informative Preservation Briefs authored by the National Park Service, should serve as guidelines when performing any maintenance-related tasks.

## EXTERIOR MAINTENANCE

The roof should be inspected semi-annually to ensure that water is shedding properly. Leaves, branches, and other debris should be removed. Missing shingles or other elements should be replaced in kind upon discovery. When possible, the attic should be inspected during heavy rain to ensure there are no leaks. Gutters should be inspected semi-annually to ensure that water is flowing off of the roof and away from the house and its foundations. Damaged gutters should be repaired or replaced upon discovery. The gutters should also be cleaned out semi-annually (in the Fall and Spring seasons) to allow for unrestricted water flow.

Exterior siding should be inspected annually. Mildew should be scrubbed and removed with a soft-bristled brush and low-pressure water. Painted exterior wood elements with chipped or missing paint should be repainted. Exterior paint should be cleaned, scraped, and reapplied every 10-15 years.

Fenestrations should be inspected semi-annually to ensure that doors and windows are not succumbing to rot. Sills and frames should be repainted in instances where paint has chipped away. Windows and doors should function with ease, closing fully with no gaps to keep water out of the house's interior and maintain an energy efficient building. Window glazing should be inspected to ensure that putty is not cracked or peeling. Damaged glazing should be repaired upon discovery.

The house's masonry foundational piers should be inspected annually for signs of decay. Mortar joints should be kept in good repair, and bricks should not show signs of spalling. Regular cleaning with a brush and low-pressure water should be undertaken when masonry shows signs of algae or excessive dirt. Damaged masonry units should be replaced in kind.

The building's floor joists and girders, as well as other wood elements, should be inspected every five years for signs of termite or other insect damage. Any pest-related damage should be addressed immediately, with damaged elements replaced in kind.

*Relevant NPS Preservation Briefs: 1-Cleaning and Water Repellant Treatments, 2-Repointing Mortar Joints, 4-Roofing, 6-Dangers of Abrasive Cleaning, 9-Wooden Windows, 45- Wood Porches.*

## INTERIOR MAINTENANCE

Interior paint and plaster should be inspected annually for damage. Cracked or damaged paint or plaster should be repaired or replaced in kind. In cases where plaster or paint is damaged by moisture control issues, the source of these issues should be immediately identified and remedied. Interior doors, moldings, and fixtures (i.e. bannisters and mantles) should be kept clean, painted, and in good repair. Historic furnishings should be inspected and cleaned of dust semi-annually.

*Relevant NPS Preservations Briefs: 21-Flat Plaster.*

## LANDSCAPING & OUTBUILDINGS

The lot should be regularly mowed and dense vegetation trimmed as needed, especially during summer months. Vegetation encroaching on the building's foundation or exterior elements should be trimmed upon discovery. Similar regular inspection and removal of vegetation impacting the wood outbuilding, masonry garden feature, and spring house should be practiced. The wood outbuilding should be inspected annually and similar instructions regarding its roof, fenestrations, exterior cladding, and painted elements as those practiced with the main house should be followed. The masonry garden wall and springhouse should be inspected annually to ensure that mortar joints do not require repair and masonry units are clean and free of damage.

## SYSTEMS

Plumbing systems should be checked annually to protect against leaks. Gas fixtures should be kept in working order, and inspected and repaired by professionals when damage is apparent.

*Relevant NPS Preservation Briefs: 24-Heating, Venting, and Cooling.*



# MAINTENANCE PLAN CHECKLIST

Based on the National Park Service (NPS) Preservation Brief 47, which discusses maintaining the exterior of small and medium sized Historic Buildings, we have prepared a Maintenance Checklist which incorporates the schedule above. This list is a quick reference to make it easy to make sure some specific items are not missed. Preservation Brief 47 (Appendix G) should be referenced for a more exhaustive list and instructions.

## **ANNUAL**

- Roof – Inspect in spring or fall (Every 5 years by a Professional Roofer)
- Chimneys – Inspect in the fall (Every 5 years by a Mason)
- Exterior Walls – Inspect in spring prior to Summer/Fall painting season
- Porches - Inspect in spring prior to Summer/Fall painting season
- Windows – Inspect in spring or fall (During a heavy rain)
- Foundation / Grade – Inspect in spring (During wet season)
- Building Perimeter - Inspect in winter, after leaves have dropped.
- Entryways – Inspect in spring, prior to painting season
- Paint – Inspect in spring

## **SEMI-ANNUALLY**

- Roof Drainage – Inspect before and after wet season (During a heavy rain)
- Doors – Inspect Spring and fall, prior to heating / cooling season
- Prune Trees Touching House – Inspect Spring and fall

## **QUARTERLY – or after a major storm**

- Attic – Before, during and after wet season
- Basement / Crawlspace – Inspect after a major storm (Before, during and after wet season)

## **MONTHLY**

- Landscaping near house - Inspect for any foliage growing onto house

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# APPENDICES

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- APPENDIX A - SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION
- APPENDIX B - SITE PLAN WITH PHOTOGRAPH KEY
- APPENDIX C - ARCHITECTURAL SCHEDULES
- APPENDIX D- EXTERIOR PAINT ANALYSIS FOR THE AVARY-FULTON HOUSE
- APPENDIX E - INTERIOR FINISHES ANALYSIS FOR THE AVARY-FULTON HOUSE
- APPENDIX F - ARCHAEOLOGICAL RESOURCES
- APPENDIX G - PRESERVATION BRIEFS
- APPENDIX H - SUMMARY REQUIREMENTS FROM GEORGIA LEAD-BASED  
PAINT HAZARD MANAGEMENT RULES

# Appendix A

## **Secretary's Standards for Rehabilitation**

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as "certified rehabilitations" eligible for the 20% rehabilitation tax credit. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

