

Fall 2012

## Sherrill House

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**Authors**

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# The Sherrill House

Forsyth County, GA

## Historic Structures Report

Prepared by  
Conservation of Historic Building Materials Class  
Heritage Preservation Graduate Program  
Georgia State University  
Fall 2012





# Sherrill House Project Team



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PART 1:

# INTRODUCTION



# Background

This document is a Historic Structures Report for the Sherrill House. The purpose of this document is to provide detailed information through documentation, graphics, and physical information, about the property's history and existing condition. It also provides recommendations for treatment and maintenance.

The property under analysis is the Sherrill House, which is located between 8533 Old Federal Road and 8250 Old Federal Road in Ball Ground, Forsyth County, Georgia 30107, about an hour north of Atlanta, Georgia. The property is currently owned by Forsyth County and is being leased by the Historical Society of Forsyth County. The Forsyth County Parks & Recreation plans to incorporate this property into the parks, recreation, and green space initiative, Eagle's Beak, a 225 acre property. The Historical Society of Forsyth County wants to use the Sherrill House as a Cultural Education Center. In order for this to happen, the property will have to go through a complete rehabilitation and restoration to the original building footprint.

This document will aid the Historical Society of Forsyth County in how to properly go about rehabilitating and reconstructing this property for future public use while retaining its historical characteristics. The maintenance plan, located at the end of the report, should be referenced or used as a guide when designing a concrete plan for upkeep of this structure.

This report was completed by nine Georgia State University Masters of Heritage Preservation Graduate students in the fall of 2012. The students who worked on the project are Molly McLamb, Andrea Miskewicz, Danielle Ross, Julianne Steger, Robert Corona, Trey Crump, Wright Dempsey, John Joseph Jackson, and George Rounds. In order to make a sound decision on the appropriate treatment and maintenance plan the following had to be done and is included in this document: thorough research of the building and site history as well as the building's, a detailed documentation of the current physical condition of both the site and building including window, door, and trim schedules<sup>1</sup>, and a conditions assessment of the structure.

During the scheduled site visits, which were held on October 13, 2012 and October 27, 2012, the site and structure were analyzed using non-invasive techniques. At some point it would be recommended that invasive analysis be done to further deepen the knowledge of the structure and its conditions, as well as an archeological assessment for possible future excavations. Efforts should also be made to locate and acquire Sherrill Family items and any other period specific historic furnishing to enhance the interpretation.

The structure was measured and detailed notes were taken on the current conditions. In order to accomplish all the tasks the nine students were broken up into three groups of three. Danielle Ross, Robert Corona, and John Joseph Jackson worked on the architectural description, the history of the structure, and the architectural chronology. Molly McLamb, Julianne Steger, and Trey Crump worked on the door and window schedules as well as site description and documentation. Andrea Miskewicz, Wright Dempsey, and George Rounds worked on the conditions assessment. Upon gathering and analyzing all the data, all students collaborated on

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<sup>1</sup> Schedules start on page 116 in the Appendix

determining the property treatment and maintenance recommendations. All decisions were made based on the consensus that the period of significance for the Sherrill House is the early twentieth century.

### Acknowledgements

We would like to thank the following people who, through their help and support, made this report possible:

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Richard Laub, Director of Heritage Preservation Program at Georgia State University  
Laura Drummond, Adjunct Faculty Member at Georgia State University and a Preservation Consultant

# Executive Summary

## Summary of Goals

This Historic Structure Report has been prepared to assist in the rehabilitation and restoration of the Sherrill House. The Sherrill House is located between 8533 and 8250 Old Federal Road in Ball Ground, Georgia. The documentation of the history and current conditions will provide guidance to those rehabilitating and restoring the house and make it a place where visitors can come to experience the house and learn about the history of Forsyth County.

## Historical Summary

The land has changed ownership through many people and has been associated with historical figures, most notably, Chief James Vann. It is believed that Chief Vann was murdered and buried on the property in February 1809. The exact location of where Chief Vann was killed or where his grave is continues to be a mystery and a source of local legends. Chief Vann, a controversial historical figure, served on a commission and signed the treaty that made the Federal Road possible, profiting personally from its impact on the area<sup>2</sup>. Documentation of property ownership dates back to the Georgia Land Lottery of 1832 when the land was initially granted to Robert Leppard. By 1844, William Field had come into ownership of the property, but lost ownership. In February 1844, the land was sold by the sheriff to Richard Banks. In December of the same year, Banks sold the land to Hardy Strickland. Strickland then sold the land to William Roach in 1853.

Ownership between 1853 and 1924 is unknown. The Sherrill House was constructed circa 1907 on Old Federal Road in Forsyth County. It is an excellent example of vernacular architecture. By 1924, the property was owned by James Lumpkin who willed the property to E.S. Sherrill. The property was passed down through the Sherrill family until 1987, when Oma Sherrill died. In 1980, the property was owned by Eldo Grogan and H. Mills. Both Grogan and Mills willed their interests in the property to several heirs. In 2009, the property was purchased by Forsyth County. Currently, the property is leased by the Forsyth County Historical Society. They have plans to develop the property as a recreational area and turn the house into a Cultural Education Center.

## Architectural Summary

The Sherrill House is a one-and-a-half story Georgian cottage with an extended rear wing. The house is Folk Victorian in style and has a symmetrical front facade. At some point, an addition was made to the east side of the house that includes a bathroom, hallway, and small room (Rooms 106, 107, and 109). The wrap around north and west porch is a historic and character defining feature of the house. Its reconstruction is essential, not only from a safety standpoint, but also in order to maintain the historic character of the house. The existing historic chamfered columns should be included in the future reconstruction in accordance with the Secretary of the

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<sup>2</sup> Bronsted, Nicole, Sherrill House Research Binder, (Georgia: Forsyth County Historical Society, 2010).

Interior's standards, located in the appendix. Part of the porch along the west side of the house was enclosed at some point, connecting the porch to the kitchen, Room 110.

The second floor consists of two small rooms (Rooms 201 and 203) situated over the front east and west first-floor rooms with a landing (Room 202) connecting the two rooms. Room 205 is located behind Room 203. Room 208 is an unfinished attic space behind Room 203.

The surrounding landscape is rural. The site contains three outbuildings which are in poor condition. Some landscaped areas, cleared lawn, and forested areas surround the site. To the south of the structure is a cleared field that will become part of the planned development.

### Current Site Plan



### Conditions Assessment and Recommendations

The Sherrill House retains much of its historic character. Based on the project team's observation and inspection of the house, rehabilitation and restoration are the recommended treatment options for the house. Any rehabilitation and restoration efforts should be done in accordance with the Secretary of the Interior's Standards, which can be found in the appendix. As the Historical Society of Forsyth County plans to use the house as a Cultural Education Center, the removal of Room 106, a non-historic addition, is recommended. Furthermore, as

Rooms 107, 109, and 111 were previously historic porches, they should be restored to their previous use.

It is recommended that a structural engineer be consulted regarding the foundation and structural systems of the house. Windows should be repaired or replaced with historically appropriate copies only when repair is not possible. The roofing system should be repaired and gutters, downspouts, and splashguards should be installed to prevent further water damage and erosion. New electrical, plumbing, and natural gas systems should be also installed.

The Sherrill House is a wonderful example of vernacular architecture in Georgia from the turn of the century. As it retains much of its historic character, it is a valuable asset to Forsyth County and great care should be taken to appropriate restore and rehabilitate the home to its historic appearance.





PART 2:

# HISTORY



# Site History

The following Site History will cite several significant events that highlight the importance of preserving the Sherrill House. These events also show different contextual approaches at interpreting the Sherrill House in relation to historical events, historical people, and landmarks and can serve to illustrate the Native American heritage of the region. The site history poses a variety of narrative approaches in supporting the preservation of the Sherrill House.

The Sherrill House sits on 225 acres on Old Federal Road in Ball Ground, Georgia, Forsyth County. Forsyth County was created in 1832 from parts of the original Cherokee Country. It was named for John Forsyth, Governor of Georgia from 1827-1829. It is speculated that this large, irregularly shaped property was assembled after the land lottery of 1832 when much of Georgia's land was distributed after the removal of Native Americans. Some land was re-granted after original grantees failed to pay fees, and many acres were divided into fractions, instead of whole lots, and sold in special sales after the regular lotteries. The Land Lot number identifies the original grantee and the date granted, but an actual copy of the grant could not be located. A person could not legally sell the land he/she held until it had been officially granted by the governor, but many individuals exchanged land, as they were not required to occupy the land. The earliest deeds on a property may not reflect the lottery winner, but perhaps a friend or relative, or the deed may have been recorded in the county of the lottery winner's residence before the new county was ever organized.<sup>3</sup>

Old Federal Road served as a part of the Trail of Tears<sup>4</sup>, a transport route for displaced Native Americans who were exiled west. Old Federal Road was completed in 1805. The Cherokee operated taverns on the Sherrill House property. One such tavern was known as Buffington Tavern, as well as Blackburn Tavern throughout various parts of its history. It is now restored and on display at the Cumming Fairgrounds<sup>5</sup>.

It is believed that Chief James Vann, an influential Cherokee leader, was killed in the tavern in February 1809. The exact location of where Chief Vann was killed and where his grave is located continues to be a mystery and a source of local legends. Chief Vann was a controversial historical figure who served on a commission and signed the treaty that made the Federal Road possible, profiting personally from its impact on the area<sup>6</sup>. Chief James Vann was founder and builder of the Vann Plantation located at Spring Place, Georgia and at the time of his death, one of the wealthiest men in the Cherokee Nation. Today, the Vann Plantation is a Historical Park owned and operated by the State Parks Service.<sup>7</sup>

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<sup>3</sup> "Land Lottery," Georgia State Historic Preservation Office, accessed November 25, 2012, [http://www.georgiashpo.org/sites/uploads/hpd/pdf/Documenting\\_Property\\_in\\_Georgia\\_revised\\_4-2011.pdf](http://www.georgiashpo.org/sites/uploads/hpd/pdf/Documenting_Property_in_Georgia_revised_4-2011.pdf)

<sup>4</sup> The name given to the forced relocation of the Native American nations from the southeastern parts of the United State following the Indian Removal Act of 1830.

<sup>5</sup> Bronsted, Nicole, Sherrill House Research Binder, (Georgia: Forsyth County Historical Society, 2010).

<sup>6</sup> Ibid.

<sup>7</sup> Dr. Myra Reidy, email message to Richard Laub, April 9, 2012.

Also noteworthy is the fact that, Blackburn's Tavern is believed to have hosted President James Monroe in 1819 when he stayed in the area for several days while traveling the South. It is rumored that Lewis Blackburn helped keep President Monroe's visit confidential<sup>8</sup>.

The moniker Federal Road refers to the federally initiated roadways created to simplify communication and travel throughout Georgia, the Carolinas, and Tennessee in the early nineteenth century. Late in the 1700s, the United States Government sought to connect the frontier of the Tennessee Valley to the unsettled north Georgia region. Although the Cherokee Nation still possessed a substantial section of northwest Georgia at the time, the US government pursued the establishment of a federal road through the region to entice pioneers to settle the area. Initial negotiations with the Cherokee Nation failed in 1801, but three years later an informal agreement was struck to build a road through eastern Tennessee to the Georgia border. The Treaty of Tellico, Tennessee, signed in 1805, later provided an extension of the Federal Road north from what is now Flowery Branch, Georgia to Spring Place (Murray County) continuing to Chattanooga, Tennessee. Although it began as a federal project, the Georgia section was completed by the state at a cost of \$5,000.

The last two decades of the nineteenth century and the first two decades of the twentieth century are marked by the migration of settlers to the Old Federal Road region. This was a period of increased farming along the road, and many of the houses and buildings dating from this period remain today. Several farms established between 1880 and the 1910s were located in between settlements, and created relationships among the communities along the road. Eventually cotton became the main crop.

Prosperity swiftly declined in the late 1920s for the farmers of Old Federal Road. The agricultural economy was hit by a steep drop in cotton prices, and later compounded by a sharp drop in the price of corn. In 1913, the arrival of the boll weevil, which started in south Georgia, further impacted the economy and had decimated farmland throughout the state by the end of the decade.

Consequently, in the 1920s, new settlements along the Old Federal Road essentially halted and longstanding residents departed the area. The timber and poultry industries grew but required less labor. As a result, very few residential buildings were constructed between 1930 and the mid-1950s.

Despite these challenges, the road was paved in the 1950s and led to a rise in development along the road. Old Federal Road maintains much of its historic character and conveys a sense of what life was like along the road across the span of history. Examples of property types that have existed along the road can still be seen, providing an impression of the importance of agriculture, commerce, education, and religion to the people of the area.<sup>9</sup>

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<sup>8</sup> Ibid.

<sup>9</sup> *Old Federal Road National Register of Historic Places Multiple Property Documentation Form, November 7, 1996.*

# Family History

The following family history traces the ownership of the Sherrill House and the significant events in lives of the families. These events tell the story of the Sherrill House the people and the community of the region. The Family History illustrates the rich heritage of the Sherrill House in the specific way that visitors can relate to as a family home. The Sherrill House is a window into the past from a domestic point of view.

## Blackburn Family

Lewis Blackburn was the earliest confirmed owner of the property, after the Native Americans were removed from this area. Mr. Blackburn was a wealthy landowner and tavern keeper. He lived on the property with his wife, Polly Daniel, who had Mixed-Cherokee heritage, and their children. The Blackburn Family owned and operated a sprawling complex that was comprised of several homes, barns, a dairy, a blacksmith shop, a tavern, and other amenities.<sup>10</sup> At some point before the land lottery began in 1832, Blackburn lost possession of the land that the Sherrill House now sits on (Land Lot 222, 3<sup>rd</sup> District, Section 1)<sup>11</sup>. Records of land ownership through the land lottery drawing show that Land Lot 222 was granted to Robert Lepard<sup>12</sup>. After this initial land grant, no documentation emerges again in the form of public records until 1844. In February 1844, William Field lost the property and it was sold by the sheriff for \$2,550.00, a substantial sum for the period, to Richard Banks<sup>13</sup>. In December 1844 Richard Banks sold the property to Hardy Strickland<sup>14</sup>.

## Strickland Family

Strickland arrived in Forsyth County prior to 1835 with his brother Henry, where the two operated a gold mining operation in an area known as "Strickland Old Mine" for a number of years<sup>15</sup>. Among his political accomplishments, Strickland served two terms in the Georgia House of Representatives from 1847 to 1848 and again from 1849 to 1850. He then went on to serve three terms in the state senate between 1853 and 1858. He then went on to become one of two representatives from Forsyth County to attend the Georgia secession convention in Milledgeville, having signed the declaration on January 19, 1861. During the Civil War Strickland served in the First Confederate Congress from February 18, 1862 to February 17, 1864. He declined reelection and was served as a quartermaster for a state brigade up until the end of the Civil War in 1865. Like many southerners after the war, Strickland was destitute having lost most of his fortune. He later moved to the Acworth area, where he died on January 24, 1884. He is interred in Liberty

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<sup>10</sup> Dr. Myra Reidy, email message to Richard Laub, April 9, 2012.

<sup>11</sup> Bronsted, Nicole, Sherrill House Research Binder, (Georgia: Forsyth County Historical Society, 2010).

<sup>12</sup> Garland C. Bagley, *History of Forsyth County Georgia: 1832-1932* (Georgia: Boyd Publishing Company, Incorporated, 1997), 95.

<sup>13</sup> Richard Banks, Grantee of Deed, Forsyth County Deed Book G, (Georgia: Forsyth County Clerks Office, February 27, 1844), 377.

<sup>14</sup> Hardy Strickland, Grantee of Deed, Forsyth County Deed Book G, (Georgia: Forsyth County Clerks Office, December 6, 1844), 524.

<sup>15</sup> Bramblett, Annette. *Forsyth County: History Stories* (South Carolina: Arcadia Publishing, 2002), 71.

Hill Cemetery beside his wife<sup>16</sup>. Although it appears that Hardy Strickland fell on economic hardship for a period of time, he did not lose his home and sold the property in November of 1853 to William Roach<sup>17</sup>.

### Heard Family

Sometime between 1870 and 1880 James Lumpkin Heard acquired the house and property. While a resident, James Heard was also the local Notary Public and Justice of the Peace in Forsyth County. Cynthia Ann Heard, James Lumpkin Heard's daughter, inherited the property from her father when she married Eli Stanhope Sherrill in 1890<sup>18</sup>.

### Sherrill Family

The Sherrill house is believed to have been built in 1907, according to interview records from Ernest Hudlow Sherrill, the son of Eli and Cynthia Sherrill<sup>19</sup>. In September of 1924, E.S. Sherrill deeded the property to his wife, Cynthia A. Sherrill where it was interestingly described as "*the Hardy Strickland land laid off and set apart to him as a homestead under bankrupt law,*" which explains how Hardy Strickland was able to hold on to the property despite being bankrupt<sup>20</sup>. Cynthia's son grew up in the Sherrill House and married Oma R. Sims in 1920 in Forsyth County, GA. Ernest eventually inherited the Sherrill House and property and lived there until he died in 1979 at the age of 82<sup>21</sup> (FH Figure 1, 2, & 3).

In August 1954, a deed was recorded that transferred the property from J.H. Sherrill to E.H. Sherrill who owned the property<sup>22</sup> until January 1972 when he sold the property to Eldo Grogan and William H. Mills<sup>23</sup>. Initially one could speculate that Grogan and Mills were just getting possession of something they would inherit regardless, but the transfer tax clarifies that this was a sale, even though the grantor and grantees share the same last name. Another interesting side note is that the deed contains a clause of "life estate" which means Eli Sherrill and Oma Sherrill are entitled to live on the property until their death; Eli Sherrill died in 1979 and Oma died 1987 (historical society provided info that she died at a nursing home and auctioned off some of her belongings).

In 1980 a Right of Way County Project was initiated to widen the road 60' and was recorded on a plat book map which showed the property as listed to Eldo Grogan and William H. Mills.

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<sup>16</sup> Bramblett 72.

<sup>17</sup> William Roach, as Grantee of Deed, Forsyth County Deed Book L, (Georgia: Forsyth County Clerk's Office, November 2, 1853), 94.

<sup>18</sup> Bronsted, Nicole, Sherrill House Research Binder, (Georgia: Forsyth County Historical Society, 2010).

<sup>19</sup> Ibid.

<sup>20</sup> Cynthia A. Sherrill, as Grantee of Deed, Forsyth County Deed Book 9, (Georgia: Forsyth County Clerk's Office, September 24, 1924), 5.

<sup>21</sup> Bronsted, Nicole, Sherrill House Research Binder, (Georgia: Forsyth County Historical Society, 2010).

<sup>22</sup> E.H. Sherrill, as Grantee of Deed, Forsyth County Deed Book 26, (Georgia: Forsyth County Clerk's Office, August 30, 1954), 421.

<sup>23</sup> Eldo Grogan and E. H. Sherrill. Grantees of Warranty Deed, Forsyth County Deed Book 188, (Georgia: Forsyth County Clerk's Office, January 22, 1972), 787.

Although this document does not reveal new details about ownership, it yielded a map showing how the parcel and all of its 225 acres remained intact<sup>24</sup>. From that point forward, the property ceased to follow the traditional family ownership pattern that had previously persisted. In July of 1996 through a Warranty Deed, William H. Mills transferred his half interest to the Mills Family Ltd.<sup>25</sup>. In July of 1998 Eldo Grogan died and his heirs: Suzanne Claude, Penny Clark, and Rickey Grogan inherited his ownership stake<sup>26</sup> while the other half was owned by the Mills Ltd. Partnership. In May of 2009 Forsyth County bought the entire property for an undisclosed amount from Eldo Grogan's heirs and from the Mills Ltd. Partnership<sup>27</sup>. It has since been leased to the Forsyth Country Historical Society for a development into a Historical Museum and recreational park.

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<sup>24</sup> Eldo Grogan and E. H. Sherrill. Right of Way Deed, Forsyth County Deed Book 200, (Georgia: Forsyth County Clerk's Office, March 25, 1980), 442.

<sup>25</sup> Mills Family Limited Partnership. Grantee of Warranty Deed, Forsyth County Deed Book 1177, (Georgia: Forsyth County Clerk's Office, July 2, 1996), 734-739.

<sup>26</sup> Suzanne Caudle, Penny Clark and Rickey Grogan. Grantees of Deed of Assent, Forsyth County Deed Book 2304, (Georgia: Forsyth County Clerk's Office, September 22, 1998), 173-175.

<sup>27</sup> Forsyth County, Georgia. Grantee of Warranty Deed, Forsyth County Deed Book 5428, (Georgia: Forsyth County Clerk's Office, September 22, 1998), 590-595.

# Building Chronology

The Architectural Chronology that follows investigates the evolution of the Sherrill House's exterior and interior development. The changes to the house are analyzed to assist in the most appropriate interpretation of the historic character of the house. The Architectural Chronology supports the recommendations made in this Historic Structure Report and highlights emerging technologies and changing tastes in residential building construction. The Architectural Chronology is where the Sherrill House itself tells recounts its own history. (Floor Plan- Change Over Time)

## Exterior Changes

The Sherrill House date of construction is ca. 1907, based on the transcribed interviews of a past resident, Eli Sherrill<sup>28</sup>. The braced, balloon frame structure and presence of circular sawn wood helped to narrow the approximate date of construction<sup>29 30</sup>. The house originally sat on stone piers that varied between single stones and stacked alternating stones, but they were ultimately reinforced with concrete blocks at a later date. The porch around the north and west facades of the house are a mixture of single and stacked stone piers, and brick piers. The clapboard siding on the exterior of the house, according to paint analysis, yielded three layers. This indicates that the house was possibly resided in the past fifty years<sup>31 32</sup>.

## Interior Changes

The interior of the house has undergone several changes since the original construction of the house. There are several historic architectural elements found with a mixture of contemporary elements that have been gradually added in the past century.

## 1900-1930

Throughout the entire historic portion of the house are the original tongue and groove floors. The floors run north-south and measure 3¼"x 1⅞". Many of the rooms on the first floor of the house have tongue and groove wall siding that measure 1" thick and is historic to the house. Entry doors to rooms 101 and 103 are historic to the house and have Victorian-era wood panels commonly found in the early twentieth century (BC Figure 1). Molding around the windows in rooms 101 and 103 have the slightly beveled architectural characteristics<sup>33</sup> also found during the

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<sup>28</sup> Eli Sherrill, Interview, Forsyth County Historic Documents, 2012.

<sup>29</sup> Balloon frame is a construction method that uses light weight lumber instead of heavy timbers. Robert Young, Historic Preservation Technology, p. 419.

<sup>30</sup> Circular sawn wood is wood that has been cut by a circular mill saw.

<sup>31</sup> Clapboard siding is a beveled siding that is thinner along one edge and is placed horizontally along the side of building in parallel overlapping strips. Robert Young, Historic Preservation Technology, p. 420.

<sup>32</sup> Paint Analysis is the practice of accurately matching colors of a specific time period. This practice involves scraping, cratering, and extracting portions of the wall or surface to remove each paint layer and expose the layers beneath. Robert Young, Historic Preservation Technology, p 346-347. The analysis was conducted by Maryellen M. Higginbotham on October 27, 2012.

<sup>33</sup> See Door Schedule, pg 116



Victorian era<sup>34</sup>. The early twentieth century brought changes to the hardware that was installed in Room 110 of the house by way of cabinet handles that were made popular in the early 1930s. The wood paneled partition in the hallway between the stair banister and hallway wall was added in the early twentieth century to serve as an anchor for a curtain to block drafts into the living quarters of the house (BC Figure 2). The fireplaces in Rooms 101, 103, 104, and 108 have altered fireplace mantels that were reduced in size due to the reduction in size of the firebox, and many mantels are gone, likely due to vandalism from insufficient security (BC Figure 3). The fireboxes were reduced in size because wood heating was no longer necessary. The fireplace in Room 105 is the only fireplace that has not been altered in size. Fireplaces in Rooms 103 and 108, along with the fireplace in the kitchen, Room 110, area have a faux Roman brick veneer mantel (BC Figure 4)<sup>35 36</sup>.

### 1930-1960

Since the 1920s, carpet has been added to Room 101 and vinyl flooring was added to the kitchen, Room 110, area ca. 1950. In the 1950s, Rooms 105 and 108 had the ceilings lowered and acoustic tile was added. The tile was produced by the National Gypsum Company out of Buffalo, New York<sup>37</sup>. The southwest enclosure of the porch creating Room 111 was constructed by the mid-twentieth century<sup>38</sup>. Remnants of plumbing were found in the house in Rooms 106 and 110. With Room 106 added to the house in the late 1960s-70s, plumbing was likely installed in the house between the 1940s and 1950s. Electric service entered the county in the late 1930s after the creation of the Rural Electrification Administration in 1935. On July 16, 1938, Forsyth County Electric Membership Corporation was incorporated; electric service was most likely run through the house shortly after that<sup>39</sup>.

Rooms on both the first and second floors were paneled with wood that was popular throughout the 1950s and 1960s (BC Figure 5). The interior of the house was painted in the late 1940s and 1950s as the paint analysis uncovered. Green and pink paint colors popular in the 1940s and 1950s were found in the storage space under the hallway in Room 102<sup>40</sup>. In Rooms 101, 102, and 103 there were several paint layers that were uncovered that showed that the house had been painted only a few times over the past century<sup>41</sup>. The original roof to the house was wood shingled, based on remnants found in the attic during the initial site visit. This roof was changed to a modern standing seam metal roof post-1950 based on photographic evidence<sup>42</sup>.

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<sup>34</sup> The Victorian era ran from Queen Victoria's reign at the throne in 1837 to 1901. Victorian era incorporates a range of substyles; Victorian Gothic, High Victorian, Franco-Victorian, and Queen Anne. The style encompasses high craftsmanship. William Morgan, *Abrams Guide to American House Styles, Victorian*, p. 152-153.

<sup>35</sup> The Roman bricks found in the Sherrill House are veneer and are flatter and longer than traditional bricks for construction purposes. Standard brick length is 8" while the length of a Roman brick is over 11".

<sup>36</sup> Running bond brickwork is a brick pattern where bricks are laid successively and staggered at the mid-point of each brick.

<sup>37</sup> The Gypsum Company, "1940s and 1950s", <http://www.ngc-heritage.com/ngc-fifty.htm> (accessed 1 Nov. 2012)

<sup>38</sup> See floor plan, pg 55

<sup>39</sup> The New Deal Network, "TVA Electricity for All", <http://newdeal.feri.org/tva/tva10.htm> (accessed 8 Nov. 2012)

<sup>40</sup> See paint analysis, pg 110

<sup>41</sup> See paint analysis, pg 110

<sup>42</sup> Family Photo, *Ernest and Omie Sherrill in front of house*, late 1960s.

## 1970- Present

In the 1970s, the major east façade addition was made to the house and it enclosed the previous porch that once existed. The second addition on the west façade of the house was made in the mid-twentieth century and served as an enclosed porch<sup>43</sup>. A Rheem furnace was found at the house and was likely installed into the house in the late 1970s, early 80s, after Rheem products were mass produced and available across the country (BC Figure 6)<sup>44</sup>. Further archaeological research is needed to determine other structures that previously

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<sup>43</sup> See floor plan, pg.55

<sup>44</sup> Rheem, *About Rheem*, <http://www.rheem.com/about/> (accessed 10 Nov. 2012).

# Supporting Visuals History

## Family History Photographs



FH Figure 1: Early Photo of Earnest and Oma Sherrill



FH Figure 2: Earnest and Oma Sherrill in their later years in front of the Sherrill House



FH Figure 3: Sherrill House Ca. 1960s

## Building Chronology Photographs



BC Figure 1: Four-panel wood Victorian door in Room 101



BC Figure 2: Paneled Partition in Room 102



BC Figure 3: Fireplace in Room 104 that is missing a mantel



BC Figure 4: Room 103 and the faux Roman Brick veneer fireplace

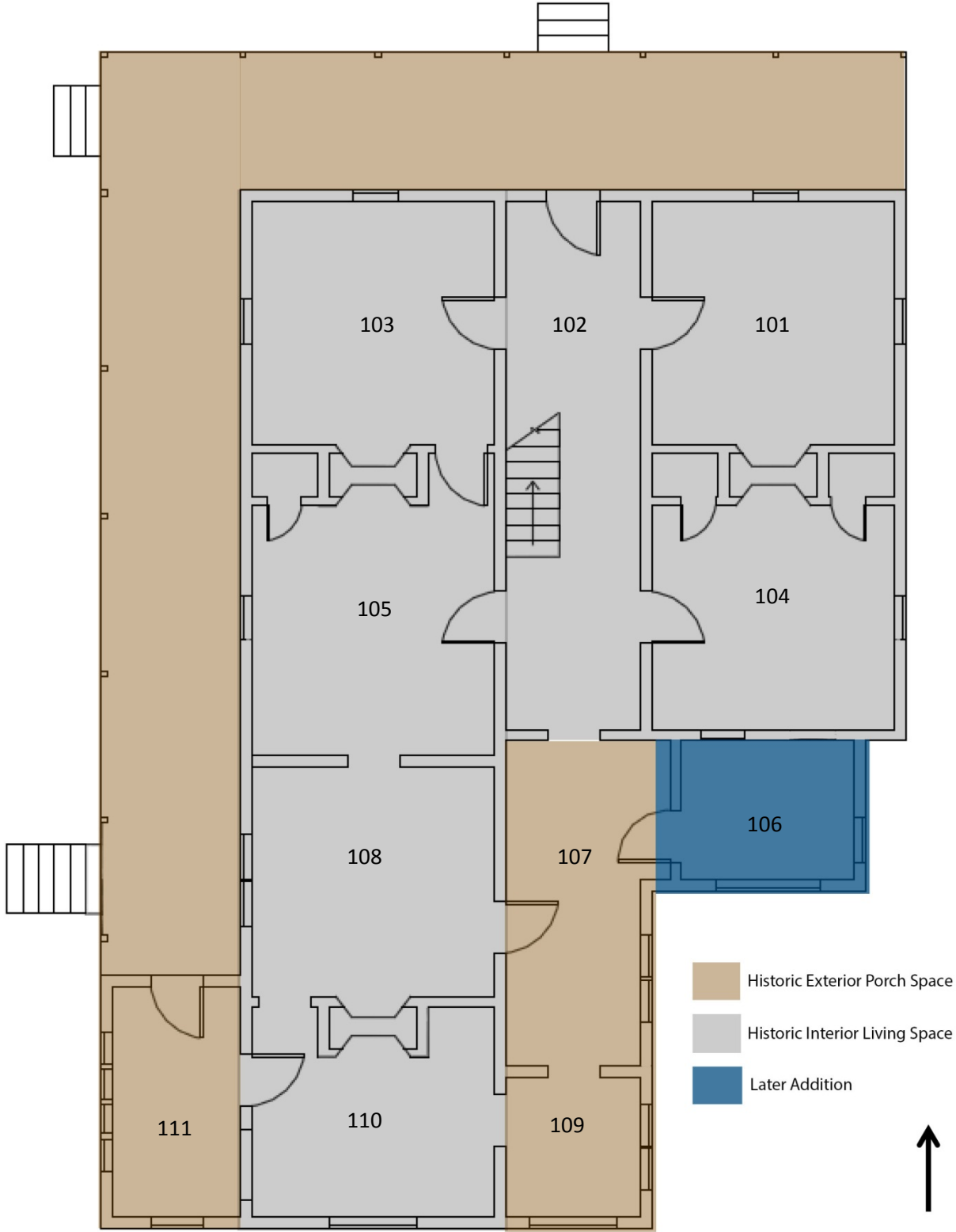


BC Figure 5: Wood paneling in closet in Room 104

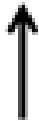
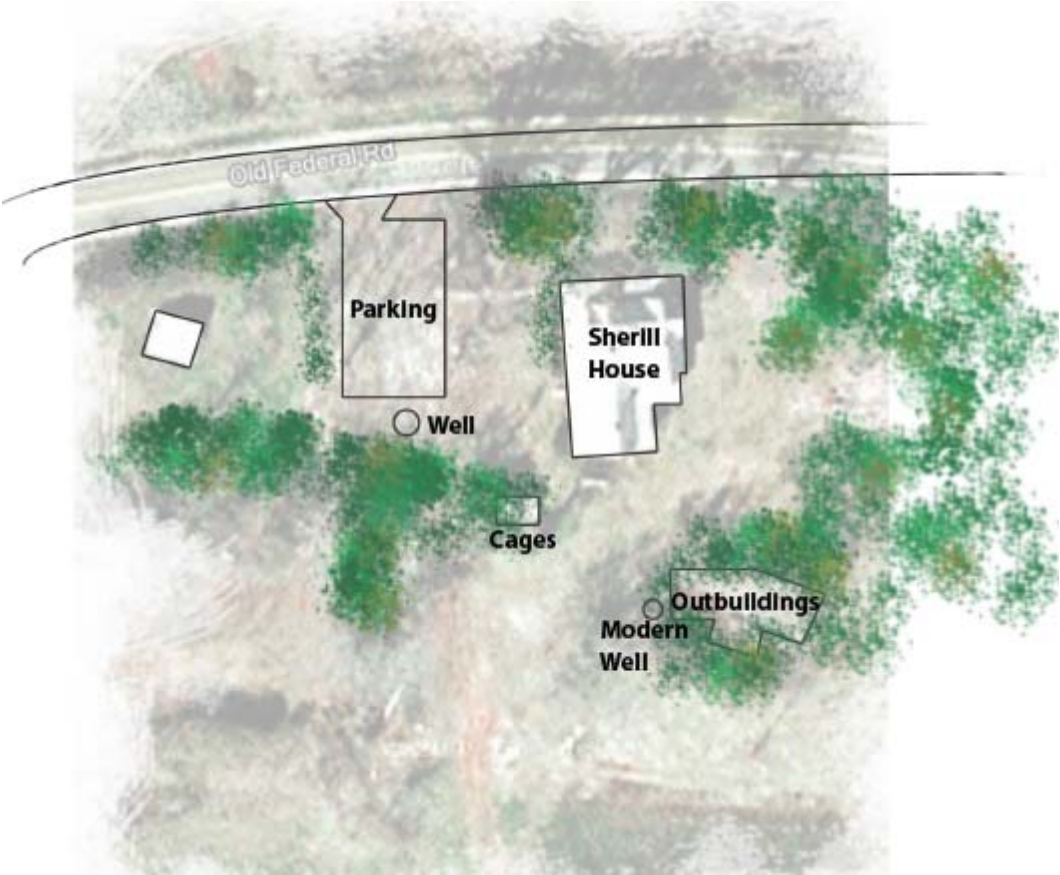


BC Figure 6: Furnace and cinder block pit were later additions ca. 1970-1980

# Floor Plan *(Change Over Time)*



# Existing Site Plan



PART 3:

# PHYSICAL DESCRIPTION





# Site Description

The Sherrill House was constructed circa 1907 on Old Federal Road in Forsyth County. The home was later altered with two additions on the east and west side of the structure, one of which was in the 1970s. A total of three vernacular outbuildings are located to the south and west of the property (Existing Site Plan).

The house currently sits roughly 60' from the Old Federal Road and it faces north. To the immediate west of the house is a temporary parking lot made up of dirt (SD Figure 1). In the future plan for this site, parking would remain at this location but with a more permanent surface (Proposed Site Plan). There is an old well located in the southern most end of this parking area. There are a couple of large trees located in this area that should remain in order to retain some of the authentic vegetation and feel of the site (Existing Site Plan).

Behind the south and south west sides of the property, there are three outbuildings. The largest one is located directly south of the property (SD Figure 2). It is a simple wood frame construction that is structurally unsound. The roof is caving in and the eastern most wall is severely compromised. The walls of this structure consist of 16" planks. To the west of this outbuilding is a modern well (SD Figure 3).

To the east of the largest outbuilding is a smaller outbuilding. Due to dense vegetation, accessibility to this structure was blocked and all that could be examined was a visible corner.

Directly north of the smaller outbuilding is the final outbuilding on the property. Although there was vegetation blocking the path to the structure, it was possible to navigate to the structure to examine it. This outbuilding was also a simple wood frame construction with its walls compiled of 16" wide wood planks. There were a few marble pillars around the foundation of the structure, much like those found around the foundation of the main house.

Directly south of the outbuilding is a large field that is to be used as a BMX bike course (Proposed Site Plan) (SD Figure 4).

To the northeast of the house there is a clump of trees. To the northwest of the house there is an open field that leads to the path that wraps around the outbuildings.

To the southwest of the house are what appear to be old dog cages or hen houses (SD Figure 5). There is also a trash pile that should be removed. About 50' from the old trash pile, located within some brush, is a pile of old brick, some of which looks burnt on one side (SD Figure 6).

# Exterior Description

The Sherrill House is a one and a half story wood, balloon framed structure with corner bracing that sits on a pier foundation. The house has elements of Folk Victorian style and it was constructed in a Georgian cottage type plan with a single extended wing<sup>45</sup>. The Georgian cottage is the most popular and long-lived house in the state. The plan is square with interior chimneys. The plan also has symmetrical rooms across from each other<sup>46</sup>. The extended wing is found on the Sherrill House where Room 108 and Room 110 extend south from the rest of the historic house.

Folk Victorian architecture was made popular in the United States from 1879 to 1910. Folk Victorian architecture was popular throughout the state of Georgia and built in very large numbers<sup>47</sup>. The style borrows from elaborate Queen Anne or Italianate styles that were popular during the mid- to late nineteenth century<sup>48</sup>. The Folk Victorian style was commonly found in both urban and rural parts of the state from the 1870s to the 1910s<sup>49</sup>. This architectural style is known for its carved wood decorative elements and it was known to be fairly inexpensive due to the invention of the assembly line and steam engine. The main benefit to Folk Victorian style was to be relatively modest in cost while simultaneously being decoratively elaborate. The Sherrill House contains a few common elements of the style: overhanging eaves; tall, narrow windows; and a multiple-gabled roof. The historic windows on the house are narrow and single hung.

The predominant exterior material on the house is wood clapboard siding with a 4" reveal<sup>50</sup>. The exterior of the modifications on the east and west side of the house is wood beveled and shiplap siding<sup>51</sup>. The house has a porch that wraps around the north and west façade with chamfered wood columns.<sup>52</sup> The floor of the porch is comprised of wood plank floor boards<sup>53</sup> that vary in widths of 3" and 5½", with modern wire nails that date to the early 1900s (AD Figure 1). Modern wire nails differ from their predecessors in that they are manufactured from steel wire. The

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<sup>45</sup> See appendix for Georgian Cottage floor plan, pg. 143

<sup>46</sup> Georgia State Historic Preservation Office, House Types in Georgia, State Preservation Office, <http://georgiashpo.org/sites/uploads/hpd/pdf/housetypes.pdf> (accessed 16 Nov. 2012), 7.

<sup>47</sup> *Georgia's Living Places: Historic Houses in Their Landscaped Settings* (1991).

<sup>48</sup> Queen Anne and Italianate styles both share the heavily molded wood work. Folk Victorian style also has a mixture of the Queen Anne style wrap-around porch and the Italianate two-over-two or four-over-four, tall and narrow windows.

<sup>49</sup> Georgia State Historic Preservation Office, Georgia's Living Places: Historic Houses in their Landscaped Settings (1991), State Preservation Office, [http://georgiashpo.org/sites/uploads/hpd/pdf/NR15arch\\_20080521100904\\_optimized.pdf](http://georgiashpo.org/sites/uploads/hpd/pdf/NR15arch_20080521100904_optimized.pdf) (accessed 10 Nov. 2012), 10.

<sup>50</sup> Clapboard is a board that is thin on one edge and thicker on the other, to facilitate overlapping horizontally to for a weatherproof, exterior wall surface. Henry H. Saylor, *Dictionary of Architecture* (1952), 39.

<sup>51</sup> Beveled siding is where the upper edge of the wood board is thinner than its lower and lapped in laying to cover the horizontal joint between adjoining pieces. Shiplap siding is a siding that covers the exterior of a building. The boards on shiplap siding overlap each the board next to it creating a channel that gives shadow line effects. Robert Young, *Historic Preservation Technology*, p. 420.

<sup>52</sup> Chamfered columns on the house are where the edges on two surfaces meet to form an exterior angle are beveled at the junction. Henry H. Saylor, *Dictionary of Architecture* (1952), 34.

<sup>53</sup> Tongue-and-groove are wood boards that have a tongue formed on one edge and a groove on the other for a tight jointing. Henry H. Saylor, *Dictionary of Architecture* (1952), 174.

machine-cut nails that were produced from the 1830s to 1850s were made with iron and were convex on each side. The wire nails are headed and have a four-facet point at the end of the nail. Modern wire nails began to be manufactured in the 1850s and are still made today<sup>54</sup>.

Room 107 and Room 109 were previously the historic porch on the east side of the house prior to its enclosure and creation into a first floor hallway. The clapboard surface on the west wall of the hallway is typical of an exterior wall (AD Figure 2).

The house has a mixture of four-over-four, single-hung; one-over-one, single-hung; and nine-light windows<sup>55</sup>. The roof is comprised of multiple gables—two facing north on the front facade, one west, one south, and one east<sup>56</sup>. The additions and enclosures on the east and west sides of the façade have shed roofs,<sup>57</sup> and the roof addition on the west side of the house feeds into the wrap-around porch roof. The house and porch are covered by a standing seam, galvanized metal roof<sup>58</sup>. A pair of interior-ridge chimneys project through the roof<sup>59</sup>. The roofing system was changed from wood shingle to standing seam, galvanized metal after the mid-twentieth century. Remnants of wood shingles and underlying open sheathing with visible nails in Room 205 and Room 208 confirm that the roof has not always been metal as open sheathing is necessary to attach wood shingles while metal roofs require solid decking (AD Figure 3).

The exterior perimeter foundation of the Sherrill House was constructed with marble piers of varying sizes, the largest of which is 8”x 28” (AD Figure 4). The piers in the crawlspace alternate between single, stone blocks and stacked stones<sup>60</sup>. Brick piers can also be found along the foundation where the west façade meets the porch. Wood support piers can also be found throughout the foundation and while some are placed on concrete masonry units (CMUs)<sup>61</sup> or stones to protect them from insect and water damage, others are in contact with the ground. The piers along the perimeter of the house were later in-filled with CMUs. Access to the space under the house is found along the south facade beneath Room 110 (AD Figure 5).

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<sup>54</sup> Lee H. Nelson, *Nail Chronology as an Aid to Dating Old Buildings*. National Park Service Technical Leaflet 48. *History News*, Volume 24, No. 11 (Nashville, Tennessee, 1968).

<sup>55</sup> A single hung window is where two separate windows are mounted in vertical arrangement in a single framed opening. Robert Young, *Historic Preservation Technology* (Hoboken, New Jersey, 2008), 202..

<sup>56</sup> Gable is the upper part of a terminal wall under the ridge of a pitched roof. Henry H. Saylor, *Dictionary of Architecture* (1952), 73.

<sup>57</sup> A shed roof is a roof having only one sloping plane. Henry H. Saylor, *Dictionary of Architecture* (1952), 155.

<sup>58</sup> Standing seam metal roof is made of metal panels with edges that were bent upward at a right angle to the roof and secured together by folding the edges together or crimping a U-shaped strip of metal over the common joint between them. Robert Young, *Historic Preservation Technology*, p. 162.

<sup>59</sup> Paired interior ridge chimneys are two chimneys’ that are along the same roof ridgeline. Stephen C. Gordon, *Ohio Historic Inventory* (1992),71.

<sup>60</sup> Stacked stone chimney is a chimney that is formed using a series of different shaped stones staked upon one another.

<sup>61</sup> Concrete masonry units are, large rectangular concrete blocks, that have been used to reinforce the strength of the piers on the Sherrill House.

## North Façade

The north façade of the house is three bays wide with an eight-paneled wood front door, D2; and two, four-over-four, single-hung windows on either side of the door W1 and W3<sup>62</sup>. The front door has a drip edge in addition to the covered porch. The two second-story one-over-one windows, W18 and W20, are located on the north façade, gable front. There are four wood steps that have been added in the center of the north porch leading to the front door. Currently, there is no handrail on the steps. The porch that runs along the north façade has seven chamfered columns, some of which are unstable and show signs of instability (AD Figure 6). The north porch has corner boards that measure 1"x 4" at the front and 1"x 2" on the east corner. The front façade measures 37'-9" in width, with the porch measuring 96"-3/4" deep.

## East Façade

The east façade of the house is heavily covered in vegetation and architectural details are not easily discernible. The roof on this façade projects over the structure. There is a gable return on both gables on the north façade. The east corner board on this façade measures 2"x1". Windows W2, W5, and W9 are found on this façade of the house and correspond with Rooms 101, 104, and 106<sup>63</sup>. The mid-twentieth century modification includes the addition of Room 106 as well as the enclosure of the historic porch, creating Rooms 107 and 109. There is a small window, W19, on the second floor that is one-over-one single-hung (AD Figure 7). The east façade measures 58'-3" in length.

## South Façade

The south façade of the house is a mixture of historic and post mid-century construction. The piers visible on this façade have been reinforced and partially enclosed with CMU block. Access to the crawl space can be reached through this facade. The center portion of the facade is the most historically significant and was a part of the original floor plan, while the adjacent additions flanking each side are more modern and were added ca. 1970 (AD Figure 8). The windows on the first floor, W12 and W13, are not discernible due to vegetation that covers the house. Window W15 was not visible due to the boards that were covering the window. The attic of the south façade has a single light square window, W22. The east and west façade additions can easily be spotted from the south façade because of the variation in the paint color and the change of the clapboard siding to beveled and shiplap siding (AD Figure 9). The width of the south façade of the house is 30'-11".

## West Façade

The west façade of the house is four bays wide with two, four-over-four single-hung windows, W4 and W7, and a double four-over-four single hung window, W8 (AD Figure 10). The enclosure modification on the south end of the west façade is one bay wide with jalousie louver

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<sup>62</sup> See floor plan, pg 55

<sup>63</sup> See floor plan, pg 55

windows W16<sup>64</sup>. The half story visible from the west façade has one window of an indiscernible type due to the missing muntin<sup>65</sup>. There is an exterior access door to Room 111 on the west façade that faces north. The porch that runs along the west façade has seven chamfered columns that measure 4½”x 4½”. There are two sets of stairs that provide access to the west façade porch (AD Figure 11). The first sets of stairs are concrete and the second set of stairs is made of unstable wood. The floorboards of the porch are tongue-and-groove and vary in widths of 5½” and 3” (AD Figure 12). The siding of the west façade is missing below the porch. There is wood molding above the porch that measures quarter round and is broken off in various places. The ceiling of the porch is painted blue. The historic portion of the west façade is clapboard, while the addition on the west façade is beveled. The west façade measures 58’-3” in length.