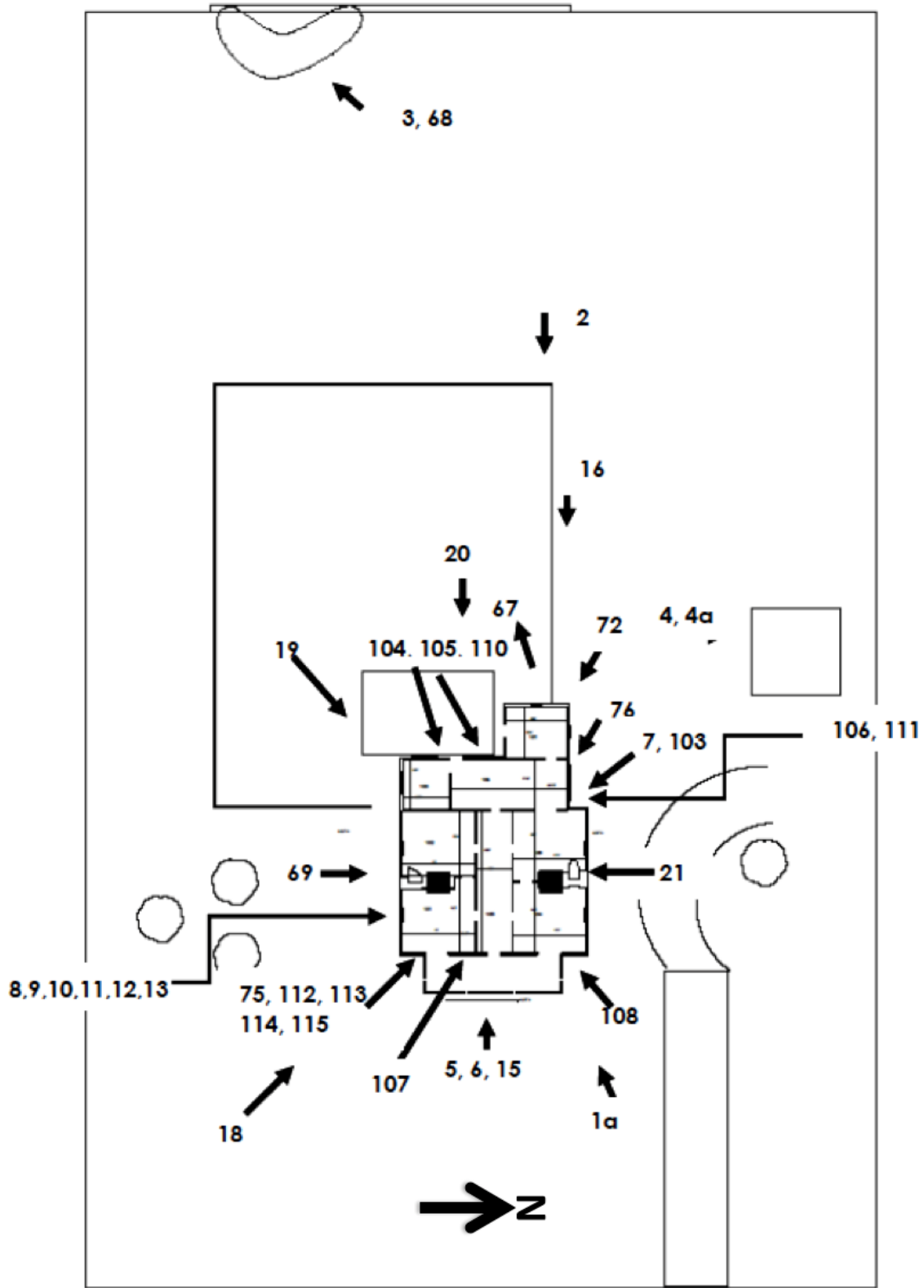
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.