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<sup>64</sup> See Floor plan, pg. 55 Jalousie Louver Windows consists of parallel glass panels set in a frame. The louvers are locked together onto a track, so that they may be tilted open and shut in unison, to control airflow. They are usually controlled by a crank mechanism Henry H. Saylor, *Dictionary of Architecture* (1952), 94.

<sup>65</sup> A muntin is a bar member supporting and separating panes of glass in a sash or door. Henry H. Saylor, *Dictionary of Architecture* (1952), 116.

# Interior Description

## Room 101

Room 101 is the first room to the left, upon entry through the front of the house<sup>66</sup>. The room measures 14'-8" x 14'-8". The ceiling height for Room 101 is 9'-5¼". The walls in the room are the original, wood 1" thick, tongue and groove boards oriented north-south (AD Figure 13 & 14). The entry door, D1, to room 101 appears to be the original four-panel Victorian-era wood door based off evidence that the hinges had not been replaced. Door D1 has a single, 1" x 4" flat board that surrounds the door on the exterior. In the interior of the room door D1 has a ½" tall base with a 1⅛" tall backband<sup>67</sup>; the two sections are joined by an ogee (S-shaped) curve, with the concave curve higher than the convex curve<sup>68</sup>. The carpet in room 101 is not original; underneath the carpet is the tongue and groove flooring. The wood floors are a dark green color. The flooring runs north-south and measures ¾"x 1⅞". The fireplace is located on the south wall of the room. The mantel, although missing, is visibly taller than the other fireplaces throughout the house, which indicates the mid-twentieth century resizing of the mantel as indicated by a ghost line (AD Figure 15). The ghost line of the mantel measures 58"x 60". Paint behind the mantel reveals a slight reduction in size of the fireplace. The fireplace also has been subjected to a reduction in size of the firebox. Acoustical tile from the ceiling has been removed and staples are still visible<sup>69</sup>. The windows for room 101, W1 and W2, are four-by-four, single-hung. There are no pulleys or ropes that are a part of the window unit (AD Figure 16).

## Room 102

Room 102 serves as the main hallway to the house and provides access to Rooms 101, 103, 104, 105, and 107 (AD Figure 17 & 18)<sup>70</sup>. Room 102 is 31'-2" x 8'-5". White latex paint is peeling from the walls of the room to reveal green paint beneath on the tongue and groove pine wallboards that measure 1" thick. The studs measured in room 102 were 4" x 4". The ceiling measures 9'-5¾". The front door, D2, is not consistent with what would be original to the house. The front door is an eight panel wood door. Door D2 has a mixture of type one and type two casing types<sup>71</sup>. There is a wood partition measuring 6'-8½" that drops from the ceiling in the center of the hallway that stops at the top of the stairs. The partition does not appear to be consistent in style, character and material to the original elements of the house, and was likely added at the same time as the wall paneling in Room 105. The partition in the room was possibly used to curb the draft from the front door. The stairs leading to the second floor are accessible from this room and the measurement of the stair run is 11'-7" (AD Figure 19). The banister on the stairs is painted white and the steps are painted a dark green. Underneath the stairs is a small

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<sup>66</sup> See floor plan, pg 55

<sup>67</sup> Backband is the outer molding member of casing for door or window. Henry H. Saylor, Dictionary of Architecture (1952), 15.

<sup>68</sup> See molding schedule, pg 118

<sup>69</sup> Acoustical tile is tile shaped blocks of sound-absorbent material used as ceiling or side-wall facing. Henry H. Saylor, Dictionary of Architecture (1952), 2.

<sup>70</sup> See floor plan, pg 55

<sup>71</sup> See molding schedule, pg 118

storage space. There is historic tongue and groove flooring in Room 102 that measures 3¼"x 1⅞".

### Room 103

Room 103 is the first room accessible to the right upon entry through the front door of the house<sup>72</sup>. The door, D3, is an original four-panel Victorian-era wood door with a mixture of type one and type two casing types<sup>73</sup>. The room measures 14'-8" x 14'-8". The ceiling height is 9'-5". Room 103 is painted green, with a dark green floor (AD Figure 20 & 21). There are two single-hung, four-over-four windows found in Room 103, W3 and W4<sup>74</sup>. The walls in the room are wood tongue and groove, 1" thick boards. The floor in Room 103 is tongue and groove pine flooring that runs north-south and measures 3¼"x 1⅞". Crown molding along the top of the walls are ca. 1960s, and not original. The ceiling had acoustical tile that was applied in the mid-twentieth century, but has since been removed. There are remnants of staples covering the ceiling (AD Figure 22). There is a mixture of type one and type two molding around the door, D3, of the room<sup>75</sup>. There is a fireplace in Room 103 on the south wall. The fireplace has been reduced from its original size and has a faux Roman brick veneer<sup>76</sup>. The fireplace measures 61½" x 49¼". The room also has a bookshelf that was built into the wall that may have possibly served as a doorway. Door D7, on the south wall of the room leads to room 105. Door D7 is a four-panel wood door<sup>77</sup>.

### Room 104

Room 104, (AD Figure 23 & 24), is 13'-6" x 14'-8". The room is painted tan. The door to Room 104, D4, is a four panel wood door.<sup>78</sup> The carpet in the room is likely not original and the wood flooring beneath the carpet is historic to the house. The floors in the room are pine, tongue and groove, that measure 3¼"x 1⅞". There is a fireplace on the north wall of the room. The ghost line of the mantel measures 60¼" in length and 58" along the bottom front of the fireplace. Above the iron lintel<sup>79</sup> there are three courses of brick, then stone construction. The room has a mid- twentieth century acoustic tile ceiling. The dropped ceiling measures 8'-8". There is a hole in the ceiling at the south end of the room. There are closets on both sides of the fireplace. The doors to the closets, D5 and D6, are tongue and groove wood doors. Door D5 has an interior casing type that consists of a 1" tall base with a 1½" tall backband. Door D6, has a casing type that consists of a ½" tall base with a 1⅞" tall backband; the two sections are joined by an ogee (S-shaped) curve, with the concave curve higher than the convex curve.<sup>80</sup> The closet walls are covered with vertical wood paneling, but closet door hinges are hand-made originals. There are

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<sup>72</sup> See floor plan, pg 55

<sup>73</sup> See molding schedule, pg 118

<sup>74</sup> See window schedule, pg 117

<sup>75</sup> See molding schedule, pg 118

<sup>76</sup> The Roman bricks found in the Sherrill House are veneer and are flatter and longer than traditional bricks for construction purposes. Standard brick length is 8" while the length of a roman brick is over 11".

<sup>77</sup> See door schedule, pg 116

<sup>78</sup> See door schedule, pg 116

<sup>79</sup> A lintel is horizontal member of most common structural form- a beam resting its two ends upon separate posts. Henry H. Saylor, Dictionary of Architecture (1952), 103.

<sup>80</sup> See door schedule, pg 116

two small closets on either side of the fireplace that have board and batten doors, D5 and D6, and interior vertical wood paneling (AD Figure 25).

### Room 105

Room 105, (AD Figure 26), is 18'-0" x 14'-8". The floors are tongue and groove pine that runs north-south and measures 3¼" x 1⅞". The walls in room 105 are fiberboard. Room 105 was painted tan. The floors are dark green. Door D9, a four panel wood door<sup>81</sup>, leads to Room 102 (AD Figure 27)<sup>82</sup>. There is a doorway, D10, on the south wall of Room 105 leading to Room 108. There is a closet on the north wall of Room 105, to the left of the fireplace. The closet door, D8, is a two panel wood door. The closet room is walled with vertical wood paneling from the late 1950s-60s. The ceiling to Room 105 has been lowered and acoustical tile was installed in the mid-twentieth century. The ceiling height of Room 105 is 9'-4¼". Molding around the ceiling is consistent with what was found around the remainder of the house. The fireplace is missing its mantel but the ghost line that was left from the previous fireplace measures 56" x 54¾" (AD Figure 28). The window W7 in room 105 is four-over-four<sup>83</sup>. The mantel has lime mortar and there is mixture of stone and brick in the fireplace; lime is the common element found in historic mortar on structures. This fireplace has not been resized for a smaller firebox like the other fireplaces found in Rooms 101, 103, 104, 108, and 110. Window W7 in Room 105 on the west wall is four-over-four.

### Room 106

Room 106 was a part of the later addition on the east facade of the house. The door to the bathroom, D12, is a six-panel hollow core Masonite bathroom door.<sup>84</sup> This room serves as the bathroom to the house, but plumbing does not work in the room. The bathroom is 8' x 9½". The floor is marble-styled vinyl flooring. The walls are gypsum board and painted a green color. The toilet sits on the east wall of the room. The sink, mirror, vanity, and shower/bath sit on the north wall of the room (AD Figure 29 & 30). The shower fixtures are missing and vegetation is growing through the holes. Windows, W9 and W10 on the east and south wall are indiscernible due to the windows being boarded up.

### Room 107

Room 107 is the second hallway in the house<sup>85</sup> and measures 18'-4" x 13'-4". This room is an enclosed porch on the east façade of the house. This room leads to Rooms 102, 106, 108, and 109. There is a doorway leading to Room 102 from the north wall of Room 107. Door D13, on the west wall leads to room 108 and is a fifteen-light wood door<sup>86</sup>. Door D14, on the south wall that leads to room 109 is missing, yet the hinges remain visible. (AD Figure 31 & 32) The window type in the room is a 38" x 38", nine-light window<sup>87</sup>. There is a large hole on the east wall of the

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<sup>81</sup> See door schedule, pg 116

<sup>82</sup> See floor plan, pg 55

<sup>83</sup> See window schedule, pg 117

<sup>84</sup> See door schedule, pg 116

<sup>85</sup> See floor plan, pg 55

<sup>86</sup> See door schedule, pg 116

<sup>87</sup> See window schedule, pg 117



room that could have possibly served as a window- this is indiscernible due to the windows being boarded up. The circuit breaker for the house is located on the south wall. On the east and west wall of the room there is blue floral wallpaper covering the wall. Towards the southern end of the west wall the historic outdoor siding is still visible (AD Figure 33). The roof is visible through the ceiling since most of the ceiling is missing. The historic clapboard siding that was once outdoors, still serves as the wall siding to the hallway.

### Room 108

Room 108 is the room in the house just to the north of the kitchen, Room 110, (AD Figure 34). Room 108 is 13'-11" x 14'-8". The ceiling height in the room is 8'-4 $\frac{1}{3}$ ". The floor in room 108 is the historic, pine tongue-and-groove floor that runs north-south. The floorboards measure 3 $\frac{1}{4}$ " x 1 $\frac{7}{8}$ ", and they are a dark green color. The walls in the room are north-south wood boards that alternate in widths and are painted white. The ceiling in room 108 is acoustic tile from the 1950s, and there is a fan installed in the center of the ceiling (AD Figure 35). The fireplace in Room 108 is on the south wall. The fireplace is still intact, but a faux Roman brick veneer has been installed for the mantel and a vent for a furnace (AD Figure 36). This fireplace also has lime mortar. Directly above the fireplace is the chimney flue<sup>88</sup>, with the exterior shell hanging off the wall. This fireplace, like others throughout the house has been resized for a smaller firebox. Old fieldstone can be seen from inside of the chimney flue. There are doorways to Room 108 from Rooms 105, 107, and 110. Doors D15 and D10 are open doorways with no door<sup>89</sup>. Door D13 is a fifteen-light wood door. The window in room 108, W8, is a side-by-side four-over-four window<sup>90</sup>. There is an earlier finished space above the suspended ceiling tile in this room. Support joists were added in a north-south direction to attach the ceiling tiles. The walls are the same horizontal paneling as the space on the first floor. Blue paint reveals an earlier wall color. The ceiling is also a plank-paneled finish. The house was wired for electricity when electrical service became available to the area. When the dropped ceiling was installed, an extension to the electrical wiring was added to connect the ceiling fan at the lower height. (AD Figure 37)

### Room 109

Room 109 is an addition on the rear of the house (AD Figure 38). This addition was once an open porch. This room measures 8'-9" x 8'-3". This room is the smallest room on the first floor. Windows, W11 and W12 are boarded up and indiscernible. The floor in the room is vinyl, but it is suspected that there are wood floors underneath from covered wood floors in adjacent Room 110. There are phone lines visible on the walls that are no longer working and electrical sockets on the north wall. There is a mixture of two-prong and one-prong sockets. The interior of the room is gypsum board, painted a green color. The previous exterior siding of the house, prior to enclosing the porch is still visible from Room 107. This exposed siding shows how the siding was cut to fit the corner exterior siding of Room 108 (AD Figure 39). Room 109 leads to the kitchen, Room 110, through a doorway on the west wall.

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<sup>88</sup> A flue is a passage for air or gasses of combustion. Henry H. Saylor, Dictionary of Architecture (1952), 73.

<sup>89</sup> See Floor plan, pg 55

<sup>90</sup> See door and window schedules, pg 116

## Room 110

Room 110 served as the kitchen in the historic house<sup>91</sup>. The room measures 14'-8" in width. The sink and cabinets are located on the south wall (AD Figure 40). The north wall of the room has the fireplace with a faux Roman brick veneer and paneled wall above (AD Figure 41). To the left of the fireplace is doorway, D15 that leads to room 108. To the right of the fireplace there is a series of built in cabinets and shelves. The walls on the east, south, and west of the room are gypsum board and painted green. Window, W13 over the sink is indiscernible due to boarding. Vegetation is starting to grow into the room through the boarded up window. Based on evidence from the attic space, the kitchen at one point had the highest ceiling in the house before the ceiling was dropped. Vinyl flooring was added to the room ca. 1950. Beneath the vinyl flooring is the historic tongue and groove pine flooring that measures 3¼" x 1⅞". The cabinet fixtures in the kitchen are dated to early twentieth century. There is a Sears thermostat that was found in the room that dates to the early or mid-twentieth century.

## Room 111

Room 111 appears to be most recent modification to the house with its modern louvered windows<sup>92</sup>. Room 111 is 14'x 8'. This room was created by enclosing the south end of the porch on the west façade. The interior walls of the room have vertical wood paneling, a modern popular decorative surface, similar to the panels found in Room 110 on the first floor and Room 203 on the second floor. The ceiling of the room is gypsum board and was never painted. There is a single four-bulb light fixture in the center of the room. The floor in this room is wood. There is a large hole in the ceiling towards the north of the room. The doors, D16 and D17, lead to room 110 and to the west façade porch (AD Figure 42 & 43) Door D17 is a single-light wood door with no glass<sup>93</sup>. D17 leads to the west façade porch. The windows in Room 111, W15 and W16, are boarded up and indiscernible.

## Room 201

Room 201 is located on the second floor above room 101 (AD Figure 44)<sup>94</sup>. Room 201 is 11'-9"x 14'-3". The window on the north wall of the room, W18, is on the north facade of the house and the window on the east wall of the room, W19, is on the east façade of the house<sup>95</sup>. The windows in this room are one-over-one single-hung. Door D19 is an unpainted four-panel door that leads out to the upstairs hallway. The floorboards underneath the carpet are rotten and uneven (AD Figure 45). The walls in room 201 are angled and asymmetrical on the east-west sides. The other two sides rise to a full ceiling height. The ceiling slopes inward along the roofline and is flat across the top portion. The room's walls and ceiling are entirely covered in a brown-paper backed gypsum board. All joints and nail and screw heads have been covered with spackle<sup>96</sup>.

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<sup>91</sup> See floor plan, pg 56

<sup>92</sup> See floor plan, pg 56

<sup>93</sup> See door schedule, pg 116

<sup>94</sup> See floor plan, pg 56

<sup>95</sup> See window schedule, pg 117

<sup>96</sup> Spackle is the putty-like material for filling of cracks and holes. Henry H. Saylor, Dictionary of Architecture (1952), 159.

The surfaces were never painted. A small amount of graffiti appears on the outside wall. Sporadic portions of the wall has baseboard installed. The walls are unpainted gypsum board.

### Room 202

Room 202 is the hallway that is located at the top of the stairs in the house (AD Figure 46)<sup>97</sup>. The room measures 11'-9" x 7'-9" and the ceiling is unfinished gypsum board with nail heads and screw heads that have been covered in spackle or some other filler, but the surface was never painted. Flooring in this space appears to be the sub-floor comprised of approximately 3" wide planks with tongue-and-groove connection. The flooring layout and appearance matches what is beneath the carpet in Rooms 201 and 203. There is a small opening cut in the floor in the center of the room. There are no windows in this room. The hallway leads to doors D18 and D19 on the west and east walls. The floor in Room 202 has wider wood boards than what is found on the first floor of the house. There are holes in various spots in the floor. The landing for the top of the stairs is located on the south half of the room. The lower half of the walls in the room is wood panel while the top half of the wall is unpainted gypsum board. There is a water spot on the floor at the south end of the room.

### Room 203

Room 203 is located on the second floor above room 103 (AD Figure 47& 48) Room 203 is 11'-9" x 11'-11". Window W20 on the north wall of the room is on the north facade on the house and the window W21 on the west wall of the room is on the west facade of the house. The windows in this room are one-over-one single-hung<sup>98</sup>. Door D18 is an unpainted two-panel door that leads out to the upstairs hallway. The molding around the door is consistent with the molding downstairs in Room 102 with molding types one and two<sup>99</sup>. The floorboards underneath the carpet are rotten and uneven. The walls in Room 203 are angled and asymmetrical on the east-west sides. The walls in Room 203 have a mixture of wood paneling and gypsum board on the upper half of the wall. Room 203 has a second doorway, D20, on the south wall that leads to Room 205.

### Room 205

Room 205 is situated above room 105 (AD Figure 49). The room is 18'-1" x 11'-11" Room 205 has various openings where the finished ceiling is visible and drop ceiling is visible. There is a large opening on the south wall of the room that makes the attic space in room 208 highly visible and accessible. At first entrance to room 205 there is a hole in the wall to the immediate right that exposes the north chimney and shows that it is stuccoed partially at the bottom (AD Figure 50) The walls in the room are Styrofoam insulation. The east wall of the room is entirely missing and the framing over room 102 is visible. There is visible moisture damage in the exposed framing. The wood floor in the room is cracked in several places. At the northwest corner of the room, there is a small closet space. The door, D21, is missing, but the closet space leads to more exposed framing.

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<sup>97</sup> See floor plan, pg 56

<sup>98</sup> See window schedule, pg. 117

<sup>99</sup> See door molding schedule, pg. 118

## Room 208- Attic

Room 208 is left open and the structural elements of the room are visible from room 205 (AD Figure 51). The room is not intended to be seen or accessed. Rafters and sheathing are visible. The south chimney is visible and is bricked with a stuccoed detail toward the base. There is vegetation starting to grow in the space. What serves as the floor for room 208 is really the original first floor ceiling to rooms 105 and 108. There is visible, loose wiring that has been run through the dropped ceiling to provide electricity to the rooms below. There is a single-light window, W22, which is on the south wall of the attic.<sup>100</sup>

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<sup>100</sup> See window schedule, pg. 117

# Systems Descriptions

There are electrical and plumbing systems present in the house, although neither system is operational.

Electricity came to the county in the early-twentieth century and reached rural areas of the county shortly thereafter. Electric wiring was found being run from the ceiling in Room 208 (AD Figure 52). Rooms 109, 110, and 111 had light switches in each room (AD Figure 53). Rooms 108 and 109 both had mid-twentieth century light fixtures hanging from the ceiling. There were two and three-prong outlets found in Room 109 that show the extent of the presence of electric in the house. The circuit breaker for the entire house was found on the south wall of Room 107 (AD Figure 54).

Plumbing is not functional in the house. The fixtures for the bathtub in Room 106 are gone and vegetation is growing in its place (AD Figure 55). Underneath the bathroom sink there are pipes, but they are outdated and rusting. PVC and cast iron pipes are found under Room 106 in the crawl space. There is no piping present in the kitchen, Room 110, although there is a sink present (AD Figure 56). The rest of the Sherrill House does not have any evidence of plumbing. The plumbing system is outdated or has been maintained for a significant amount of time.

In addition to the two historic stacked stone chimneys and the fireplaces found in Rooms 101, 103, 104, 105, 108, and 110, there is a furnace located at the south end of the crawlspace of the house. The furnace is of "Rheem" brand and is a fairly recent addition (AD Figure 57). Although Rheem was established in San Francisco, California in the 1930s they did not make heating units until the 1940s and it was not until 1959 that a distribution network throughout North America was established<sup>101</sup>. The furnace and the vents are not in working condition and were likely installed in 1970s or 1980s. The thermostat to control the furnace heat throughout the house is located in room 110.

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<sup>101</sup> Rheem, *About Rheem*, <http://www.rheem.com/about/> (accessed 10 Nov. 2012)

# Supporting Visuals

## Site Description (SD) Photographs



SD Figure 1: Temporary Parking Lot.



SD Figure 2: Outbuilding



SD Figure 3: Modern Well



SD Figure 4: Field to the south of the house



SD Figure 5: Chicken House



SD Figure 6: Burnt brick from pile behind the house

# Architectural Description (AD) Photographs



AD Figure 1: The floor of the porch is comprised of wood plank floorboards



AD Figure 2: The east facade of the Sherrill House where enclosed porch was located



AD Figure 3: Remnants of wood shingles and underlying sheathing with visible nails



AD Figure 4: Marble pier from foundation of house



AD Figure 5: Access to the crawlspace under the house



AD Figure 6: North Facade of Sherrill



AD Figure 7: Unstable porch column on the North Facade by front door



AD Figure 8: East facade of the Sherrill House with a one-over-one window on second story



AD Figure 9: South Facade of the house with the west facade addition



AD Figure 10: Variation in the paint color and the change of the clapboard siding on south façade



AD Figure 11: West facade of the Sherrill House



AD Figure 12: Set of concrete stairs on the west facade of Sherrill House





AD Figure 13: Southeast corner of Room 101



AD Figure 14: The northwest corner of Room 101



AD Figure 15: Missing mantel from fireplace in Room 101



AD Figure 16: Window on north wall of Room 101



AD Figure 17: Room 102 looking south



AD Figure 18: Room 102 looking southeast



AD Figure 19: Stairs in Room 102



AD Figure 20: Southwest corner of room 103 with bookshelf and fireplace



AD Figure 21: Northeast corner of Room 103



AD Figure 22: Acoustical Tile on ceiling in Room 103



AD Figure 23: Northeast view of room 104 with fireplace and closet door



AD Figure 24: Southwest view of Room 104 with door D4



AD Figure 25: Wood paneling in closet in Room 104



AD Figure 26: Northwest view of Room 105 with fireplace and closet



AD Figure 27: Northeast view of Room 105 with Door D7 and D9



AD Figure 28: Fireplace in Room 105 that is missing mantle



AD Figure 29: Room 106 looking west toward D12 and windows W9 and W10



AD Figure 30: Room 106 looking northeast shower and toilet and sink



AD Figure 31: Room 107 looking south at the circuit breaker toward Room 109



AD Figure 32: Room 107 looking north, Room 108 to the west



AD Figure 33: Exterior paneling outside of Rooms 108 and 109



AD Figure 34: Room 108 looking southwest at the fireplace and doorway to Room 110



AD Figure 35: Faux Roman brick veneer and fireplace mantel in Room 108



AD Figure 36: Room 108 looking southeast, door to Room 107 is to the right



AD Figure 37: Lowered ceiling over Room 108



AD Figure 38: Southeast corner of Room 109



AD Figure 39: Exterior siding that now serves as a wall to Room 107



AD Figure 40: Southeast view of Room 110 and the kitchen sink



AD Figure 41: The north wall of Room 110 with the fireplace and cabinets



AD Figure 42: North view of Room 111 and paneled walls



AD Figure 43: South view of Room 111



AD Figure 44: East view of Room 201 and unfinished walls



AD Figure 45: West view of Room 201 and Door leading to Room 202



AD Figure 46: Room 202 looking west to Room 203, and half paneled walls



AD Figure 47: Room 203 looking west toward paneled walls and dry walled wall



AD Figure 48: Southeast view of Room 203 and door leading to Room 202



AD Figure 49: Room 205 looking south



AD Figure 50: Exposed stuccoed chimney at the northwest of the house



AD Figure 51: Attic space in Room 208



AD Figure 52: Dropped ceiling and electrical wires over room 108



AD Figure 53: Circuit Breaker in room 107



AD Figure 54: Electrical Switch in Room 109



AD Figure 55: Missing fixtures in the shower in Room 106



AD Figure 56: Sink area on the south wall of Room 110

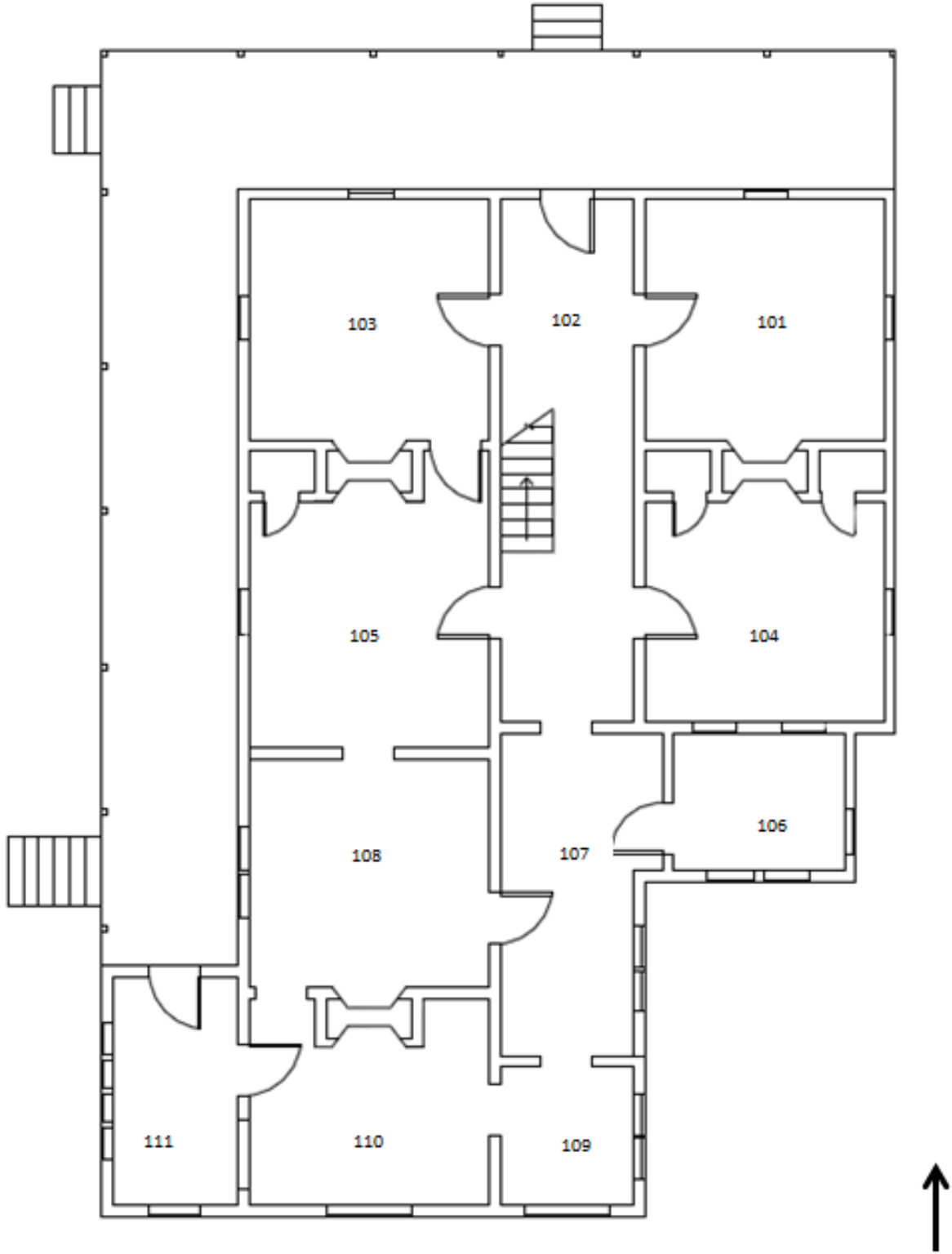


AD Figure 57: Furnace underneath the south crawlspace of the house



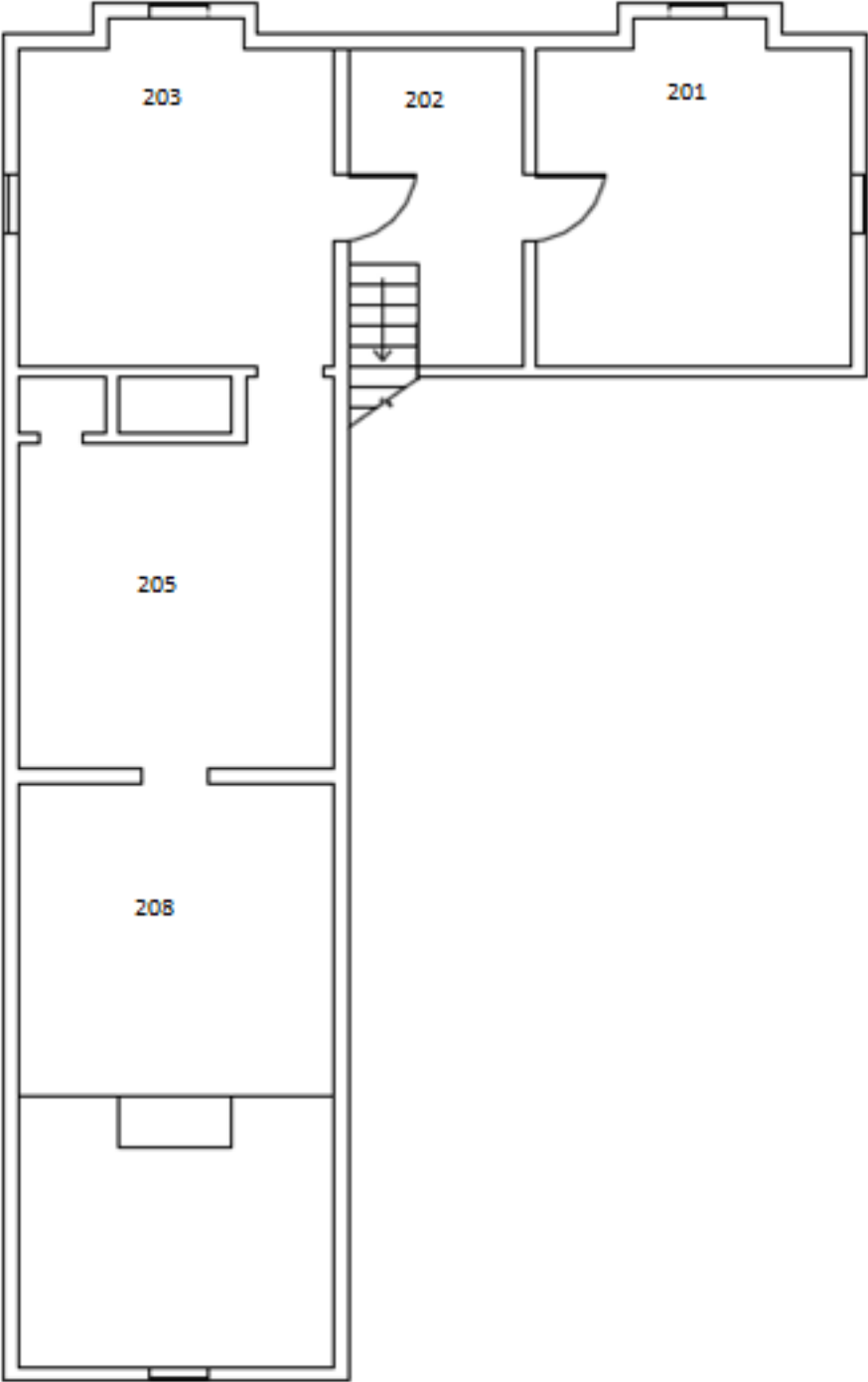
# Floor Plans

## First Floor with Room Numbers (Existing)



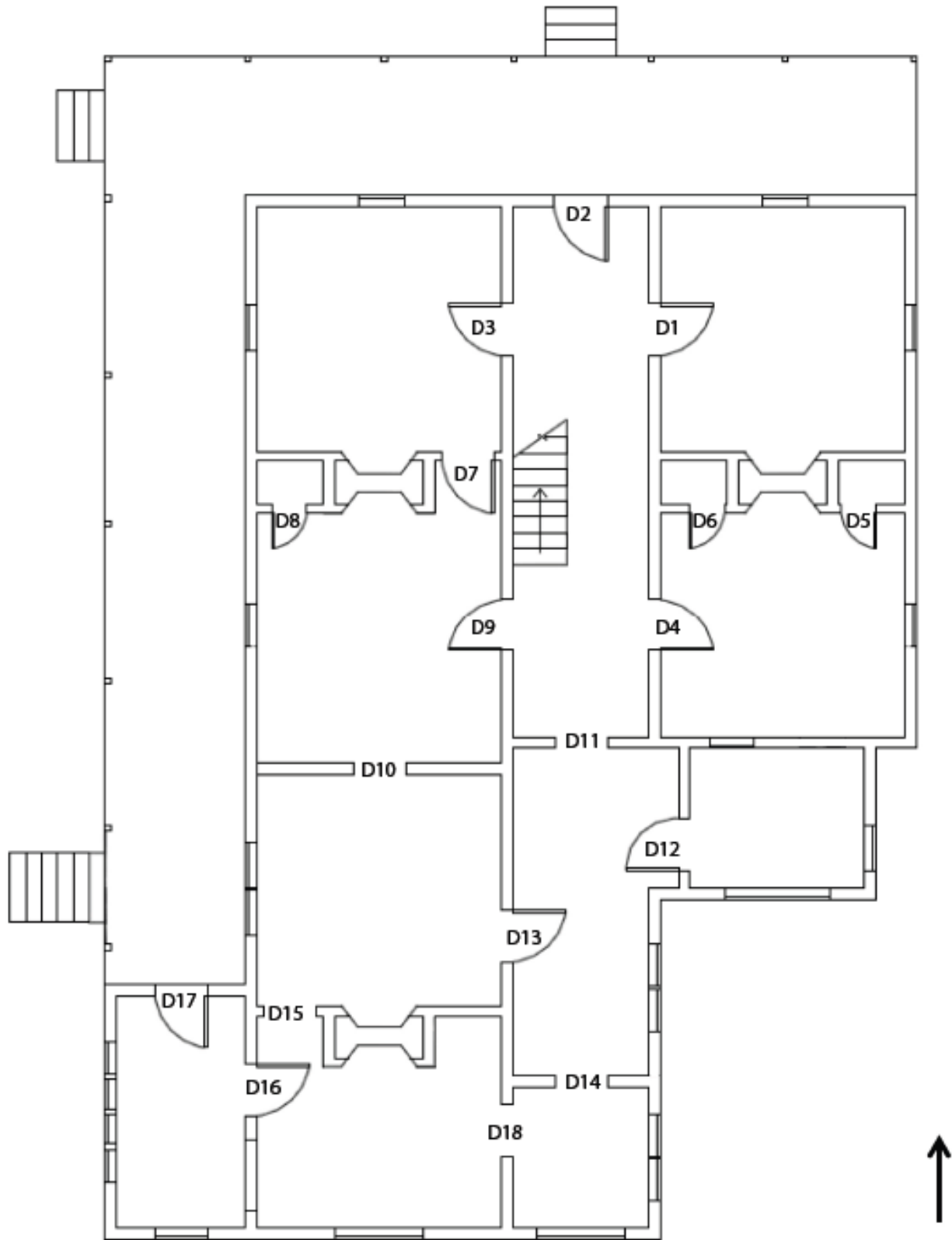
AD Figure 58

Second Floor with Room Numbers (Existing)



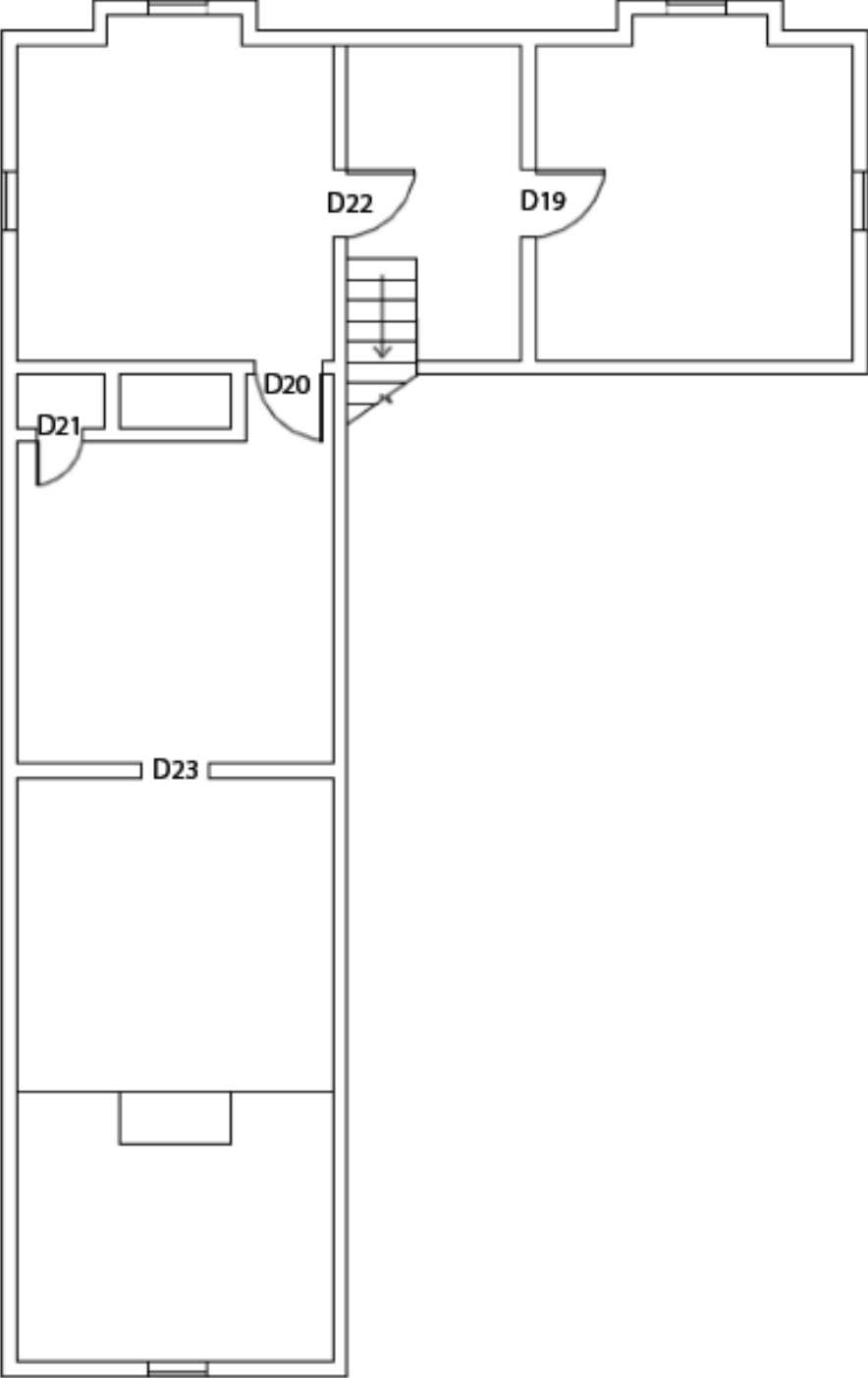
AD Figure 59

First Floor with Door Numbers (Existing)



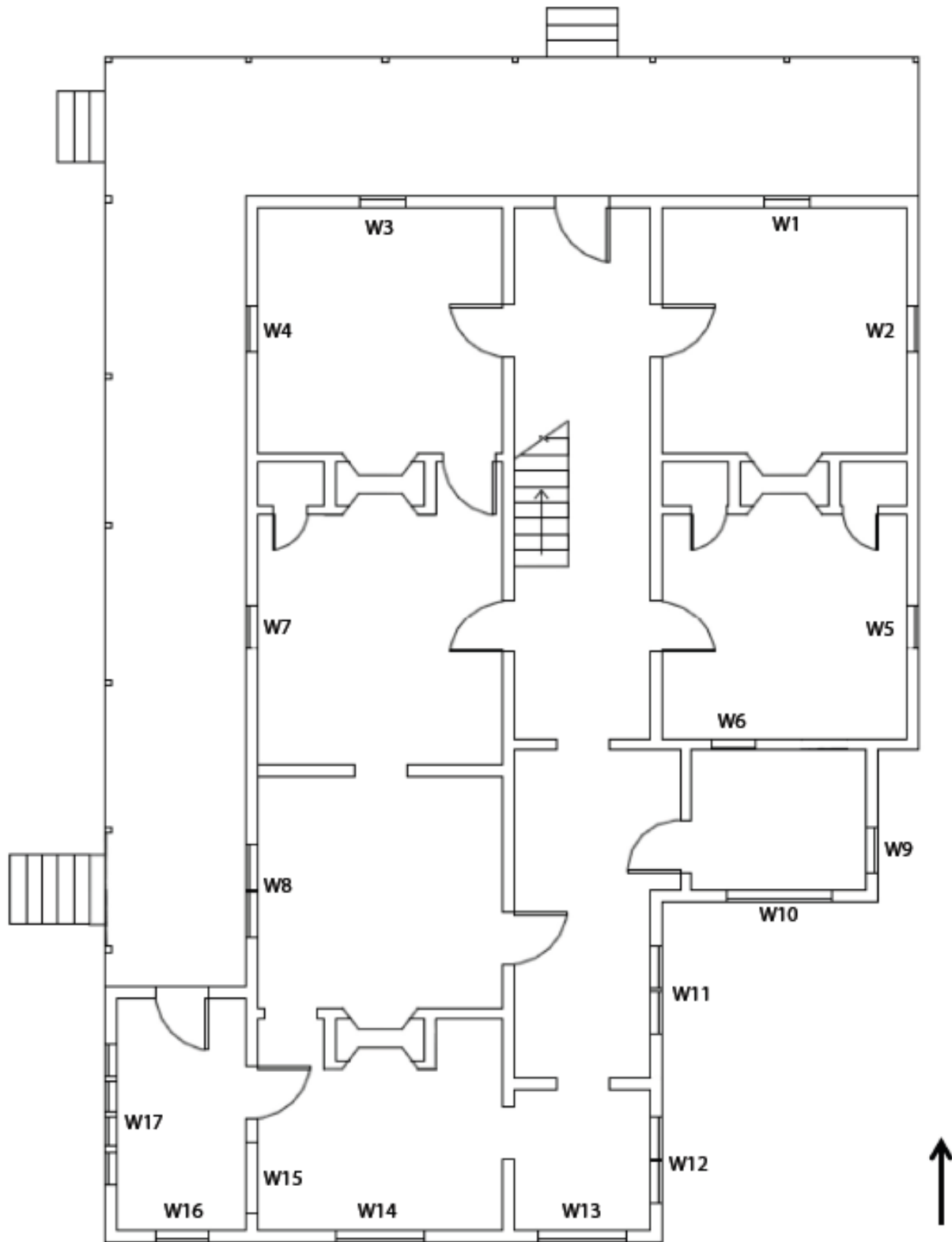
AD Figure 60

Second Floor with Door Numbers (Existing)



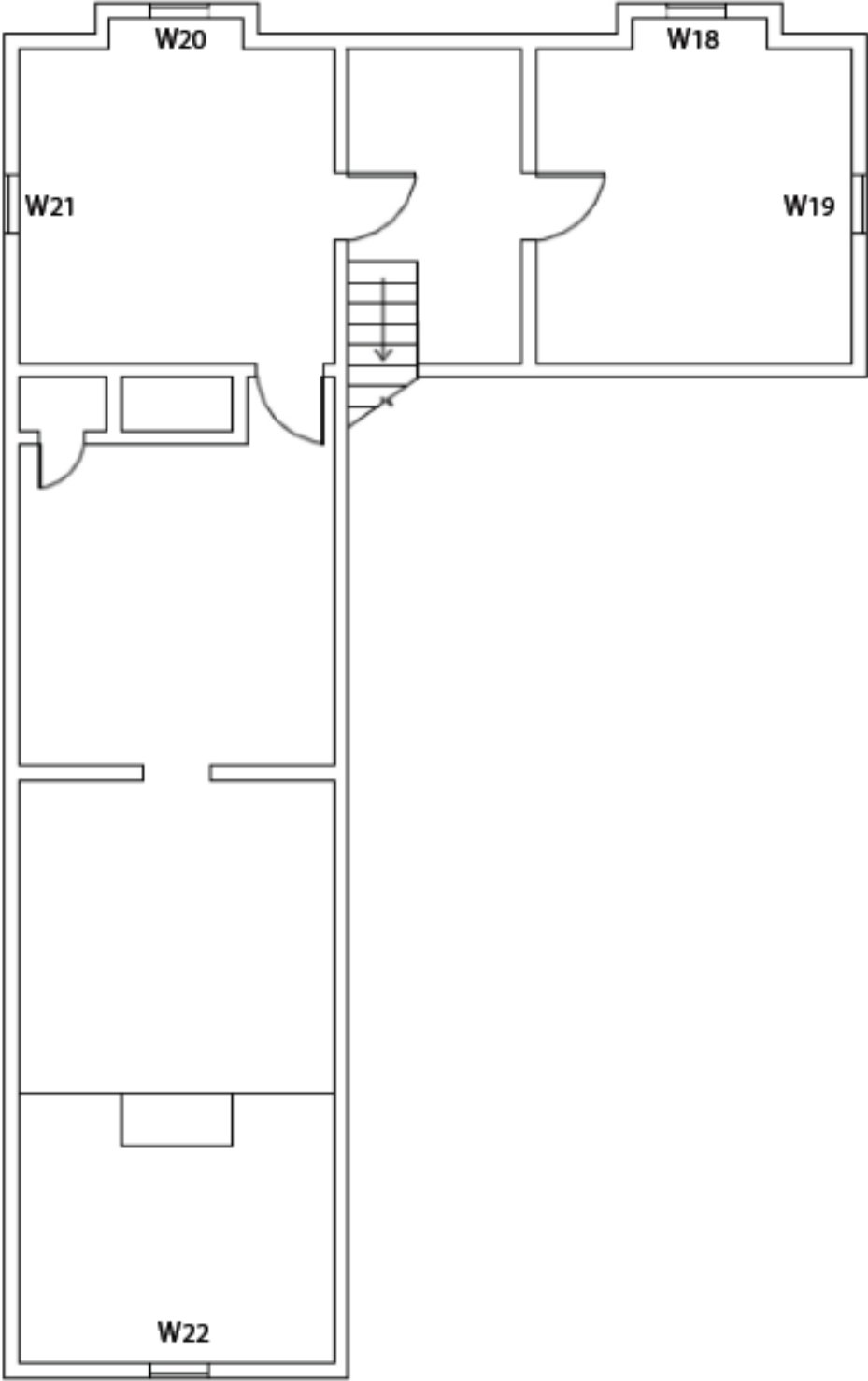
AD Figure 61

First Floor with Window Numbers (Existing)