7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

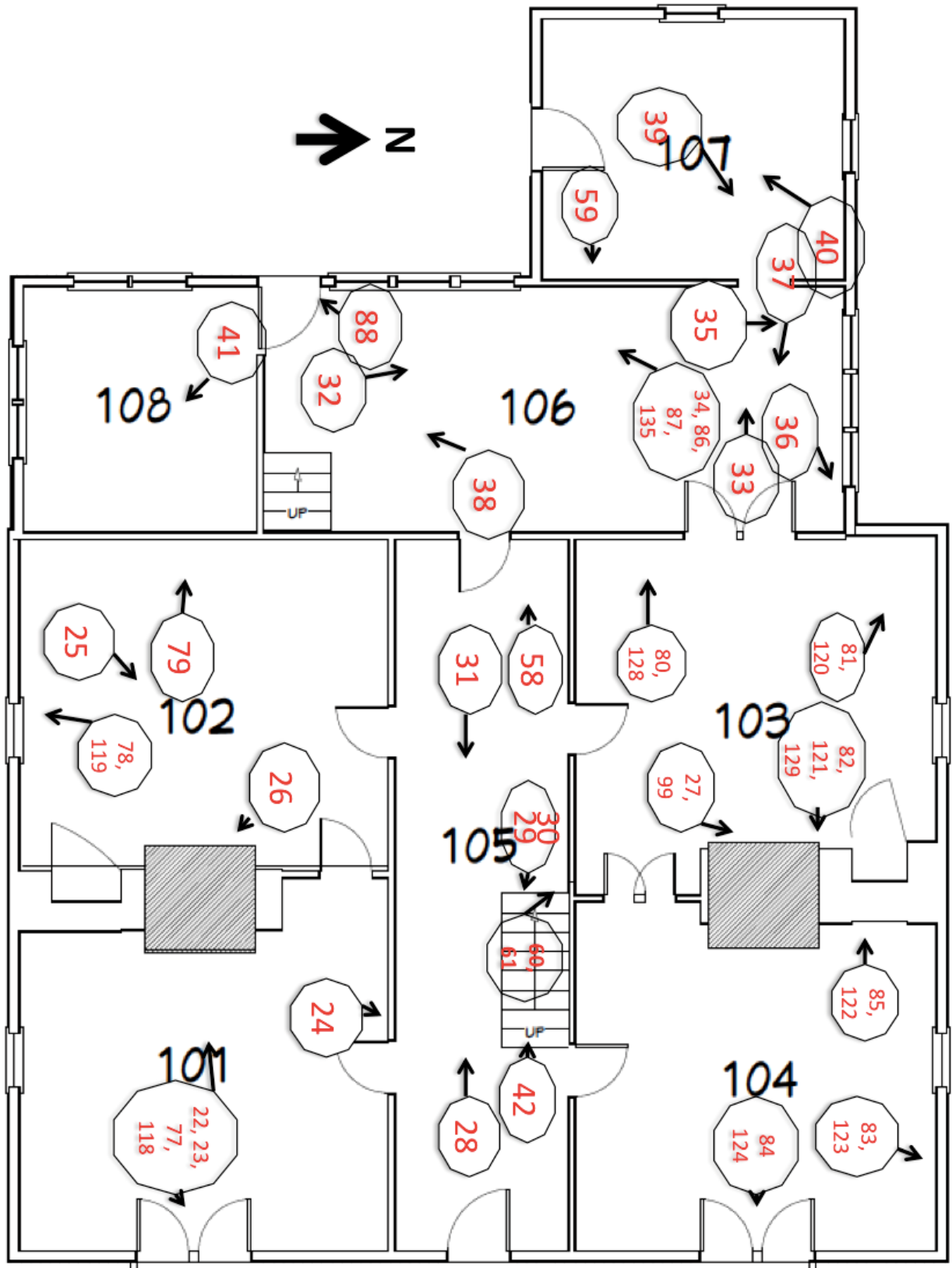
# Appendix B

## Exterior Photograph Key

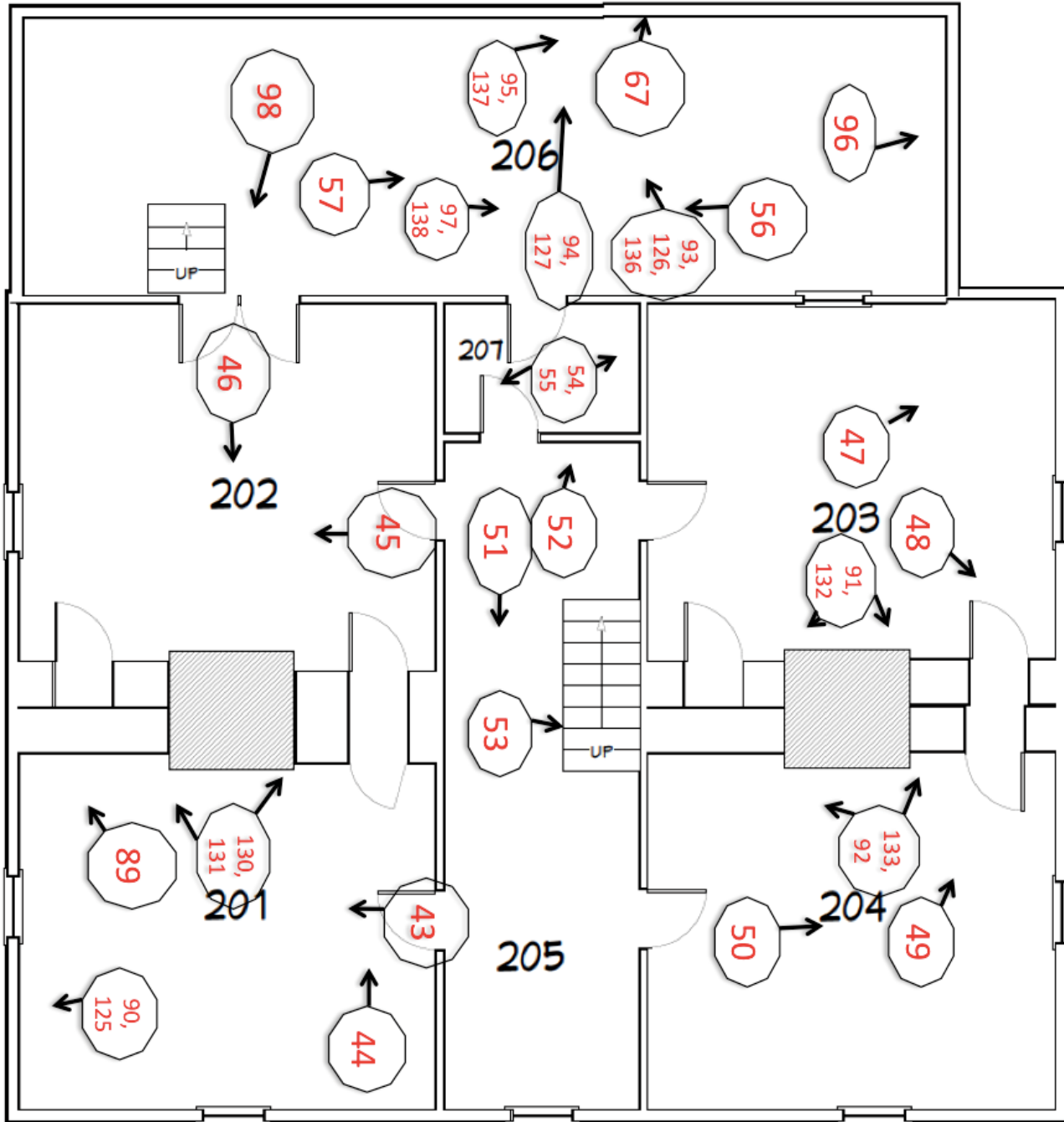


# Interior Photograph Key

First Floor

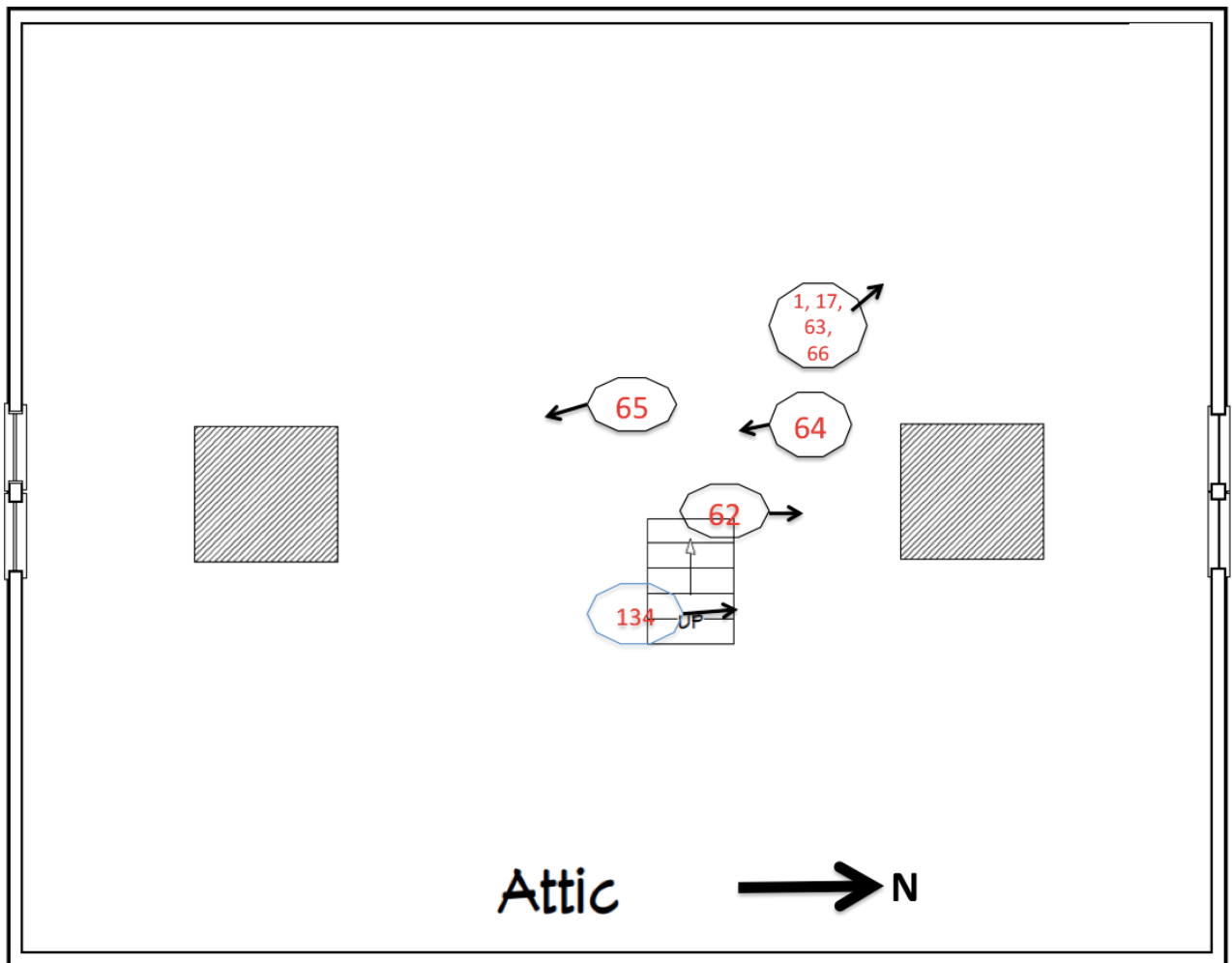


Second Floor



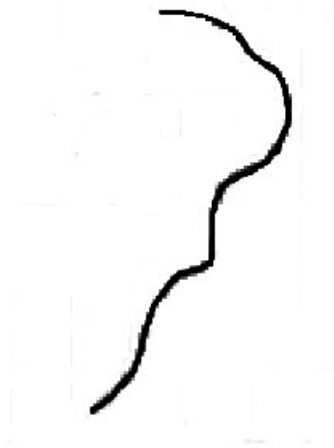


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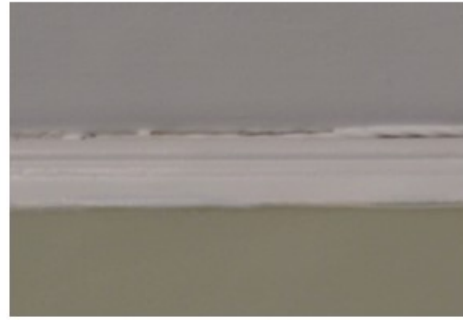


Appendix C  
Architectural Schedules

Molding Schedule



Picture molding of rooms 101-104.



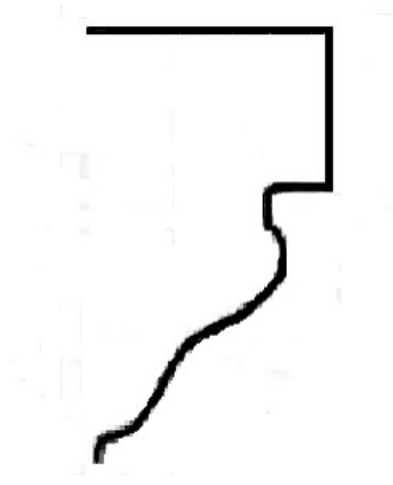
Picture molding of room 102. Photo by N. Gilbert. 11/14/2015



Picture molding of rooms 201-204.



Picture molding of room 201. Photo by N. Gilbert. 11/14/2015]



Pilasters of the fireplaces in rooms 101-102.



Room 102 fireplace. Photo by C. McNulty. 10/24/2015



Pilasters of the fireplaces in rooms 103, 104, and 201-204.



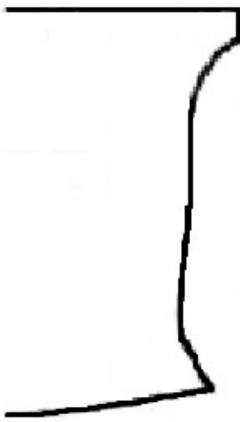
Room 202 fireplace. Photo by C. McNulty. 10/24/2015.



Molding under the mantel of each of the fireplaces in rooms 101-104 and 201-204.



Room 202 molding below the mantle. Photo by C. McNulty, 10/24/2015]



Molding under the sidelights of the front and back doors of room 105.



Room 105. Molding under the south sidelights of the west door. Photo by N. Gilbert, 11/14/2015





Molding of the door frames of the doors in the main house.