AD Figure 62

Second Floor with Window Numbers (Existing)

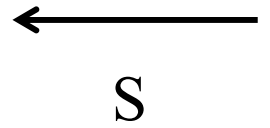
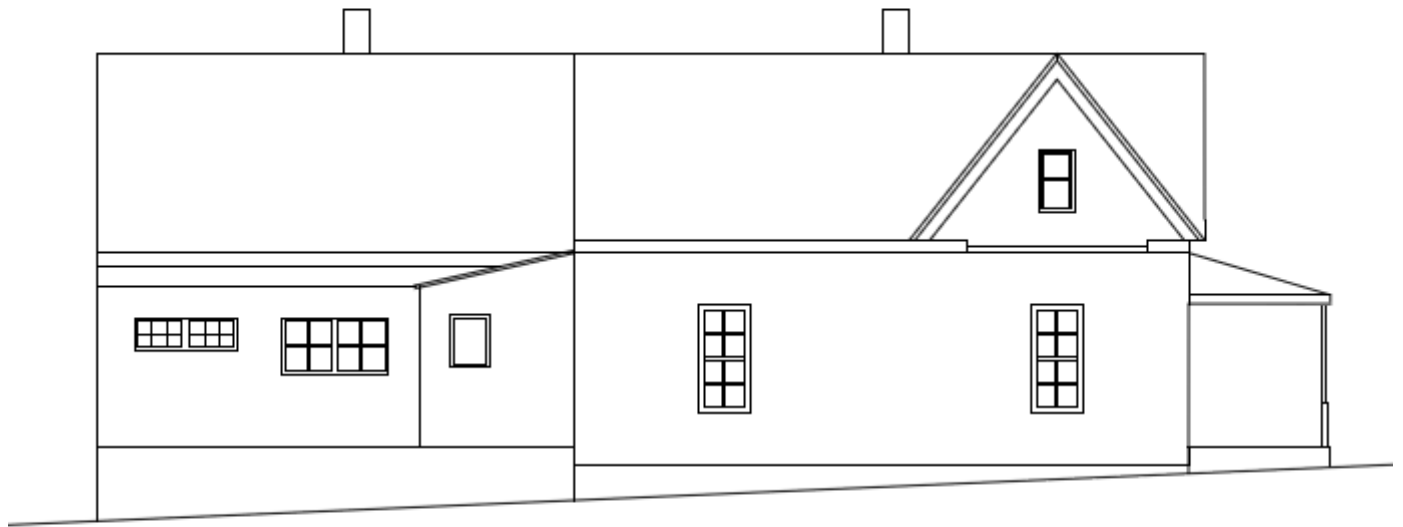


AD Figure 63

North Elevation (Existing)



East Elevation (Existing)





South Elevation (Existing)



←  
W

West Elevation (Existing)



AD Figure 67

PART 4:

# CONDITIONS ASSESSMENT



# Exterior

This section summarizes the conditions of the materials and systems that comprise the house and landscape. The summary of conditions will be accompanied by an analysis and explanation of the mechanisms of deterioration and causes of damage. Non-invasive methods were used to assess and determine the current condition of the property and accompanying structures.

Overall, the structure is in good condition. Three main causes of deterioration have been identified:

1. Lack of maintenance: This is the primary cause of damage and deterioration to the structure.
2. Roof damage: This is the main source of moisture incursion into the structure.
3. Encroachment of vegetation: In addition to its unappealing presence, vegetation damages building features such as paint, windows, fascia boards, and siding as well as serving as a conduit for moisture and pests such as insects and rodents into the building.

It is imperative to address the causes of damage as soon as possible. Failure to address these problems will exacerbate not only the damage to the exterior, but will also continue to negatively affect the interior, increasing both the total cost of rehabilitating the house and risking further loss of its character-defining historic fabric.

## Roof

Despite being in overall good condition, there are several areas where lack of and improper maintenance has compromised the roof. The result has been the infiltration of moisture and vegetation. Vegetation and the resulting openings caused by its encroachment have provided channels for the introduction of other destructive agents such as rodents and other pests to the building. These agents can damage electrical components, destroy structural and ornamental members. Pests have entered the building as evidenced by excrement and rotting carcasses.

Neglect and deterioration of the galvanized metal roof<sup>102</sup> is the main cause of moisture damage to the building. Damage to the ridge cap of the roof has allowed the penetration of moisture into the attic and has resulted in black rot<sup>103</sup> on the roof sheathing<sup>104</sup> (CA Figure 1 ) There are several locations on the roof where the flashing<sup>105</sup> has been damaged, particularly around the northeast chimney, thereby allowing moisture to enter into the building. There is also evidence of the presence of pests in the attic such as mud daubers<sup>106</sup> nests. (CA Figure 2)

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<sup>102</sup> Galvanized metal: steel coated with iron or zinc

<sup>103</sup> Black rot: also “cellular rot” or “wet rot” is caused by exposure to moisture and turns wood black, giving it a burnt appearance.

<sup>104</sup> Sheathing: boards or structural panels, as plywood, fastened to the frame of a wall or roof as a base for cladding or roofing.(Ching)

<sup>105</sup> Flashing: pieces of sheet metal or other in, impervious material installed prevent the passage of water into a structure from an angle or joint. (Ching)

<sup>106</sup> Mud dauber: elongated, slender and usually shiny-black wasps that vary in length from about a half inch to an inch or more. (University of Georgia College of Agricultural and Environmental Sciences)

There is evidence of past accumulation of leaves and other debris on the northwest corner roof of the porch and on the roof above Room 106 which allows water to infiltrate the roof structure and cause rot. Inappropriate repair to the roof has resulted in moisture incursion. (CA Figure 3) This problem is compounded by the galvanic corrosion<sup>107</sup> which has occurred due to the use of dissimilar metals and their subsequent exposure to moisture (CA Figure 4 and 5) If not remedied, corrosion will spread and exacerbate the problem.

Encroaching vegetation such as vines and privet has caused further damage to the roof. Examples of damage include discoloration and sagging along the northwest corner of the porch roof and in the extensive interior moisture damage to ceilings and floorboards on the north wall of Rooms 101 and 106.

### Foundation

The foundation of the structure is in stable condition. The foundation piers, the floor joists and the beams show no apparent signs of major moisture damage or cracking. The concrete masonry units (CMU) infill along the interior of the foundation shows no apparent signs of damage aside from a hole in the CMU near the northeast corner of the foundation. Encroaching vegetation and the presence of pests such as mud daubers are evident throughout the crawl space. Evidence of black rot can be seen along the sills<sup>108</sup> of the foundation on the south where vines and moisture have encroached into the crawl space. Sections of the subfloor<sup>109</sup> have been cut away in order to accommodate later installation of plumbing and heating. On the south façade, the lack of a drainage system has impeded the adequate dispersal of water away from the building's foundation as evidenced by the black rot and vegetation that is present in this section of the crawlspace. The plumbing and heating systems are not currently operational and are not to code.<sup>110</sup> (CA Figure 6)

### North façade

Paint on the north façade is fading, mainly on the siding and rake boards<sup>111</sup> in the gables<sup>112</sup>. Door D2 and windows W1 and W3 are covered with oriented strandboard (OSB)<sup>113</sup> on the first floor as well as on the second floor gables. There is extensive brown rot along the porch fascia boards<sup>114</sup> and the cornice<sup>115</sup> between the two gables due to debris buildup and the resulting retention of moisture.

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<sup>107</sup> galvanic corrosion: an electrochemical reaction that causes metal to corrode when two dissimilar metals are in contact in the presence of an electrolyte.

<sup>108</sup> Sill: the lowest horizontal member of a frame structure, resting on and anchored to a foundation wall. Also, called a mudsill, sill plate. (Ching)

<sup>109</sup> Subfloor: a base for a finish floor, consisting of boards, plywood, or other structural sheathing laid over and fixed to the floor joists. (Ching)

<sup>110</sup> Code: A set of standards established and enforced by local government for the structural safety of buildings

<sup>111</sup> Rake board: a board or molding placed along the sloping sides of a gable to cover the ends of the siding. (Ching)

<sup>112</sup> Gable: the triangular portion of a wall enclosing the end of a pitched roof from cornice or eaves to ridge. (Ching)

<sup>113</sup> Oriented strandboard (OSB): a composite engineering wood product that is compressed and bonded with resin adhesives under heat and pressure. (Laura Drummond)

<sup>114</sup> Fascia: any broad, flat, horizontal surface, as the outer edge of a cornice or roof. (Ching)

<sup>115</sup> Cornice: a continuous, molded projection that crowns a wall or other construction, or divides it horizontally for compositional purposes.

The porch along the north façade has experienced extensive damage due to moisture and intrusive vegetation. Due to the roof damage, both the floor and the ceiling of the porch have rotted extensively and are unsafe. Some rotted floorboards have been covered with plywood. There are a few of the porch columns that have detached from the ceiling. A characteristic chamfered porch column has been replaced with a historically inappropriate 4" x 4" wood beam. (CA Figures 7, 8, and 9)

### East façade

Vegetation covers the majority of the east façade of the building; its associated moisture has caused rot in several areas. Along the roof, this is causing extensive damage to the fascia and soffits<sup>116</sup> in the form of rot and paint degradation. Vegetation has also contributed to the degradation of paint on the siding, particularly to the exterior of Rooms 106, 107, and 109. Room 106 has been particularly compromised due to these conditions (CA Figure 10). Debris buildup on the roof coupled with the massive encroachment of vegetation has created a permeable surface which has caused extensive damage to the interior. Window W2 in Room 101 has been covered with OSB on the exterior. Windows W19, W5, W9, W10, W11, and W12 have been covered with OSB on the interior of the building. The electric meter is located here and obscured by the overgrowth of vegetation.

### South Façade

Neglect of landscaping maintenance has resulted in vegetation covering nearly the entirety of the south façade. Vegetation has pierced the siding and intruded into the interior via the holes and broken windows. The growth of vegetation has compromised the paint surface. This problem has been compounded by the lack of upkeep of paint on the siding and has resulted in ultraviolet light degradation.

Windows W13, W14, and W16 have been covered with OSB and are incursion points for vegetation and moisture. The glass in the gable window, W22, has been broken and has been left open, resulting in vegetation encroaching into the attic (CA Figure 11). The entryway into the crawlspace has been left open which allow rodents and other pests to enter the structure, potentially undermining the otherwise good condition of the foundation. Siding damage has exposed the braced-framing, a character-defining feature of the house. Inappropriate repairs have been applied to the siding on the south façade using plywood, a historically incompatible material.

### West Façade

Black rot is present along the fascia boards on the exterior of Room 111. (CA Figure 13) Ultraviolet light has eroded the paint surface on the northwest gable and on the exterior of Room 111. The siding on the north side of Room 111 has become loose, a further result of invasive vegetation (CA Figure 14) Four windows, W4, W7, and W8 along west façade have been

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<sup>116</sup> Soffit: the underside of an architectural element, as an arch, beam, cornice, or staircase.

removed and covered with OSB. A hole located in the siding near the floor of the porch confirms the intrusion of rodents into the structure (CA Figure 15).

The porch on the west façade has experienced extensive moisture related damage. In particular, damage to the roof of the building has resulted in black rot on structural elements of the roof and floor of the porch. The northwest corner of the porch is sagging as the result of rot caused by the buildup of debris which, over time has prevented the adequate removal of moisture and resulted in black rot along the roof and ceilings of the porch. (CA Figure 12) Vegetation has encroached onto the porch compromising the structural integrity of the steps and floor. As a result the porch is not safe. Previous attempts to repair the porch have utilized historically inappropriate materials in a patchwork fashion that ultimately have failed to address the causes of decay. Please refer to the Treatment and Maintenance section of this document for information regarding historically appropriate repairs in accordance with the Secretary of Interior's Standards.

### Systems

The plumbing and electrical systems are not currently functioning. Although the building was retrofitted for electricity and plumbing, the equipment for both systems are outdated and likely out of code. Vegetation covers the electric meter on the east façade of the building. Due to lack of electricity, the heating system of the building is neither operational nor adequate for current use. Floor vents have been added to rooms though the ventilation ducts are not currently connected to the central heating unit.

(CA Figure 16 and 17)



# Interior

## Room 101

The main feature of the room is the fireplace. Because the mantel has been removed, dried paint drops are visible (CA Figure 18). The color difference between the walls and mantel show that the paint color has been altered over time. The historic ceiling was altered with the addition of acoustical tile. Remnants and staples from the removal of that tile can be seen on the ceiling. The carpet which is not historic, hides damaged green-painted wood flooring. A large hole is evident in the northeast quadrant of the room caused by water. The door hardware on D1 is missing (CA Figure 19). There are several freestanding doors leaning on the south and west walls of the room. The two four-over-four, single-hung windows, Windows W1 and W2, need their muntins repaired or replaced. The broken lights need to be replaced. All window repairs should be done in accordance with the Secretary of the Interior's Standards for Rehabilitation. Broken glass needs to be removed from the floor.

## Room 102

The paint on all four walls is peeling, indicating that the current layer of paint is latex. There are at least five coats of paint on the walls determined by a basic paint analysis. Mold on the ceiling, caused by water coming in from the roof, is a serious health concern (CA Figure 20). Additional water damage is also visible on the ceiling as well as the floor. Animal excrement can be seen in many places on the floor, which is a health hazard.

## Room 103

Overall this room is in good condition (CA Figure 21). The floorboards, the wood panel wall siding, and the ceiling are all stable. Acoustical tiling on the ceiling has been removed and staples remain. The two four-over-four, single-hung windows, Windows W3 and W4, need their muntins repaired or replaced. The broken lights need to be replaced. Broken glass needs to be removed from the floor. Dead vermin and animal excrement are present and are health hazards.

## Room 104

This room is very dark since the two windows, W5 and W6 are boarded up. The hardware on D4 is missing. Stained carpeting covers the wood flooring. No significant damage to the wood underneath the carpet is evident. A hole in the gypsum board<sup>117</sup>, drop-ceiling<sup>118</sup> shows water damage (CA Figure 23). The gypsum board was likely installed to cover the water damage but failed to fix the underlying cause of the problem. The current tan paint is peeling indicating it is latex based. A basic paint analysis taken near the missing mantel showed that there are six layers of paint. Light blue is most likely the original color of this room (CA Figure 22).

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<sup>117</sup> Also known as drywall, gypsum board is a panel used typically in interior construction to form a wall or ceiling

<sup>118</sup> Also known as a suspended ceiling, a drop ceiling is a secondary ceiling, hung below the structural ceiling.

### Room 105

Material alterations have been made to the walls and the ceilings of this room. A large concentration of mold is visible on the ceiling near the east wall. There are also water spots developing on the ceiling. Latex paint is peeling from the walls. The single-hung window, W7, has a muntin missing that needs to be replaced. The fireplace mantel is missing. The discoloration around the fireplace outlines the size of the historic mantel. (CA Figure 24)

### Room 106

This room is an addition to the historic building. It is currently equipped as a bathroom with a toilet on the east wall. Plants are growing through a hole in wall in the shower which serves as a conduit for moisture and insects (CA Figure 25). The marble-styled vinyl flooring is not damaged, but it is not consistent with flooring in the other rooms of the house. W9 and W10 have been boarded from the inside and broken glass is on the floor. Water damage is visible on the ceiling.

### Room 107

The east and west walls are covered in non-historic green, floral-patterned wallpaper which is peeling in several areas. A tin roof is visible through a massive hole in the ceiling. Most of the ceiling in this room is completely missing due to water damage, which is directly related to damage to the roof. D14, leading into Room 109 is missing. Hinges are present indicating it is not just a doorway.

### Room 108

This room had many significant alterations since its original construction. The acoustical ceiling tile, added well after the house was built, is still intact. The ceiling fan is unstable most likely due to water damage. The mantel is in good condition although not original to the building. Due to its enclosure for a number of years, the upper space of Room 108 is well preserved and is a good representation of construction techniques and styles during the period of significance of this house.

### Room 109

W11 and W12 in the room are boarded. Broken glass is on the floor. D14, leading into Room 107 is missing. The gypsum board covering the walls and ceiling are in good condition (CA Figure 26). A modern phone jack can be found on the east wall and electrical sockets are not operational.

### Room 110

Major alternations are visible in this room since the building's original construction. Also, the mantel and wood paneling above the fireplace are additions (CA Figure 27). Spray paint is visible on the wood paneling. A major feature of the room is the cupboards that are built into the northeast wall. Dead insects and vermin are present in this area. Plants are growing through W14

on the south wall and W15 on the west wall. Vegetation is causing discoloration to the walls and moisture damage inside.

### Room 111

The ceiling is covered with patched gypsum, and water damage is seen from the ceiling and walls. Mud daubers and their nests are found on the OSB covering the windows. D17 is missing all of its glass, leaving this room exposed to the elements. (CA Figure 28)

### Room 201

Room 201 is in the worst condition of the three north rooms on the second story. Along the northeast gable on the north façade, there is evidence of a leak. An opening has allowed for the accumulation of debris, evidence of nesting birds, and some black mold. (CA Figure 29) The drywall at this joint has severely deteriorated. The drywall has been spackled on screw heads and seams, but it has never been painted. Due to the lack of padding, the carpet is in bad condition. The sub-floor is 3" tongue-and-groove and is in good condition. Window W18 and Window W19 are both boarded up from the inside so no assessment could be made. Based on an exterior assessment, all elements of the windows appear to be in place and are in relatively good condition. There is no electricity wired to this room.

### Room 202

The wood paneling is in good condition. The ceiling is unfinished gypsum with nail-heads and screw-heads covered in spackle, but the surfaces were never painted. The flooring is a tongue-and-groove connection of about 3" wide planks that is in good condition. There is a small hole cut in the floor in the center of the room. It allows access to the light in the entry foyer on the first floor.

There is no hardware on Door D19 and Door D22 except for hinges which appear to be basic consumer grade products. The staining on both doors does not match that of the paneling. (CA Figure 30 and 31) It does not have the high gloss of the paneled boards.

### Room 203

This room is in the best overall condition of the three north rooms on the second floor. (CA Figure 32) The gypsum board in this room is in good condition but has never been painted. The two single one-over-one windows W20 and W21 have been boarded up from the inside, so conditions could not be fully assessed. Based on an exterior assessment, all elements of the windows appear to be in place and are in relatively good condition. Mud daubers' nests can be found all over the walls of this room. Other nesting insects were found throughout the entire room. There is one electrical outlet on the south wall in this room.

### Room 205

All of the gypsum board is unpainted. A significant leak and resulting damage has occurred sometime in the past along the east wall in this room. (CA Figure 33) The mold present on the ceiling in Room 102 and Room 105 is most likely a result of this leak. A hole was cut into the flooring at some point to allow access to downstairs lighting.

### Room 208

This room is the unfinished attic. Extensive evidence of stinging insect nesting is visible throughout. (CA Figure 34) Leaks and resulting damage exists around the east façade.

# Supporting Visuals Conditions Assessment

## Conditions Assessment (CA) Photographs



CA Figure 1: Damage to ridgecap, west corner of north facade, facing south.



CA Figure 2: Black rot on roof sheathing due to ridge cap damage. Mud daubers nests are present on the sheathing and rafters. North end of attic facing northeast.



CA Figure 3: Inappropriate repair to roof enables water to enter building. East façade along exterior of room 109, facing northwest.



CA Figure 4: Inappropriate roof repair as viewed from the attic facing east.



CA Figure 5: Damage to ridge cap and flashing east façade facing northwest. Note galvanic corrosion to repair and lack of flashing around to chimney.



CA Figure 6: Stacked stone, PVC pipes, and CMU infill under Rooms 109 and 110 facing east. Note black rot along sill where vegetation is encroaching.



CA Figure 7: Brown rot on the fascia board of porch; northeast corner of porch, north facade.

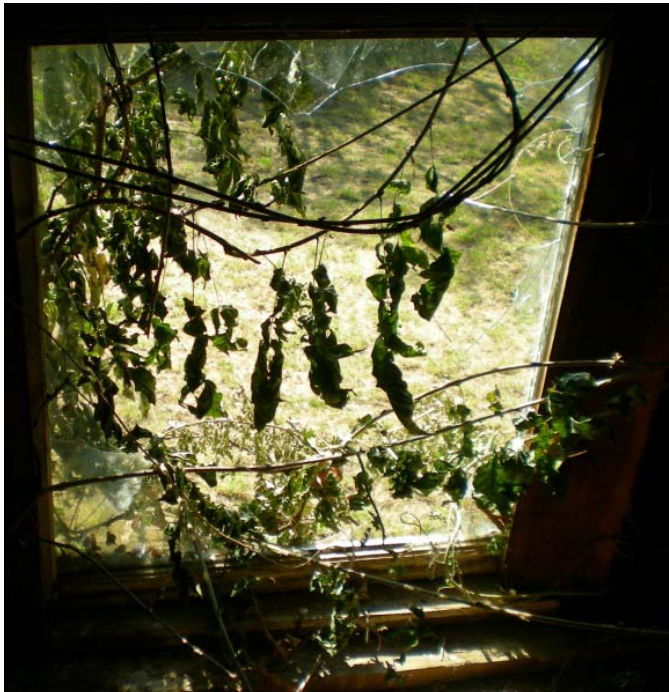


CA Figure 8: Floor boards have been replaced with plywood. Note leaning columns and differing sizes of floor boards. Northwest corner of building facing east.





CA Figure 9: Detached column on porch, north facade facing northwest



CA Figure 10 Gable window has been broken and left open, allowing vegetation to intrude. Interior of attic, south façade, facing south.



CA Figure 11: Intrusive vegetation and ultraviolet light degradation. Note exposed braced framing and inappropriate repair to siding. South façade facing northeast.



CA Figure 12: Accumulation of debris has resulted in moisture damage to the porch roof. Northwest corner of porch on west facade, facing east.



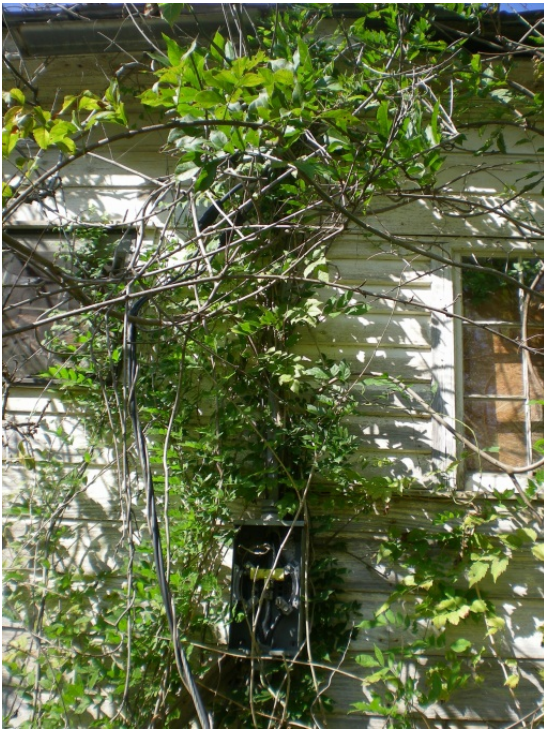
CA Figure 13: Invasive vegetation, west facade, Room 111. Note residual vegetation and black rot to fascia boards.



CA Figure 14: Facing south from NW corner of north facade along porch. Note loose siding and missing floorboards repaired with plywood.



CA Figure 15: Hole in siding due to presence of rodents or other pests; west facade along porch, facing east.



CA Figure 16: Electric meter obscured by overgrowth, east facade, facing west.



CA Figure 17: Heating unit and disconnected ventilation ducts. In crawlspace facing northeast.



CA Figure 18: Room 101- Missing mantel, tongue and groove flooring under carpet



CA Figure 19: Room 101- Historic door (D1)



CA Figure 20: Room 102-Water damage/mold on ceiling, peeling paint on walls



CA Figure 21: Room 103- Built-in bookshelf, coal burning fireplace



CA Figure 22: Room 104- Paint Analysis



CA Figure 23: Room 104-Damaged ceiling due to water damage



CA Figure 24: Room 105-Missing mantel; tongue and groove flooring





CA Figure 25: Room 106-Vegetation growing through a hole in the east wall



CA Figure 26: Room 109-Gypsum board walls; boarded windows



CA Figure 27: Room 110- Built in cabinets; mantel and wood paneling



CA Figure 28: Room 111-Boarded windows, wood-paneled walls



CA Figure 29: Room 201-Top arrow denotes hole in drywall with accumulated debris. Bottom arrow denotes black mold growth from water leak.



CA Figure 30: Room 201-Door D19 with matte finish on stain, worn carpet, typical drywall condition, and missing pieces of baseboard.



CA Figure 31: Room 202-Door D22 without high gloss stain prominent against high-gloss finish on north wall behind it. Bottom center of picture shows the hole in the floor to access ceiling light in Room 102.



CA Figure 32: Room 203's level of finish and condition is better than those observed in Rooms 201 and 202.



CA Figure 33: Room 205-Significant damage from roof leaks has damaged the insulation panel in this room and caused water and mold damage in Rooms 102 and 105 below.



CA Figure 34: Room 208- Stinging insect nests (both active and inactive).



PART 5:

RECOMMENDATIONS  
FOR TREATMENT AND  
FUTURE USE





# Exterior

It is recommended that treatment plan incorporating both rehabilitation and restoration be implemented for this important historic resource.

The following recommendations are provided as a guide to treatment for the building. All repairs and treatment shall be consistent with the Secretary of the Interior's Standards for Rehabilitation which can be found in the Appendix.

## Site

- It is recommended that the outbuildings and other structures beyond repair be removed from the premises.
- Specimen trees should be retained and protected.
- It is recommended that Room 106 is removed as it is not historic.
- Rooms 107, 109, and 111 should be restored to their historic usage as porches.
- Existing wraparound porch should be removed and reconstructed. The historic chamfered columns should be used. If their use is not possible, they should be replaced in kind.

## Roof

It is recommended that the repair of any damage to the roof be repaired as a first priority to prevent further deterioration of the building. As a vast proportion of damage to the building is due to moisture, efforts must be made to repair any adverse conditions in the roof which allow the intrusion of moisture, pests, or vegetation. As the roof is covered with galvanized metal, it is important to ensure that all repairs to the roof, including repairs to the flashing around the chimney and roof joints, are conducted using non-ferrous materials to prevent further galvanic corrosion. Previous repairs to the roof should be corrected in the same manner. The presence of rot on the roof is due to the lack of means facilitating drainage on the roof as well as the inability to divert water from the structure. This can be accomplished through the installation of half-round gutters. However, this should be undertaken in such a manner as to make the gutters as unobtrusive as possible. The roof should be routinely cleared of all leaves and other debris as these materials hold moisture. Additionally, efforts to control pests such as the removal of invasive vegetation and the removal of wood debris, which attracts termites, should be undertaken. Additional information can be located in Preservation Brief # 4, *Roofing for Historic Buildings*.

## Foundation

Invasive vegetation should be removed. Remaining vegetation should be continually maintained to avoid damage to the structure through moisture and abrasion.<sup>119</sup> When installing a drainage system on the roof, it is recommended that adequate drainage away from the building is assured to prevent erosion along the foundation.<sup>120</sup> A door should be installed to protect the crawlspace

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<sup>119</sup> Please refer to maintenance plan for schedule of suggested periodic maintenance. pg 103

<sup>120</sup> Please see proper drainage along foundation diagram located in the appendix

from vermin and vandals. The crawlspace should be cleared of all debris. To reduce moisture in the crawl space, a layer of plastic sheeting should be laid down.

### Façades

Vegetation is a primary cause of damage and must be cleared to prevent further deterioration of the building.

Damaged wood elements such as siding, fascia, and rake boards that are not able to be repaired should be replaced using in-kind materials that are compatible in character to the building. Siding should be cleaned before repainting to remove any dirt or other agents which could compromise paint application. All cleaning and paint removal should be undertaken using the gentlest means possible. It is not necessary to remove paint that is firmly attached to the siding. For further information consult Preservation Brief #10, *Exterior Paint Problems on Historic Woodwork* and Preservation Brief #6, *Danger of Abrasive Cleaning to Historic Building*.

Despite its poor condition, the porch is a character defining feature of the building. Due to the structural degradation of the porch, removal and reconstruction is recommended. It is further recommended that materials in good condition, especially the chamfered columns, be salvaged from the current porch and used in the reconstruction. If their use is not possible, materials should be replaced in kind. Reconstruction should incorporate these elements and adhere to the current dimensions in order to maintain consistency in character, scale, and proportion to the historic structure as well as the overall site.

### Systems

It is recommended that the electrical and heating systems be brought up to code as existing materials are outdated. The chimney shafts should be cleaned, masonry repaired, and the mortar re-pointed to maintain the historic integrity of the building. Dampers and chimney caps should be installed to prevent pests from entering. The fireplaces should not be used as this would create an extreme fire hazard. Implementation of an HVAC system should take into consideration the impact of modern equipment on historic materials, adverse aesthetic impacts, as well as the impact of climactic changes such as humidity and temperature that use of such a system can have on the building. More information can be located in Preservation Brief #24: *Heating, Ventilating, and Cooling Historic Buildings Problems and Recommended Approaches*<sup>121</sup>

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<sup>121</sup> A copy can be found in the Appendix.

# Interior

## General Interior

Fixing the damage to the roof and removal of vegetation covering the siding will solve the cause of moisture damage on the first floor (see above). All holes in the ceiling and floors should be immediately covered until they can be permanently repaired or replaced. Walls and parts of the ceiling that contain mold should be treated.

The paint analysis will assist in choosing colors for the walls that are relevant to the early twentieth century. Paint should be done after a thorough cleaning of the walls. Although a basis paint analysis was done, further testing is recommended, especially for the color of the flooring. Peeling latex paint throughout the interior should be stripped. All animal carcasses, excrement, and broken glass should be removed from the house as soon as possible, as they pose safety and health concerns.

All historic, tongue and groove flooring should be cleaned and refinished. Heavy foot traffic will damage the flooring and it may need regular replacing.

## Room 101

It is recommended that a simple wood mantel painted appropriately with the help of the paint analysis is installed. All added mantels should be removable since documented mantels may be discovered at a later date. In addition, the remnants of acoustical tile and staples should be removed from the ceiling. All carpet should be removed. The current blinds on W1 and W2, along with all other windows of the house, need to be removed. Muntins on these windows need to be repaired and if reparations cannot be done, they should be replaced. See Preservation Brief #9. Hardware for the historic door, D1, needs to be added.

## Room 102

It is recommended that D2 be replaced with a historic door instead of the modern one that is currently being used. D1 and D3 can be used as a guide in recreating a historic door. The old carpet that is rolled into the southwest corner of the room should be removed.

## Room 103

It is recommended that the remnants of acoustical tile and staples should be removed from the ceiling. Although the bookshelf and masonry on the mantel are not original they are historic and should remain in this room. W3 and W4 should be repaired or replaced.

### Room 104

It is recommended that a simple wood mantel is installed. The ceiling fan and the carpet should be removed. Hardware for the historic door, D4, needs to be added. Since windows are boarded they may need repair and glass replacement.

### Room 105

It is recommended that the fiberboard walls of this room should be removed and replaced with historic siding as the fiberboard was added well after the construction of the house. Rooms 101 and 103 will serve as an adequate example. A simple wood mantel should be put into Room 105 where the current mantel is missing. Muntins on W7 need to be repaired and if reparations cannot be done, they should be replaced. D10 is also missing and needs replacing.

### Room 108

It is recommended that the ceiling fan and acoustical tile be removed from the ceiling. The historic walls adjacent to the chimney should be finished according to early twentieth century style. Although the brick mantel is not original, it is historic and could remain in the room. The stove vent above the mantel should be repaired, as it is currently hanging off. D10 is missing and needs replacing.

### Room 110

Since this room has been significantly altered with the addition of wood paneling, it is recommended that the paneling above the mantel is removed and replaced with historic material as found on the walls in Room 101. The vinyl flooring should be removed to expose the historic wood floor. The cabinet fixtures are dated to the early twentieth century and should remain. Since W14 has been boarded, it may need repair and glass replacement.

### Additional Information

It is recommended that Room 106 is removed from the Sherrill House. Rooms 107 and 109 are in the location of the historic southeast porch. Restoring the porch is strongly recommended. Room 111 should be removed and restored as part of the historic west porch.

### Room 201

As the causes of deterioration are the same for Rooms 201, 203, and 205 the treatment recommendations apply to all spaces. Prioritizing the repair of the roof and the removal of pests will prevent further damage. Once completed, attention can be focused on the repair and replacement of rotted and damaged interior elements.

The old carpet and padding covering the subfloor in Room 201 should be removed; new flooring, if installed, should be in dialogue with the finish of the historic floor. The OSB covering the Windows W18 and W19 should be removed. Upon removal, it may be discovered that some the

window elements are damaged or are missing. Repair and replacements should be undertaken in accordance with the Secretary of the Interior's Standards for Rehabilitation. The hardware for door D19 should be redressed with period appropriate hardware.

### Room 203

The OSB covering windows W20 and W21 in Room 203 should be removed. Window repair and replacements should be undertaken in accordance with the Secretary of the Interior's Standards for Rehabilitation.

### Room 205

Contingent on Room 205 being used in the historic interpretation of the Sherrill House, period appropriate wall treatments and finishes should be consistent and in dialogue with the period-specific character of the first floor.

### Room 208

The northern section of Room 208 should be finished in the same manner as Room 205. The southern section of Room 208 will be lost due to the removal of the dropped ceiling of Room 108.

# Future Use

The best recommended use for this property is as a Cultural Education Center associated with Forsyth County's parks, recreation, and green space initiative. It is conveniently located within the already acquired property now referred to as Eagle's Beak. According to the plans, the surrounding area will go through major transformation with the addition of trails, picnic areas, a pavilion, a canoe dock, an archery field, and a BMX bike course. (Eagles Beak Proposed Site Plan<sup>122</sup>) Unfortunately most of these attractions are located a considerable distance from the road traffic. The Sherrill Mill House sits just off of the road and can easily serve as a beacon for visitors.

As described earlier, this area, mainly due to Old Federal Road, has played a significant role in the history of Forsyth County and Georgia as a whole. The Sherrill House with its interesting story is also significant to the history of Forsyth County. Between its rich history, architectural significance, and its ideal location, the Sherrill House would be an opportune place to serve as the hub of the Eagle's Beak property through programming it as a Cultural Education Center.

In order to become functional as a public space, in addition to the recommendation outlined above, regulations such as accessibility<sup>123</sup> (ADA site plan<sup>124</sup>) fire safety,<sup>125</sup> and life safety<sup>126</sup> would need to be addressed. In order to maintain the historic character of the property, it is especially important that ADA ramps not be placed on the north façade. ADA accessibility should run parallel with the west façade so as to remain visually unobtrusive.



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<sup>122</sup> Appendix pg 108

<sup>123</sup> ADA code in appendix

<sup>124</sup> Appendix pg 107

<sup>125</sup> Fire Safety code in appendix

<sup>126</sup> Life Safety code in Appendix.

PART 6:

**MAINTENANCE PLAN**





# Maintenance Plan and Schedule

<b>Action</b>	<b>Priority</b>	<b>Purpose</b>
Roof Repair	Immediate	Remove the cause of moisture damage to the interior and exterior of the building.
Pest removal	Immediate	Pests such as rats and other rodents can gnaw through boards. Other pests, such as termites, destroy wood and compromise structural integrity.
Drainage	Immediate	Ineffective drainage from the roof leads to leaks and moisture damage to the interior. Ineffective drainage from the building foundation causes erosion and development of mold and fungi.

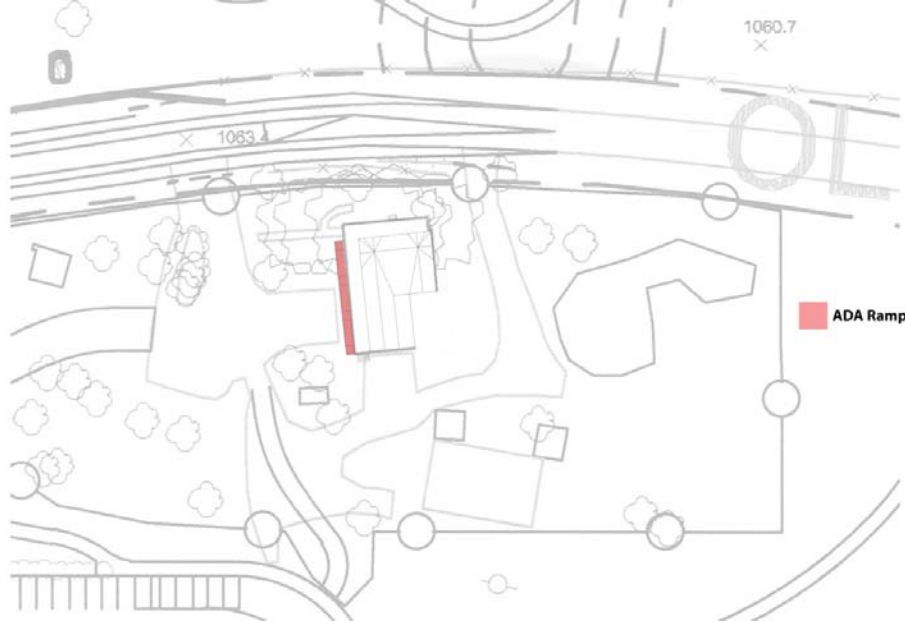
<b>Inspection By Owner</b>	<b>Frequency</b>
Roof	Annually
Walls, walkway, etc.	Annually
Inspect building for interior repairs	Annually, following heavy rain
Inspect building for exterior repairs	Annually, during heavy rain
Inspection of masonry	Annually
<b>Inspection By Professionals</b>	<b>Frequency</b>
Pests	Annually
Fire extinguishers	Annually
Grass mowing	Weekly during season
Trim vegetation away from building	Monthly
Clean walls, windows, floors	Annually
Chimney cleaning	Annually
Exterior pressure wash	Annually

PART 7:  
APPENDIX

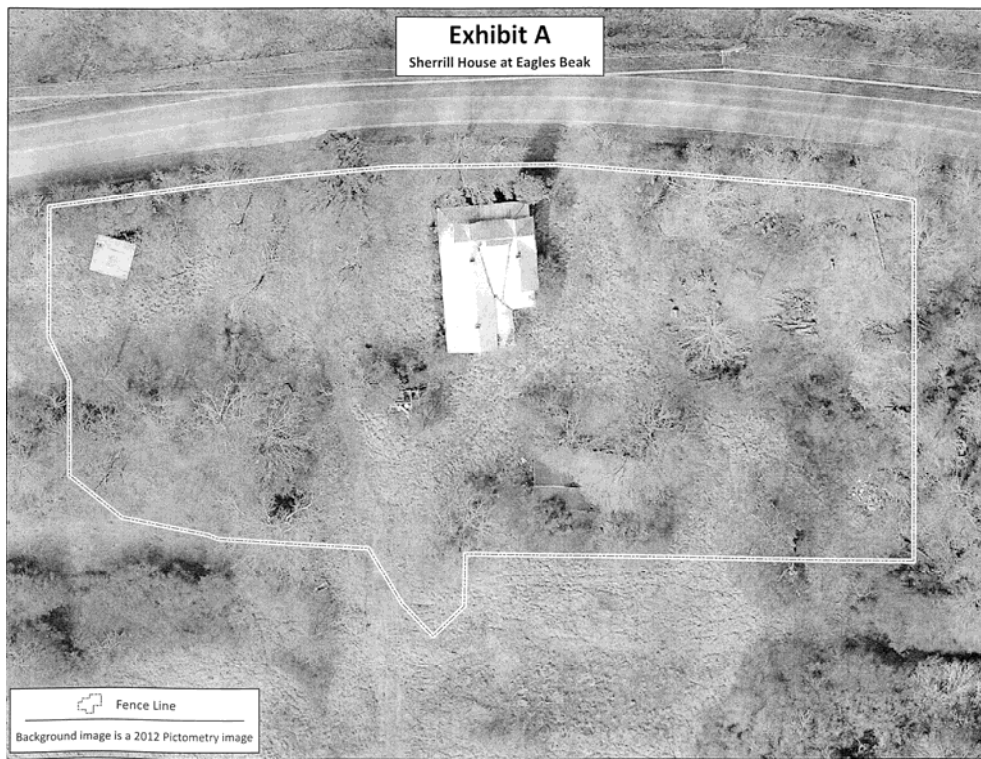


# Site Plans

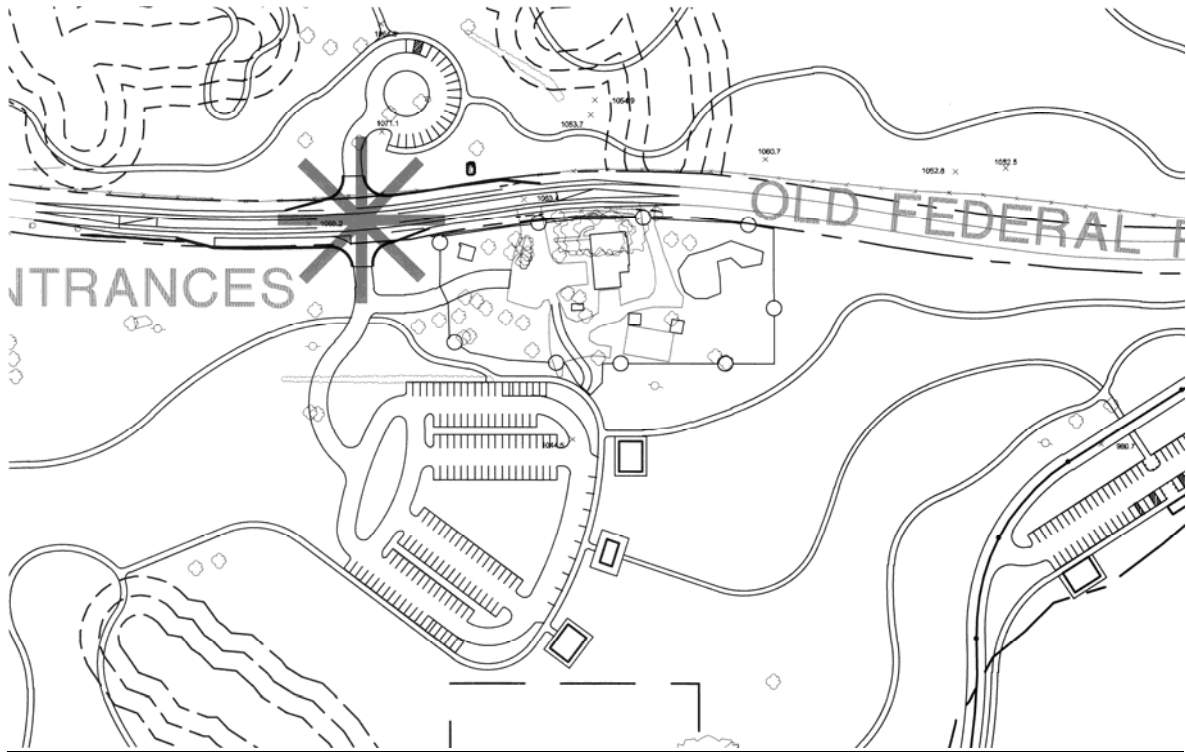
Site Plan with Suggested Placement of ADA Ramp



Proposed Fence Around the Sherrill House from Forsyth County 2012



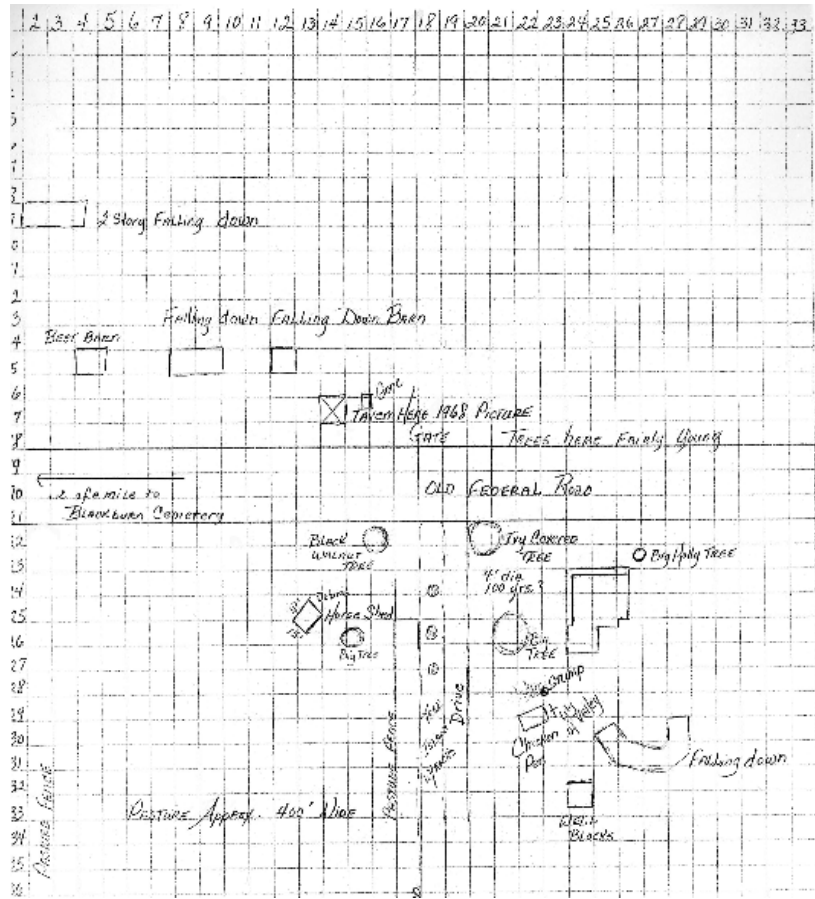
Proposed Site Plan from Forsyth County 2012



Eagle's Beak Site Plan done by Mactec.