Door #. Photo by C. McNulty.  
10/24/2015.



Window molding of rooms 101-104 and 201-205.



Room 102. Photo by C. McNulty.  
10/24/2015.



Window molding of room 206



Room 206 window. Photo by N. Gilbert. 11/4/2015]



Molding on the front door that is outlining the hexagons.



Exterior of the front door. Photo by N. Gilbert. 11/14/2015]



Molding surrounding the panels on the bottom of the French casement windows of room 101, 103, 104, and 202.



Double door panel of room 101.  
Photo by C. McNulty, 10/24/2015]

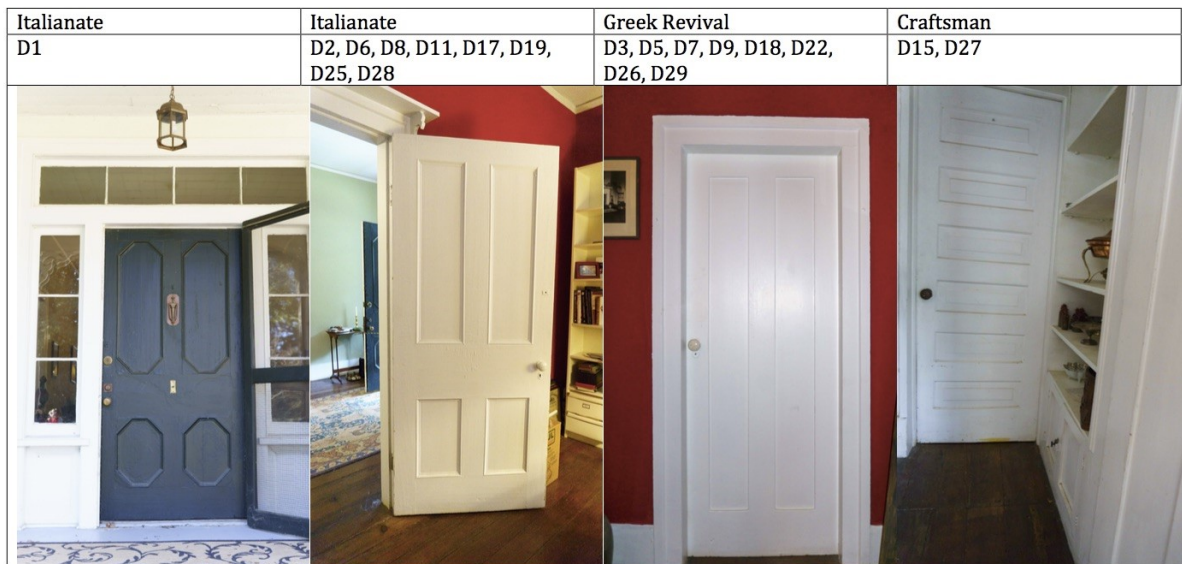
## Door Schedule

<b>First Floor</b>										
Door No.	Location	Style	Date	# of Panels	Type of Panel	Type of Wood	Finish	Knobs	Historic Lock	Opens into Room
D1	Front Door	Italianate	1880	4	Recessed	Pine	Painted	Brass	Rim	105
D2	Hall (105) to 101	Italianate	1880	4	Raised	Pine	Painted	Agateware	Rim	101
D3	Room 101 to 102	Greek Revival	1860	2	Recessed	Pine	Painted	Porcelain	Rim	102
D4	Hall 105 to 102	Italianate	1880	4	Raised	Pine	Painted	Porcelain	Rim	102
D5	Closet 102	Greek Revival	1860	2	Recessed	Pine	Painted	Brass	None	102
D6	Hall 105 to 106	Italianate	1880	4	Raised	Pine	Painted	Porcelain	Rim	105
D7	Closet under stairs (105)	Greek Revival	1860	2	Recessed	Pine	Painted	Brass	None	105
D8	Hall 105 to 103	Italianate	1880	4	Raised	Pine	Painted	Porcelain	Rim	103
D9	Closet 103	Greek Revival	1860	2	Recessed	Pine	Painted	Brass	Unknown	103
D10	Room 103 to 104	Italianate (Double)	1880	4	Raised	Pine	Painted	Glass	Mortise	103
D11	Hall 105 to 104	Italianate	1880	4	Raised	Pine	Painted	Porcelain	Rim	104
D12	Room 103 to 106	French Style (Double)	1860	1	Raised 3 lights	Pine	Painted	Brass	None	106
D13	Room 106 to 108	Modern	1970	6	Recessed	UNK	Painted	Modern	Modern	106
D14	Room 106 Back Door	Modern	1950	2	Recessed 6 lights	UNK	Painted	Brass	Warded	106
D15	Room 106 to 206	Craftsman	1910	6	Recessed	Pine	Painted	Brass	UNK	106
D16	Kitchen (107) Back Door	Unknown	1900	2	Recessed 4 lights	Pine	Painted	Ceramic	Rim	107



<b>Second Floor</b>										
D17	Room 205 to 201	Italianate	1880	4	Raised	Pine	Painted	Ceramic	Rim	201
D18	Room 201 to 202	Greek Revival	1860	2	Recessed	Pine	Painted	Unknown	UNK	201
D19	Room 205 to 202	Italianate	1880	4	Raised	Pine	Painted	Ceramic	Rim	202
D20	Room 206 to 202	Double French Style	1880	2	Raised 3 Lights	Pine	Painted	Brass	None	202
D21	Room 202 to 201	Greek Revival	1860	4	Recessed	Pine	Painted	Brass	None	202
D22	Closet 202	Greek Revival	1860	2	Recessed	Pine	Painted	None	None	202
D23	Room 205 to 207	Modern	UNK	2	Recessed 4 lights	UNK	Painted	Brass	Rim	207
D24	Room 207 to 206	Modern	UNK	2	Recessed 4 lights	UNK	Painted	Brass	Rim	207
D25	Room 205 to 203	Italianate	1880	4	Raised	Pine	Painted	Ceramic	Rim	203
D26	Closet	Greek Revival	1860	2	Recessed	Pine	Painted	Glass	Box	203
D27	Room 203 to 204	Craftsman	1910	6	Recessed	Pine	Painted	Brass	None	203
D28	Room 205 to 204	Italianate	1880	4	Raised	Pine	Painted	Ceramic	Rim	204
D29	Room 204 to 203	Greek Revival	1860	2	Recessed	Pine	Painted	Glass	Box	204

Door Schedule: Examples historic door types.