Sketched Site Plan<sup>127</sup>



BING Birds Eye View



<sup>127</sup> Plan sketched by Nicole Bronsted, Student, North Georgia College and State University and John Wagner, Student, North Georgia College and State University in 2012.

# Paint Analysis

## Finishes Analysis of First Floor Findings in the Sherrill House. November 2012

### **Scope of Work**

The objective of the paint analysis is to determine the original color scheme of the exterior of the house and Rooms 101, 102, and 103. The rooms selected were consistent with the original construction of the house. Upon determining the original paint colors, the analysis leaves the option open to Forsyth County to rehabilitate the structure back to its historic condition. The paint analysis was conducted by a decorative finishes consultant Maryellen Higginbotham on the exterior and interior; and she was assisted by and Trey Crump and Danielle Ross on the exterior.

Cratering was the method used to conduct the analysis. Cratering involves taking a knife and cutting at an angle to create a crater out of the paint being sampled. The area around the crater was sanded to reveal the underlying paint samples and mineral oil was used to clear off the area. This method was used for the exterior of the house and Rooms 101, 102, 103.

The historic line of ownership was consulted to assist in the analysis of the house.

### **Summary**

#### Exterior:

The exterior clapboard siding of the house of the house, outside of Room 108 on the west façade of the house, which was the original area of the house only yielded three paint layers. There were multiple layers of white and grey found on this sample. It is possible that the house was painted similar colors and therefore it would be difficult to differentiate between layers, or the siding on the house could have been replaced during the occupancy of Eli and Oma Sherrill. There was another analysis done on the exterior of Room 111, which is the addition outside of Room 108. The analysis on this area of the structure yielded the same paint layers as the crater outside of Room 108. The door to the front of the house is a new door, and it was painted with multiple layers of white and off-white.





Exterior Siding outside of Room 108



Exterior Siding outside of Room 111 on the west façade

### Mantel/Window in Room 101:

Analysis was done on the wall next to the mantel, the wall behind the mantel itself, and the east window in Room 101. The analysis showed that the wall behind where the mantel would be located had fewer paint layers than the adjacent wall. The colors behind the missing mantel were consistent with the paint layers found on the window and other areas of the house; and indicated that the house was not painted as often as originally speculated and when painted, everything was painted at one time, but not necessarily the same color. Out of the rooms analyzed, this room was painted the most and has intricate molding, which indicates that this room may have been an entertaining space and commonly used area.



Close up of Mantel paint colors



Mantel and surrounding wall

Stairway, front door, and wall of Room 102:

Stairway and wall in Room 102 are currently covered in peeling latex paint. Latex paint often does not adhere well to early paint layers. There are two early colors on the wall and the latex paint was applied later as a decorative scheme. The original analysis for the hallway indicates that the hallway was painted with blue-grey walls and white trim. The more recent paint layers were applied within the past four decades. The two layers under the latex layers were applied mid-twentieth century. The stair railing was initially painted white, and then it was painted green when the hallway was painted green.



Paint layers on back of front door



Stairs in Room 102



Room 102 and peeling Latex paint on walls

Window in Room 103:

The window in Room 103 yielded several paint layers. Room 103 underwent several cosmetic changes over the last ten decades to the north window and the entry door. There are two window surrounds in the room, and due to the decorative changes in the window and door surrounds, further research would need to be done to determine the original colors.



Room 103 wall and window

**Chromochronology:**

Exterior Walls

Substrate    Substrate is Wood  
Grey  
White  
Grey  
Remaining layers were White

Room 101

**Wall**

9 Layers Found:

Substrate    Substrate is Wood  
Grey/Tan  
Tan  
Off- White  
Green  
Mint Green    Mid-Century  
Pink

Tan  
Deep Rose  
Tan

**Mantle Area**

2 Layers Found:

Substrate                      Substrate is Wood  
Grey/Tan  
Tan

**Window Apron**

5 layers found:

Substrate                      Substrate is Wood  
Blue  
Tan  
White  
Medium Tan  
Dark Tan

Room 102

**Stair Newel Post**

Substrate                      Substrate is Wood  
Cream  
Pink  
Pink-Tan  
Grey-Cream  
Dark Green  
White

**Hallway Wall Under Stairs**

Substrate                      Substrate is Wood  
Grey-Tan  
White  
Off-White

**Hallway Wall**

6 Layers found:

Substrate                                  Substrate is Wood  
Light Blue- blue grey  
Green mid-century  
Pink  
White  
Tan  
White

**Front Door**

Substrate                                  Substrate is Wood  
White  
Light pink  
Medium pink  
Dark Rose  
Blue

Room 103

**Window Apron**

Substrate                                  Substrate is Wood  
Cream  
Tan  
Dark Green  
Light Pink  
Light Rose  
Tan  
White

Additional Comments:

The paint analysis conducted on the Sherrill House was not an exhaustive analysis, and a more in-depth analysis should be conducted to do an accurate period interpretation of the rooms. Analysis of doors and the surrounding moldings should be conducted. For further information on how to properly identify, treat, and apply historic interior paints please refer to U.S. Department of the Interior, National Park Service Preservation Brief 10 and 28: *Exterior Paint Problems on Historic Woodwork* and *Painting Historic Interiors*. For a more detailed outline of paint colors used historically in the home please refer to the color paint chart in appendix, page (Page Number Needed). The Sears and/or Montgomery Ward chart would be applicable to this home because paint was available by mail order to houses in the country<sup>128</sup>.

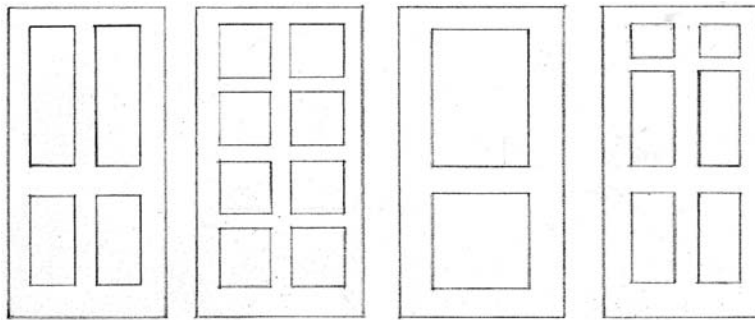
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<sup>128</sup> Sears and Roebuck Company, Interior Seroco Paint Colors, <http://www.flickr.com/photos/daily-bungalow/3161626020/in/set-72157612080393830> (Date Accessed 11- 20- 2012).

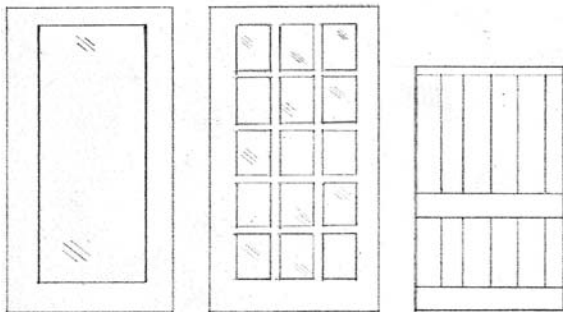
# Schedules

## Door Schedule

Room #	Door Type	Door #	Dimensions	Description
101	A	D1	81 1/8" x 34 1/8" x 1 1/8"	4 panel wood door
102	B	D2	82" x 36" x 1 1/8"	8 inset panels. wood front door, (not original)
103	A	D3	81 1/8" x 34 1/8" x 1 1/8"	4 panel wood door
104	A	D4	81 1/8" x 34 1/8" x 1 1/8"	4 panel wood door
104	G	D5, D6	70 1/4" x 24" x 1 1/2"	2) tongue and groove closet wood door
105	A	D7, D9	81 1/8" x 34 1/8" x 1 1/8"	4 panel wood door
105	C	D8	72" x 24" x 1 1/4"	2 panel closet wood door
106	D	D12	80" x 29 3/4" x 1 3/4"	6 panel hollow core Masonite bathroom door
107	F	D11,D13	80" x 32" x 1 1/4"	15 light wood door
108		D10		No door
109		D14,D18		No doors
110	F	D16,D15	80" x 32" x 1 1/4"	15 light wood door. D15 has no door
111	E	D17	79 1/4" x 36" x 1 1/4"	Single light wood door with no glass
201	C	D19	78 1/4" x 28 3/4" x 1 1/2"	2 panel wood door
202	C	D22	78 1/4" x 28 3/4" x 1 1/2"	2 panel wood door
203				No Door
205		D20,D21		No Door



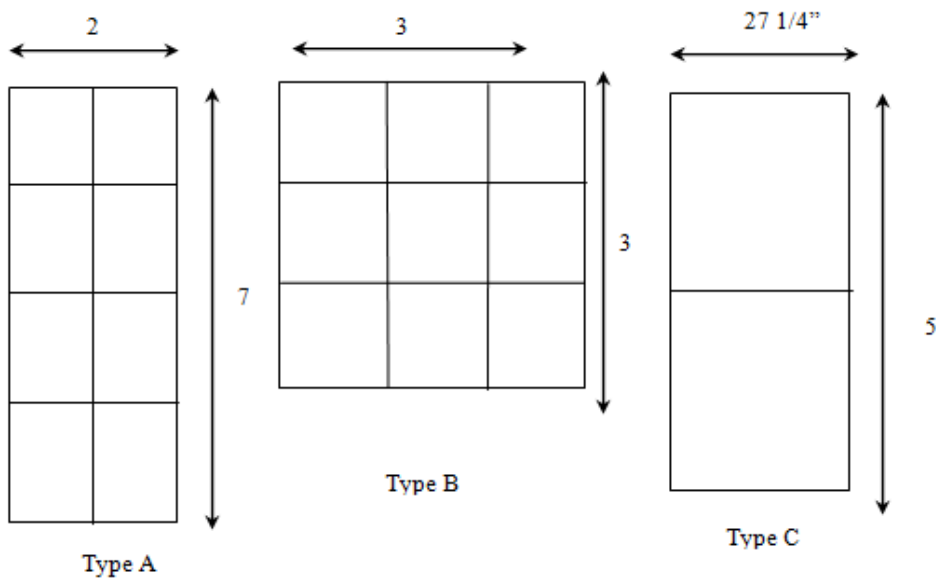
A B C D



E F G

# Window Schedule

Room Number	Type	Number of Windows
Room 101	A	2
Room 103	A	2
Room 104	A	1
Room 105	A	1
Room 106	B	2
Room 107		Inaccessible
Room 108	A	2
Room 109		Inaccessible
Room 110		Inaccessible
Room 111		Inaccessible
Room 201	C	2
Room 203	C	2
Room 208	C	1



# Molding and Casing Schedule

Moldings are pieces of wood that have been cut and shaped and then laid horizontally and vertically to provide a transition between two different building elements.<sup>129</sup> The moldings which transition between the wall and the windows or doors are called casings. The historic window and door casings in the Sherrill House are all quite simple, which fit the Arts and Crafts design aesthetic of an uncomplicated natural look which was popular in the late 1800s into the early 1900s. In discussing casing designs, an 1899 book stated, “...except in specially designed work, it is considered better taste to keep them as simple and plain as possible.”<sup>130</sup> The builder of the Sherrill House adhered to this principle.

On all the windows and most of the doors, the top and side casings match each other. Only occasionally are there mismatches, and in a couple of instances a casing is missing. There were no corner blocks observed anywhere in the Sherrill House.

## WINDOW CASINGS

The historic interior window casings consist of three main types. Type 1 is the most plain, and consists of single, 1” x 4” flat boards surrounding the window opening. The top and side casings connect with butt joints. Type 2 is a two-part architrave with a ½”-thick flat board (of varying widths, but usually 2½” to 3” wide) with a 1”-thick, 1½”-wide backband. The third historic casing, Type 3, is found only on three windows in the two front rooms. This casing is 5” wide, 1⅝” thick, with a double ogee-style profile<sup>131</sup>. All three casing types are pictured on the following pages. See the floor plan with room and window numbers in **Appendix XX**. Below is the window casing schedule. Note that only the interior window casings are documented here.

<u>Window Number</u>	<u>Casing Type</u>
W-1	3
W-2	3
W-3	3
W-4	2
W-5	2
W-6	2
W-7	2
W-8	1

Windows W-9, W-10, W-11, W-12, W-13, W-15, and W-16 are covered with plywood; their casing types could not be determined. Window W-14 has a modern casing that matches the casing on door D-16 (see photograph on **page XX**). These appear to be homemade casings with a large (¾” wide) astragal (a half-bead) as the signature design feature. The second story windows are also boarded up and casings were no visible.

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<sup>129</sup> Brent Hull, *Historic Millwork, A Guide to Restoring and Re-creating Doors, Windows, and Moldings of the Late Nineteenth through Mid-twentieth Centuries* (New York: John Wiley & Sons, Inc., 2003), p. 85.

<sup>130</sup> *Masonry, Carpentry, Joinery; Selections from the International Library of Technology* (Scranton, PA: International Textbook Co., 1899); Joinery, Section 10, p. 15.

<sup>131</sup> “Ogee” is a double curve that consists of two arcs oriented in opposite directions; one curve is convex; the other is concave.



**Type 1 window casing**



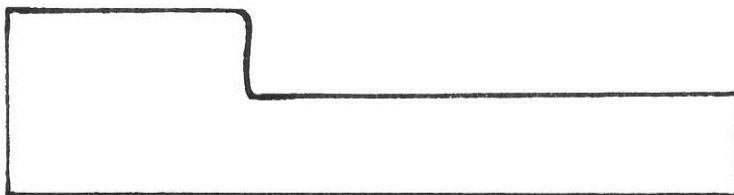
Window W-8 (left) has Type 1 casings: plain 1” x 4” boards assembled with butt joints.

**Type 2 window casing**

Window W-7 (right) has the Type 2 casing profile, the most common profile in the Sherrill House. This same profile can be seen on many door openings throughout the house.



Type 2 casing profile:

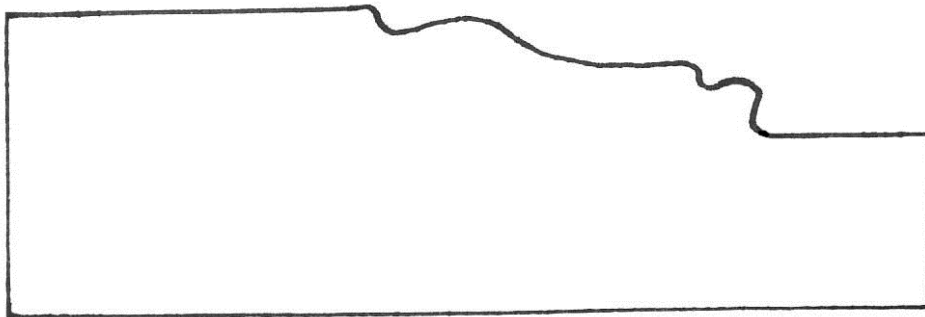


### **Type 3 window casing**

Window W-3 (right) has the Type 3 casing profile, the most decorative of the window casings. It is not surprising that this fancy style window profile would be found in the two front rooms of the house; the rooms most likely to be used by guests.



Type 3 casing profile:



### **DOOR CASINGS**

The historic door casings consist of four main types. Type 1 is plain, and consists of single, 1" x 4" flat boards surrounding the door openings. In some cases, the top and side casings connect with mitered joints, but occasionally they simply abut. Type 2 has a 1/2" tall base with a 1 1/8" tall backband; the two sections are joined by an ogee (S-shaped) curve, with the concave curve higher than the convex curve. The third historic casing, Type 3 has a 1" tall base with a 1 1/2" tall backband. The two sections are joined by an ogee curve, with the convex curve higher than the concave curve. Type 4 is a modern molding profile that was not popular in the United States until the mid-twentieth century. It is a narrow (2-3/16" long) with two very shallow ogee curves, sometimes called a "K" style curve. All four casing types are illustrated on the following pages.

Since the door openings were accessible, both sides of the door casings are noted. The "exterior" side of the door is the room from which the door opens. The "interior" side of the door is the room into which the door opens. For example, the casing type for the exterior of Door D-1 is

Type 1, and is found on the Room 102 side of the door. The casing type for the interior of Door D-1 is Type 2, and is found on the Room 101 side of the door. See the floor plan with room and door numbers in **Appendix XX**. Below is the door casing schedule.

Door Number	Exterior Casing Type	Interior Casing Type
D-1	1	2
D-2	1. Top & east casings are 4" wide; west casing is 2¾" wide. There is a drip cap above the top casing as this door opens to the outside.	1, 2. Type 1 on the sides; Type 2 on the top casing.
D-3	1	2
D-4	1	3
D-5	N/A (closet)	3
D-6	N/A (closet)	2
D-7	1	2
D-8	N/A (closet)	4
D-9	1	2
D-10	2	3
D-11	1	2
D-12	4	4
D-13	1	1. Top and south casings are 4¾" wide. No casing on the north side. Drip cap above top casing, as this door originally opened to the outside.
D-14	1, 2. Top & west casing are Type 1. East casing is Type 2.	1
D-15	1. All casings are 3⅞" wide.	1, 2. Type 2 on top & east casings. Type 1 on west casing; board is 3½" wide.
D-16	See below.	See below.
D-17	1. Side casings are 3½" wide. There is a drip cap above the top casing as this door opens to the outside.	1

Door D-16 has a modern casing that matches the casing on window W-14 (pictured below). These appear to be homemade casings with a large, ¾" wide astragal (a half-bead) as the signature design feature.



Window W-14 (left) and door D-16 (right) have similar casing profiles.

The doors on the second floor of the house, when they had any casings, were Type 1. The interior finishes on the second floor are all modern.

### **Type 1 door casing**

The exterior (Room 102) side of door D-1 (right) has the Type 1 casing profile—the plain 1” x 4” boards which, in this case, simply abut at the join between top and side casing elements.

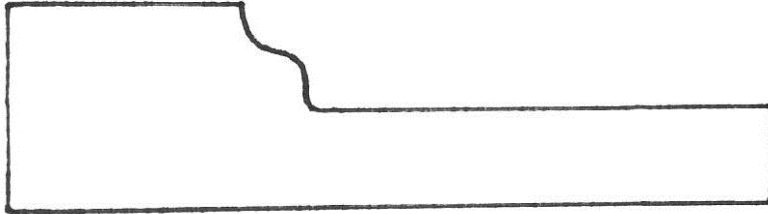


### **Type 2 door casing**

The interior side (Room 101) of door D-1 (right) has the Type 2 casing profile.



Type 2 casing profile:

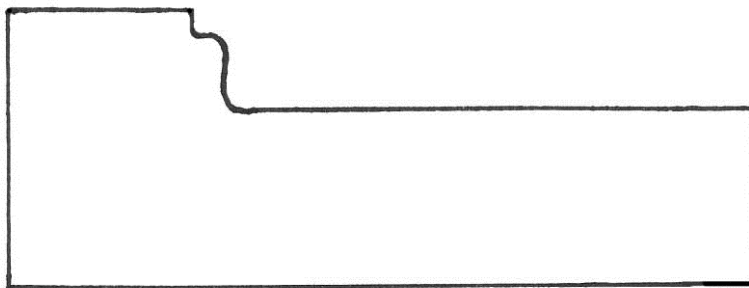


**Type 3 door casing**

The interiors of doors D-4 and D-5 (right) both have the Type 3 door casings.



Type 3 casing profile:



**Type 4 door casing**

Door D-8 (right) has the modern K-style casing, which is more narrow and shallow than the historic styles.

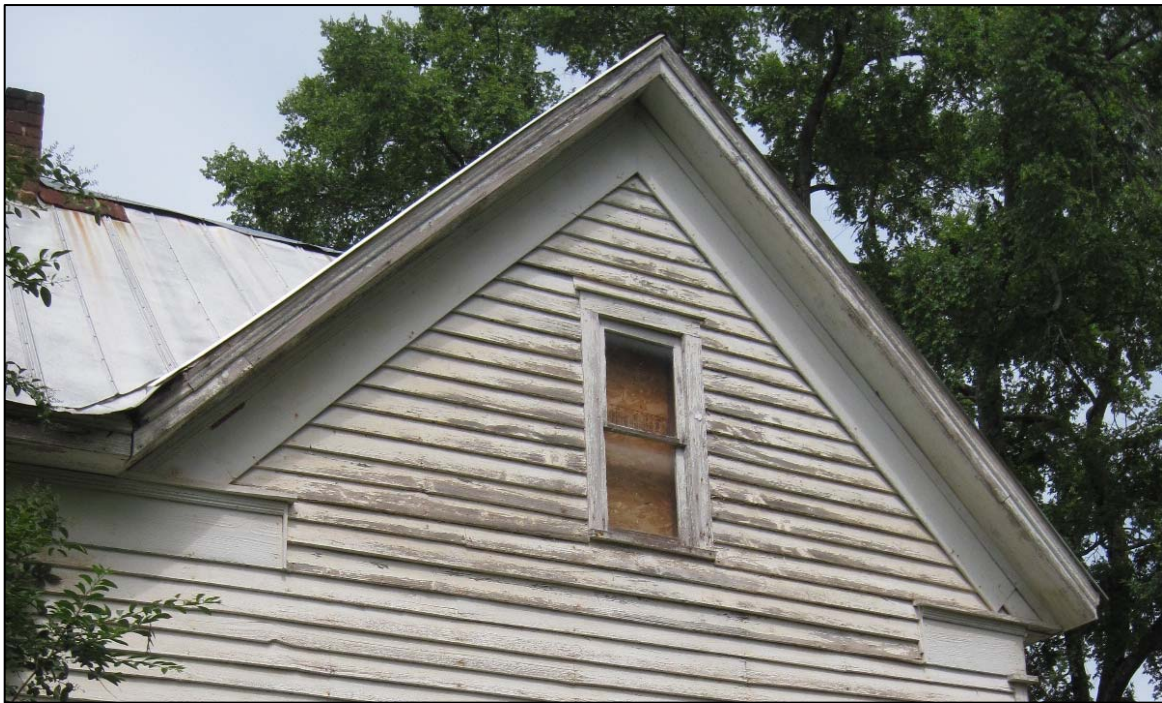
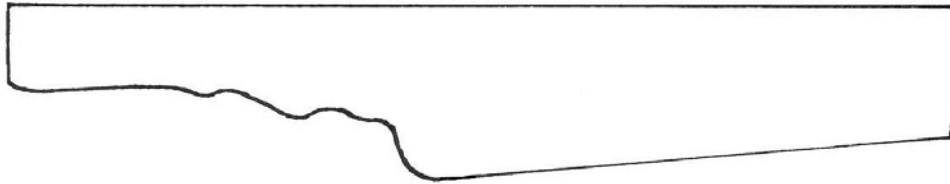


Type 4 casing profile:



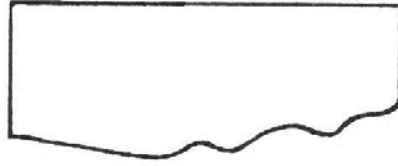
### Additional Moldings

Below is the molding profile of the gable return taken from the east facade.