## Window Schedule

Window #	Location	Number of Lights	Light Size	Sash Type	Sill Size
W-1	(101) to SF	six/six	12.5" x 16"	Double Hung	2.25" X 51"
W-2	(102) to SF	six/sis	12.5" x 16"	Double Hung	2.25" X 51"
W-3	(108) to SF	one/one	23 1/4" x 31 1/2"	Double Hung	Unknown
W-4	(104) to NF	six/sis	12.5" x 16"	Double Hung	2.25" X 51"
W-5	(103) to NF	six/sis	12.5" x 16"	Double Hung	2.25" X 51"
W-6,7,8	(106) to NF	one/one	34" x 28"	Double Hung	1.25" X 40"
W-9	(107) to NF	one/one	34" x 28"	Double Hung	1.25" X 40"
W-10	(107) to WF	Six?	13" x 16"	Double Casement	1.5" X 60"
W-11-15	(106/108) to WF	one/one	34" x 27"	Double Hung	1" X 35.5"
W-16	(102) and (108)	six/six	14" x 17"	Double Hung	Unknown
W-17	(203) to NF	six/six	12.5" x 16"	Double Hung	2.25" X 51"
W-18	(204) to EF	six/six	12.5" x 16"	Double Hung	2.25" X 51"
W-19	(204) to NF	six/six	12.5" x 16"	Double Hung	2.25" X 51"
W-20	(205) to EF	six/six	12.5" x 16"	Double Hung	2.25" X 51"
W-21	206-207	single panel 6 lights	3.5" x 11"	Single Panel Casement	0.5" x 26"
W-22	(202) to SF	six/six	12.5" x 16"	Double Hung	2.25" X 51"
W-23	(201) to EF	six/six	12.5" x 16"	Double Hung	2.25" X 51"
W-24	(201) to SF	six/six	12.5" x 16"	Double Hung	2.25" X 51"
W-25-26	Attic to NF+SF	six/six	6 3/4" x 10.5"	Double Hung	Unknown

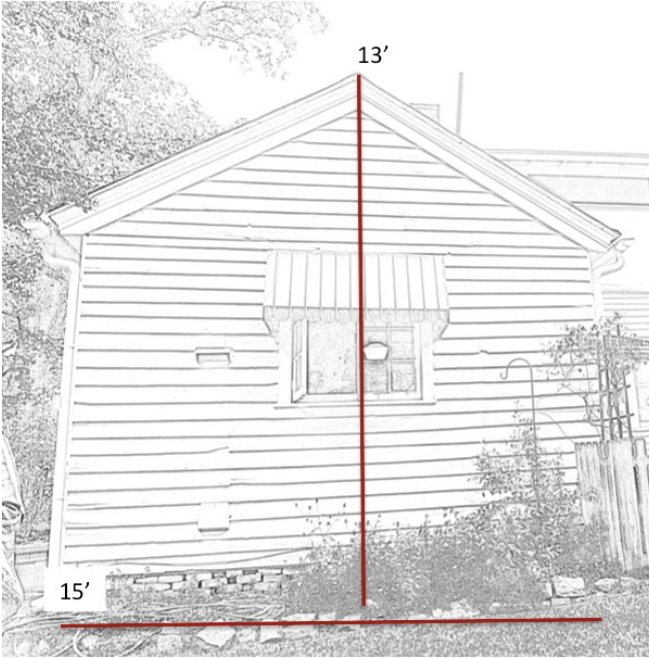
Elevations



22'

~40'  
45'-8"

Elevation of East Façade (Not to Scale)

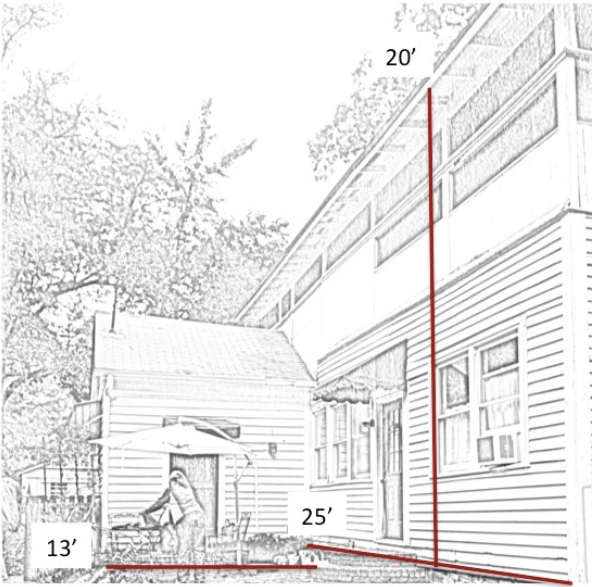


13'

15'