East gable end of the Sherrill House. The molding profile was taken from the right side.

Below is the molding profile of the front porch cornice.



Ceiling of the front porch looking east. The molding profile was taken in the area between the ceiling and the support beams.

# Glossary

Acoustical Tile: Tile shaped blocks of sound-absorbent material used as ceiling or side-wall facing.

Backband: The outer molding member of casing for door or window.

Beveled Siding: Exterior wall siding where the upper edge of the wood board is thinner than its lower and lapped in laying to cover the horizontal joint between adjoining pieces.

Black rot: also “cellular rot” or “wet rot” is caused by exposure to moisture and turns wood black, giving it a burnt appearance.

Chamfered: A flat surface made by cutting off the edge or corner of a block of wood or other material.

Clapboard: A board that is thin on one edge and thicker on the other, to facilitate overlapping horizontally to for a weatherproof, exterior wall surface.

Code: A set of standards established and enforced by local government for the structural safety of buildings.

Concrete Masonry Units (CMU): Large rectangular, concrete blocks.

Cornice: a continuous, molded projection that crowns a wall or other construction, or divides it horizontally for compositional purposes. (Ching)

Double Hung Window: A window having two sashes that slide up and down

Dropped Ceiling: A secondary ceiling, hung below the main, structural ceiling

Fascia: any broad, flat, horizontal surface, as the outer edge of a cornice or roof. (Ching)

Flashing: pieces of sheet metal or other in, impervious material installed prevent the passage of water into a structure from an angle or joint. (Ching)

Flue: A passage for air or gasses of combustion.

Gable: the triangular portion of a wall enclosing the end of a pitched roof from cornice or eaves to ridge. (Ching)

Galvanic corrosion: an electrochemical reaction that causes metal to corrode when two dissimilar metals are in contact in the presence of an electrolyte.

Galvanized metal: steel coated with iron or zinc



Gypsum Board: wallboard with a gypsum plaster core bonded to layers of paper or fiberboard

Lintel: A horizontal member of most common structural form- a beam resting its two ends upon separate posts.

Mud dauber: elongated, slender and usually shiny-black wasps that vary in length from about a half inch to an inch or more. (University of Georgia College of Agricultural and Environmental Sciences, [Http://www.caes.uga.edu/applications/publications/files/pdf/C%20782\\_3.PDF](http://www.caes.uga.edu/applications/publications/files/pdf/C%20782_3.PDF))

Muntin: A bar member supporting and separating panes of glass in a sash or door

Oriented strandboard (OSB): a composite engineering wood product that is compressed and bonded with resin adhesives under heat and pressure. (Laura Drummond)

Paired Interior Ridge Chimneys: Two chimneys that are along the same roof ridgeline

Rake board: a board or molding placed along the sloping sides of a gable to cover the ends of the siding. (Ching)

Sheathing: boards or structural panels, as plywood, fastened to the frame of a wall or roof as a base for cladding or roofing.(Ching)

Shed Roof: a roof having only one sloping plane

Shiplap Siding: Exterior wall siding where the individual boards overlap the board next to it creating a channel that gives shadow line effects.

Sill: the lowest horizontal member of a frame structure, resting on and anchored to a foundation wall. Also, called a mudsill, sill plate. (Ching)

Single Hung Window: A double-hung type of window in which the top sash is fixed or inoperable.

Soffit: the underside of an architectural element, as an arch, beam, cornice, or staircase. (Ching)

Spackle: Putty-like material for filling of cracks and holes.

Stacked Stone Chimney: A chimney that is formed using a series of different shaped stones staked upon one another.

Standing Seam Metal Roof: A roof made of metal panels with edges that were bent upward at a right angle to the roof and secured together by folding the edges together or crimping a U-shaped strip of metal over the common joint between them.

Subfloor: a base for a finish floor, consisting of boards, plywood, or other structural sheathing laid over and fixed to the floor joists. (Ching)

Tongue-and-groove: Wooden planking in which adjacent boards are joined by means of interlocking ridges and hollows down their sides.

# Secretary of the Interior Standards for Rehabilitation

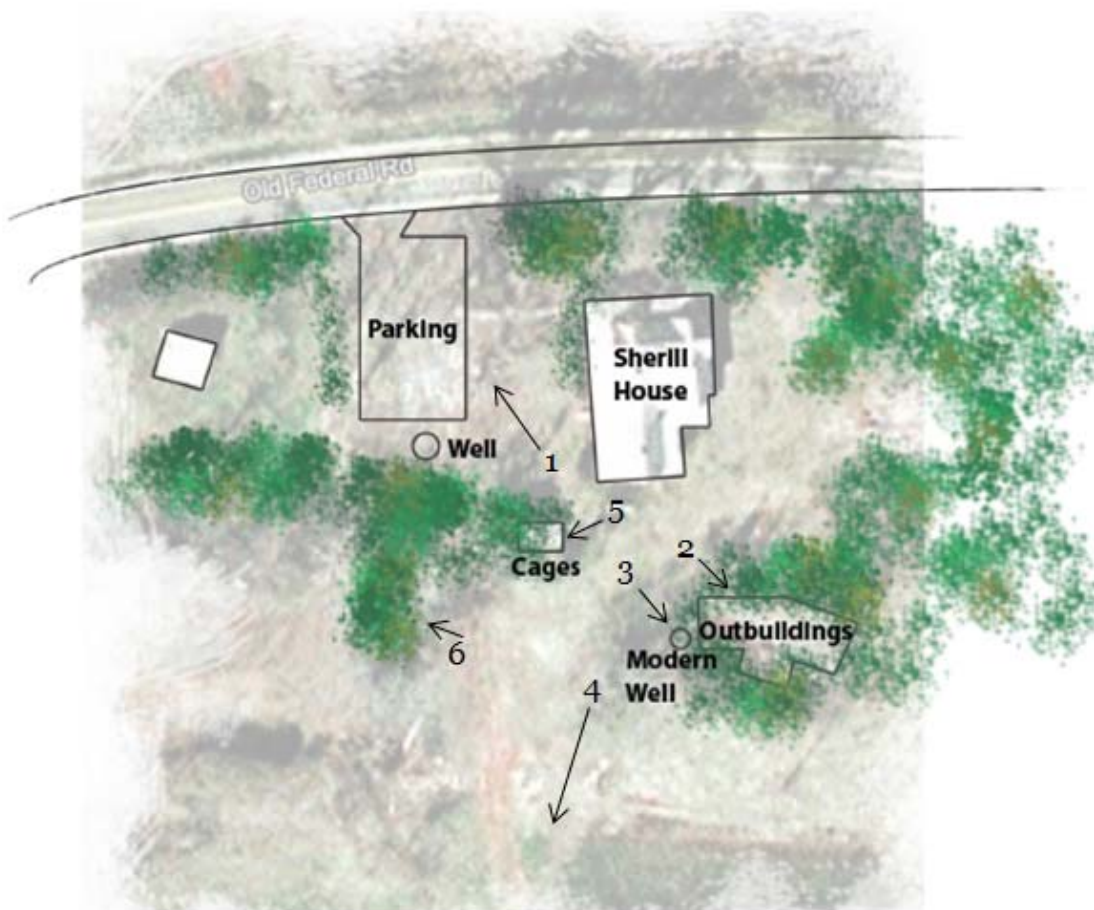
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# Secretary of the Interior Standards for Reconstruction

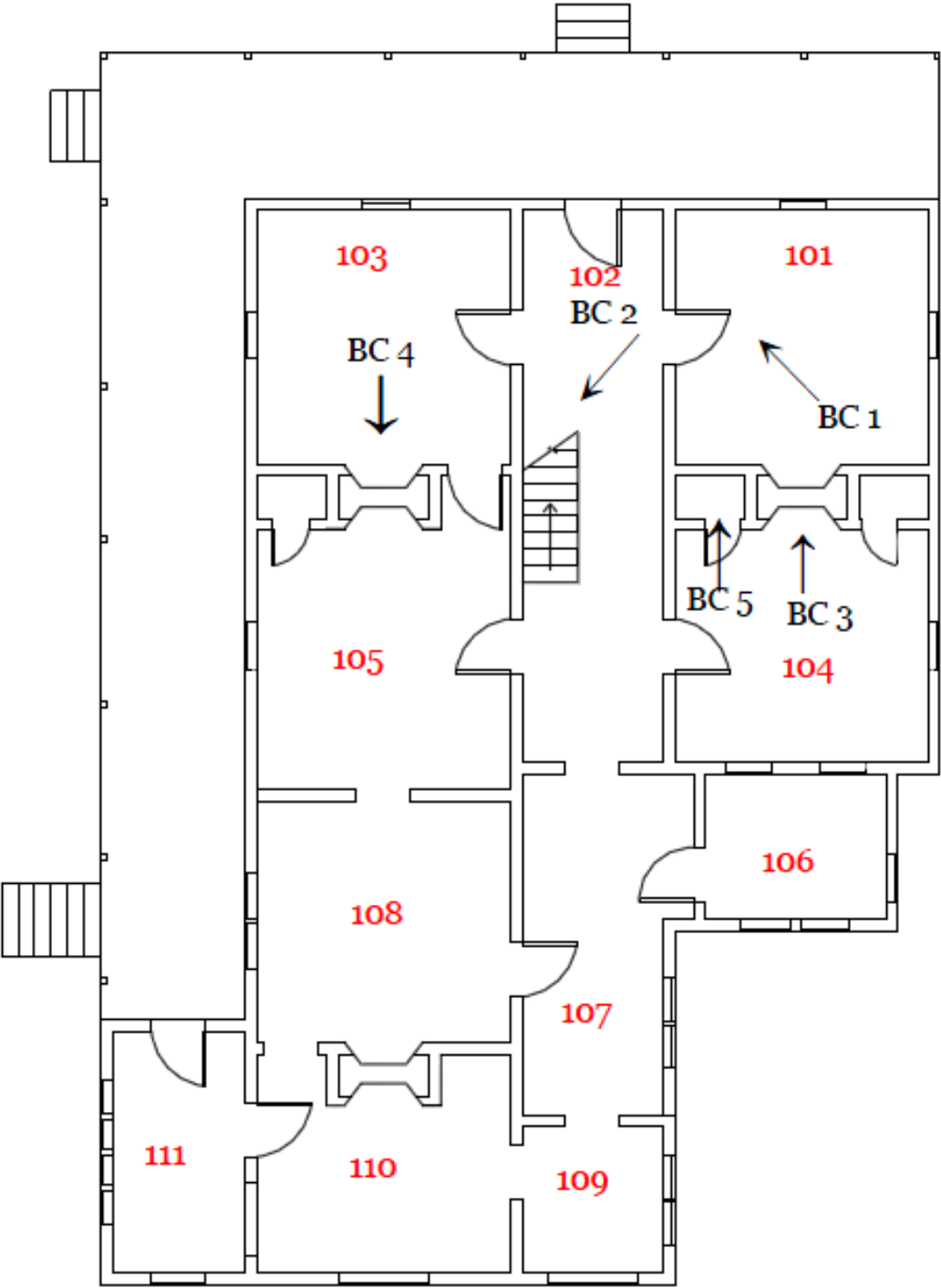
1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

# Photograph Keys

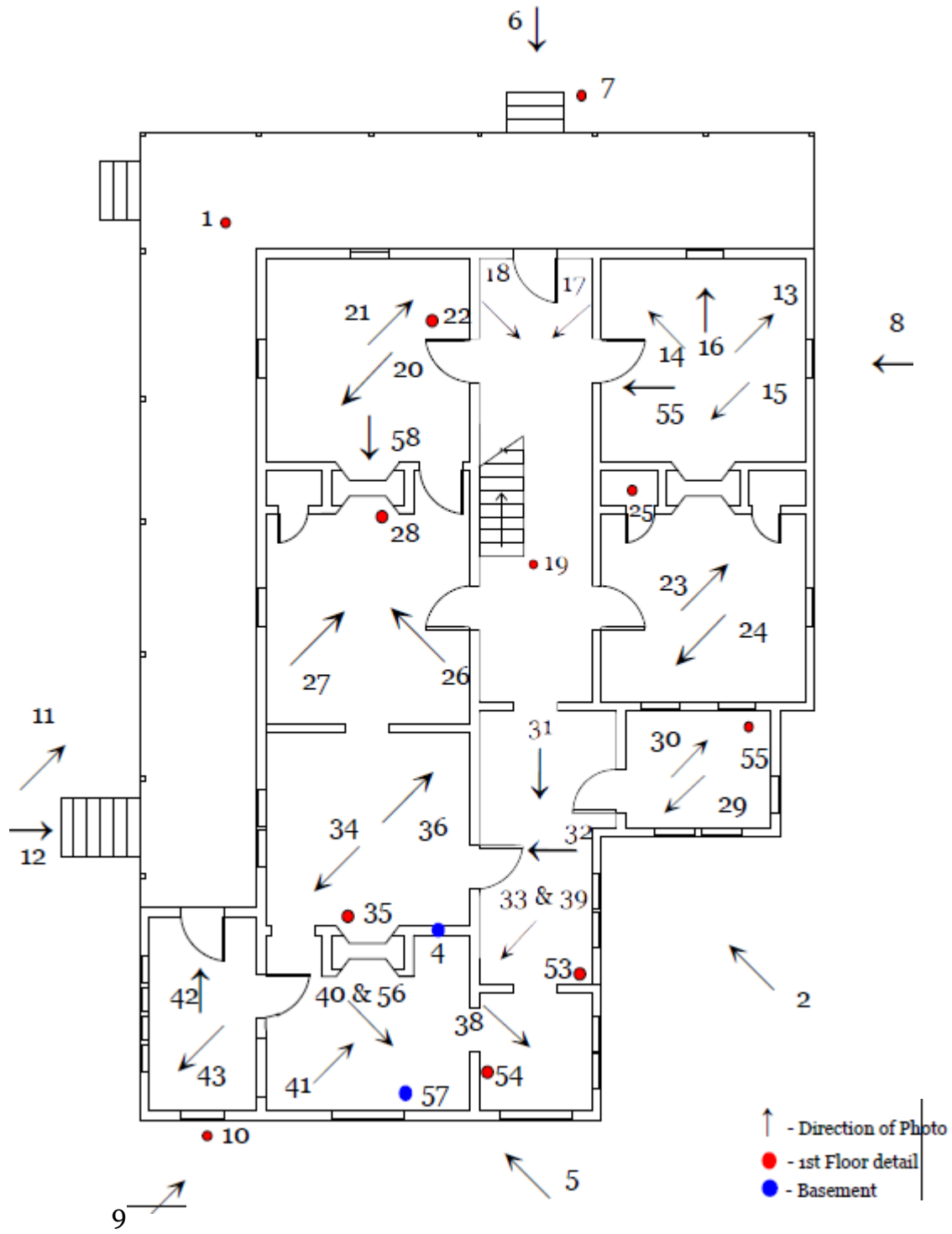
## Site Description (SD)



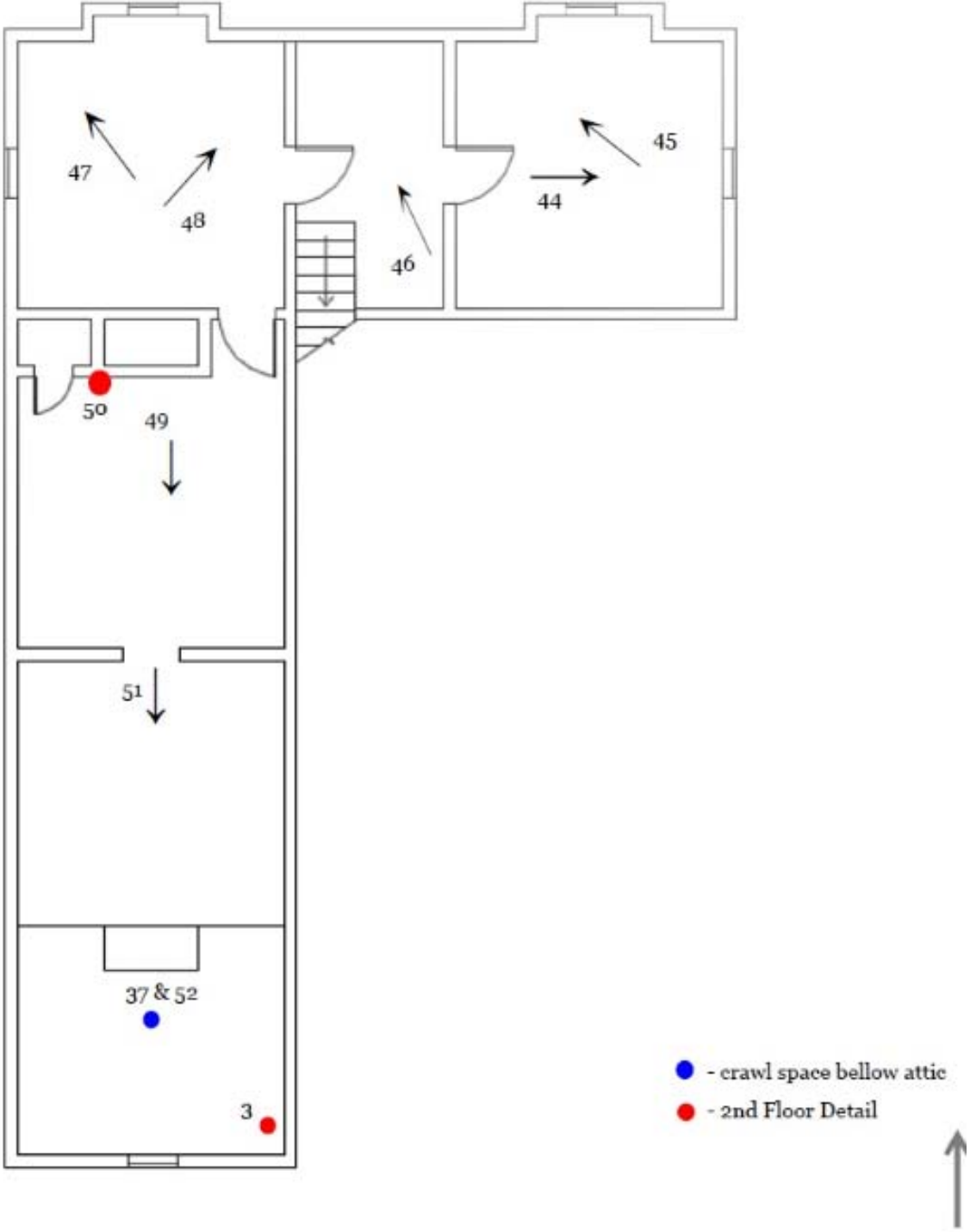
# Building Chronology (BC)



# Architectural Description (AD) – First Floor

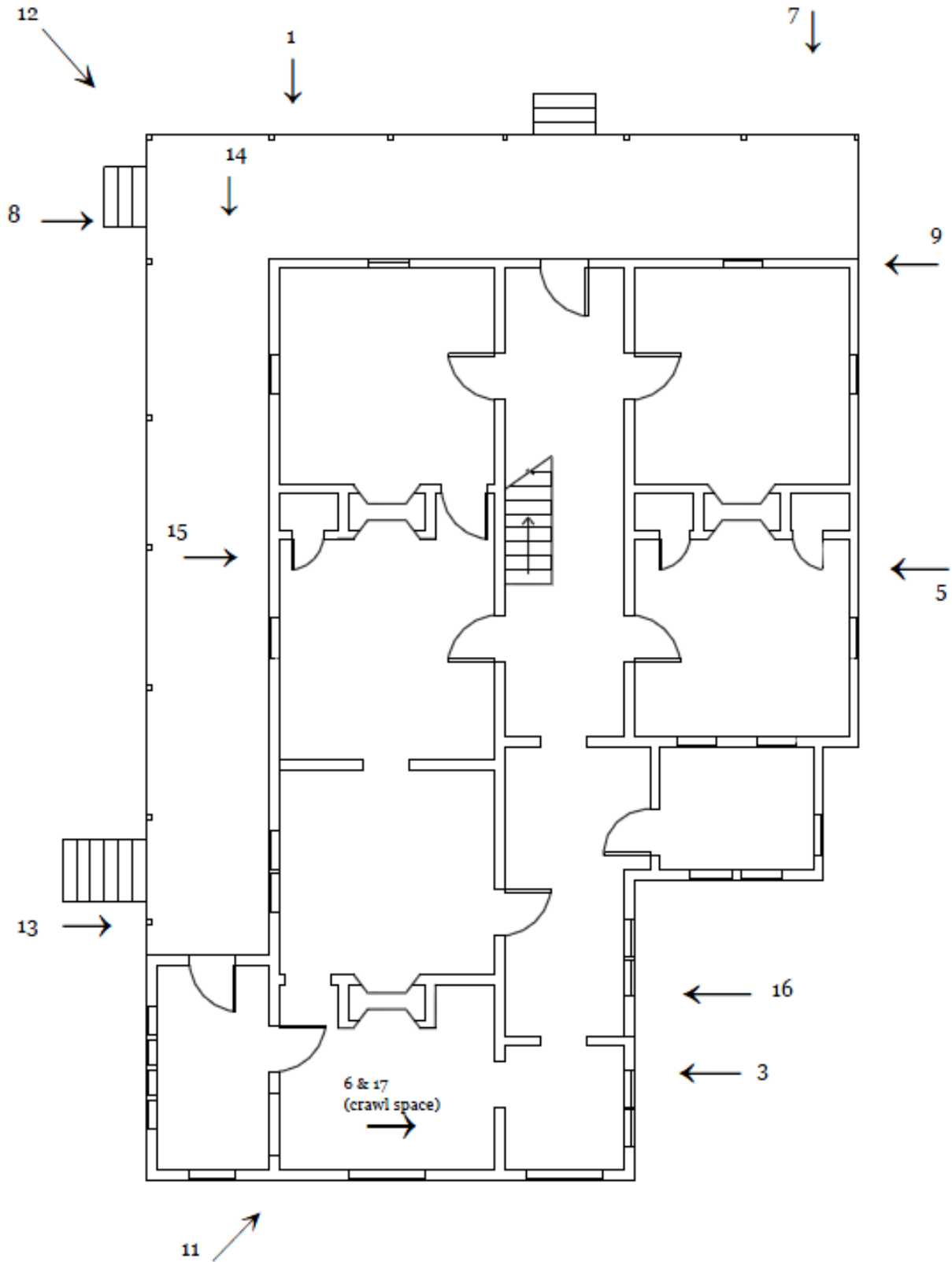


# Architectural Description (AD)- Second Floor