West Elevation of Kitchen

West Elevation and South Façade Kitchen

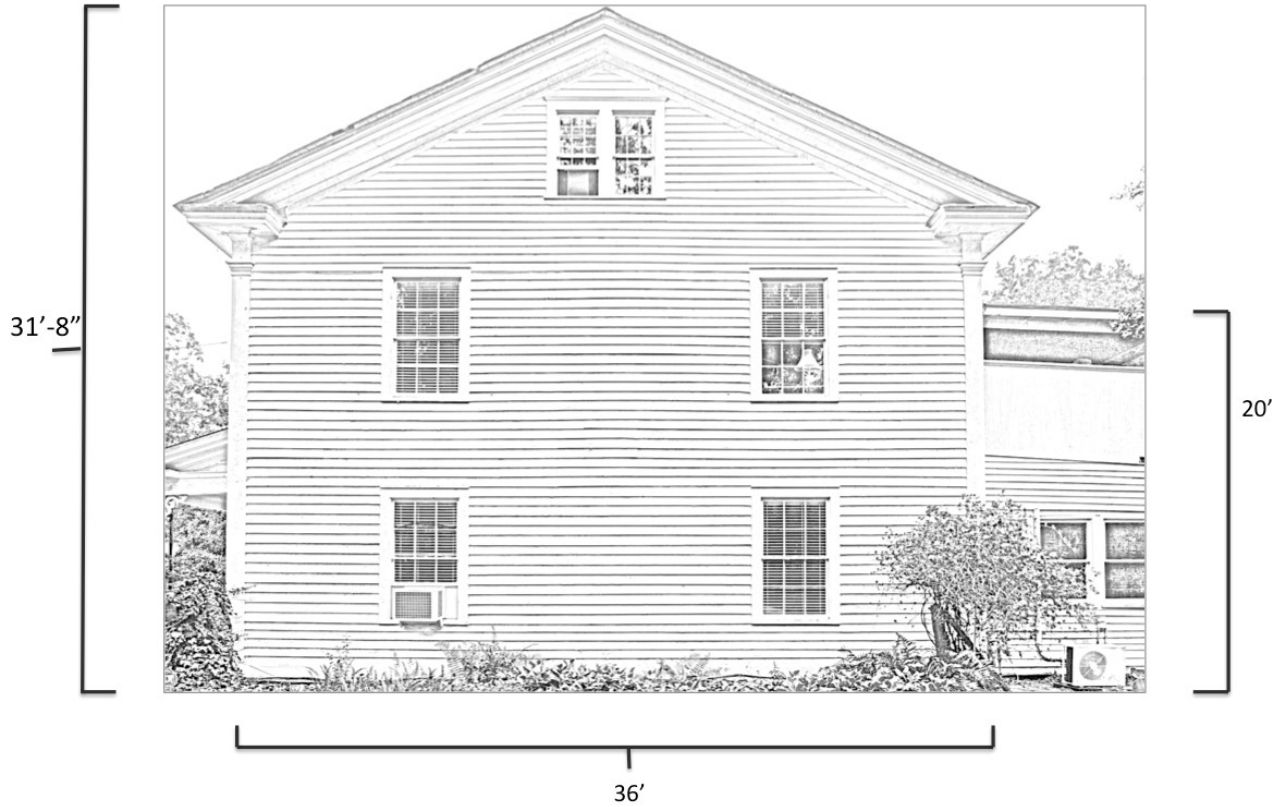


20'

25'

13'





Elevation of the main North Façade. Partial of second story addition. (Not pictured: 1-story kitchen)





## Appendix D

### EXTERIOR PAINT RECOMMENDATIONS FOR THE AVARY FULTON HOUSE COURTESY JEAN SPENCER

The exterior paint coating on the Avary Fulton House is in fair condition with little raw wood exposed. Previous coats are peeling and will expose raw wood in the future if not addressed. This could be considered a Class II condition according to the National Park Service. Class II conditions include failure of the top layer or layers of paint and generally require limited paint removal. The homeowners should familiarize themselves with the Preservation Briefs available for historic structures (<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>).

Some of these layers contain lead, as tested on 10/24/2015 with a 3m LeadCheck swab. The homeowners should also familiarize themselves with the Georgia regulations on lead paint and seek a painting business that is lead certified in this state (<http://epd.georgia.gov/lead-based-paint>). Homeowners and volunteers are exempt from regulation, but should be aware of these practices to protect their health and that of children that may play around the house and come into contact with the chips.

However, even lead certified painters do not always know the ways in which historic houses are different from modern houses and must be treated with care. Under no circumstances should this house be pressure washed (<http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>). Even in the hands of an experienced pressure washer, damage to old wood and windows and unwanted moisture can take place; also, pressure is not needed to clean this house, just bleach to kill the mildew. The National Park Service recommends a pressure no greater than 600 psi be used on historic houses. Generally the pressure in a hose (around 80 psi) is enough to get the bleach mixture up to the top of a 2-story house. There are bleach products that can attach to a hose and deliver the mixture adequately (<http://www.homedepot.com/p/Mold-Armor-56-oz-House-Wash-Hose-End-Sprayer-FG511/100625157>). For more stubborn mildew, a stronger mixture (4:1 or 3:1 water to outdoor bleach) can be used in a hand pump sprayer.

After the house is cleaned, it should be hand scraped to remove all loose paint, using lead safe practices, which generally consist of catching all the chips with plastic groundcovers. If any power tool is used, it must have a lead-rated dust catcher attached to it. It is obvious that inadequate scraping in the past has caused the current coating to fail prematurely.

After scraping, all raw wood should be spot primed and then a primer coating applied over all the wood elements. After gaps have been caulked (but not the undersides of the clapboards—these need to breathe and move), two coats of good quality finish coat should be applied. Generally hand brushing delivers a thicker coat and is able to work into crevices better than a spray coat. There is also no chance of overspray (observed on some roof shingles). Current high quality latex primers and paints perform as well as oil, but either could be used.

A bleach cleaning whenever mildew reappears should keep the house looking newly painted for many years.

The glazing on the windows also needs to be addressed. It is failing in many places and has been replaced in spots by caulk. Caulk should never be used to glaze windows, particularly irreplaceable historic windows. It will pull away from the wood but not the glass and is very difficult to scrape off, risking breakage in its removal. A good quality oil based glazing compound (<http://www.homedepot.com/p/DAP-33-ft-1-qt-Window-Glazing-12122/100072284>) should be used on top of oil primed wood. It is not necessary to remove all of the old glazing compound, just that which is failing. Many old panes are also broken by workers trying to remove all of the glazing. If it sticks, it's still working!

Jean Spencer

54pontiac@gmail.com



# Appendix E

## FINISHES FINDINGS FOR THE AVARY-FULTON HOUSE

COURTESY MARYELLEN HIGGINBOTHAM

### EXTERIOR

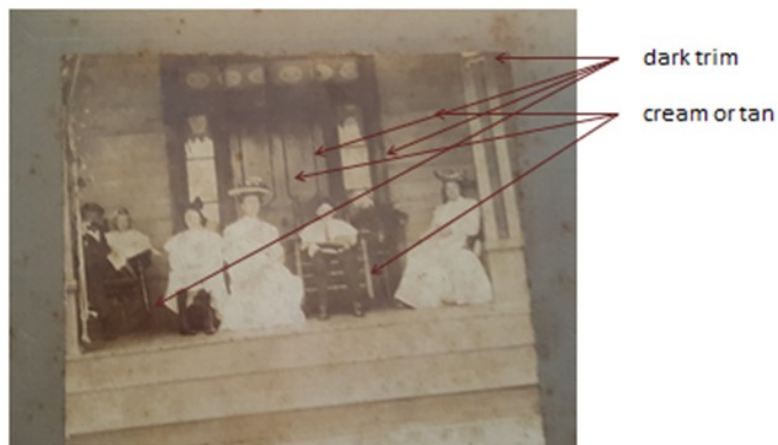
Body of the house has been painted at least 15 times, some of which are likely primers. Sample showed varying shades of white, cream, gray & brown and both thin and thick layers.

Woodwork around door has been painted at least 20 times, suggesting contrasting color scheme especially in the early years. First color on panel molding is a dark gray-green. Next paintings are fairly soon with several color schemes of dark browns and greys.

Door paint chronology is inconclusive but first paint color was a dark grey-green soon changed to dark browns and greys. More recent colors are red-brown, green and current black.

Porch ceiling and post capitals appear to correspond to colors on siding.

Early paint colors on the capital bracket correspond to the dark browns and greys of the woodwork indicating a later installation.



## INTERIOR

Interior Features and Finishes are: simple single ceiling molding, plaster walls that have been painted, papered, and re-plastered, Greek Revival two-panel doors, simple two-part molding around windows and doors, and simple transitional mantels. Primary rooms on front are distinguished by mantels with heart-shaped entablatures. A feature also found in the Simons-Montgomery House built in the 1840s in Floyd County and the J. Frank Mathews House built between 1859-1860 in Talbot County.

### Room 101

Walls have been painted and/or papered at least 10 times. Baseboards and doors appear to have been grained.

### Room 201

Walls have been painted and or papered at least 10 times. Mantel appears to have been grained.



Photo of Mantel showing graining outline.





Photo of wall showing multi-colors.

## ADDITIONAL THOUGHTS ON EXTERIOR

- House stands today expressing transitional architectural styles: Greek Revival, Italianate, Queen Anne.
- Greek Revival---block form, original hip-roof, simple paint scheme of cream and dark green.
- Italianate –porch post capital and vertical geometric paneled door
- Queen Anne—polychrome treatment of woodwork and addition of sawn-work bracket on post column spilt-post column
- FOLK VICTORIAN [see GA Residential Architecture Styles in Living Places]  
Folk Victorian “is actually more of a way of decorating than a precise stylistic category”.

## Appendix F

### ARCHAEOLOGICAL RESOURCES

Personal communication with the current residents of the Avary-Fulton house revealed the presence of potential archaeological resources in the building's rear yard. A search of the Georgia Natural, Archaeological and Historic Resources GIS (GNAHRGIS) database revealed that no previously recorded archaeological sites were located on the parcel. Three potential archaeological features were visually identified and inspected during the conditions assessment of the property.

Feature 1 is an ovoid depression located in the cleared portion of the rear yard southwest of the main house. This depression measures approximately twenty-five feet by fifteen feet and is oriented with its greater length along the east-west axis. No excavations were performed within the feature and investigations were limited to a visual inspection. Without a detailed investigation of Feature 1 through excavation, it is impossible to offer any interpretation as to the nature of this feature. The proximity of Feature 1 to a residence continuously inhabited since the mid-nineteenth century suggests that it is potentially cultural, however any assumptions about the nature of this feature would be pure conjecture. It is recommended that the property owners avoid



***Archaeological Feature 1***



Feature 2 is a round anomaly located within the boundaries of the single-coursed brick patio at the rear of the Avary-Fulton house. The feature measures approximately 4.5 feet by 4.5 feet. Upon visual inspection, this feature contained a sandy fill mixed with leaf litter and other plant materials. Oral communication with the current resident suggests that Feature 2 is a well, however no archaeological investigations aside from a visible inspection were performed to support this theory. Historic wells can provide a wealth of data concerning the material culture present at nineteenth century residences. The potential for archaeological research yielding significant information at Feature 2 is great enough to warrant its preservation. It is recommended that Feature 2 remain undisturbed until a thorough research plan can be devised.



*Archaeological Feature 2*

Feature 3 is a low-lying rectangular brick and mortar foundation in the rear yard of the house. Oriented with its greatest length along the east-west axis, the feature measures 13 feet 10 inches by 6 feet. Archaeological investigations of Feature 3 consisted of a visual inspection and non-intrusive probing along the base in order to establish the feature's possible depth. A sandy loam fill covers much of the masonry structure's interior. As with all of the archaeological features associated with the Avary-Fulton House, it is recommended that Feature 3 remain undisturbed in its current state.



*Archaeological Feature 3*



# Appendix G

## Preservation Briefs

The following Preservation Briefs were prepared by the National Park Service as part of their Technical Preservation Series. The briefs, which were referenced during the creation of this historic structure report, are intended to provide guidance to owners engaged in the preservation, restoration, or rehabilitation of historic buildings. More information on these documents is available through the National Park Service website:

<http://www.nps.gov/tps/how-to-preserve/briefs.htm>

Appendix G contains the following selection of Preservation Briefs:

- Brief 1: Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
- Brief 2: Repointing Mortar Joints in Historic Masonry Buildings
- Brief 4: Roofing for Historic Buildings
- Brief 6: Dangers of Abrasive Cleaning to Historic Buildings
- Brief 9: The Repair of Historic Wooden Windows
- Brief 10: Exterior Paint Problems on Historic Woodwork
- Brief 21: Repairing Historic Flat Plaster—Walls and Ceilings
- Brief 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
- Brief 28: Painting Historic Interiors
- Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
- Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
- Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings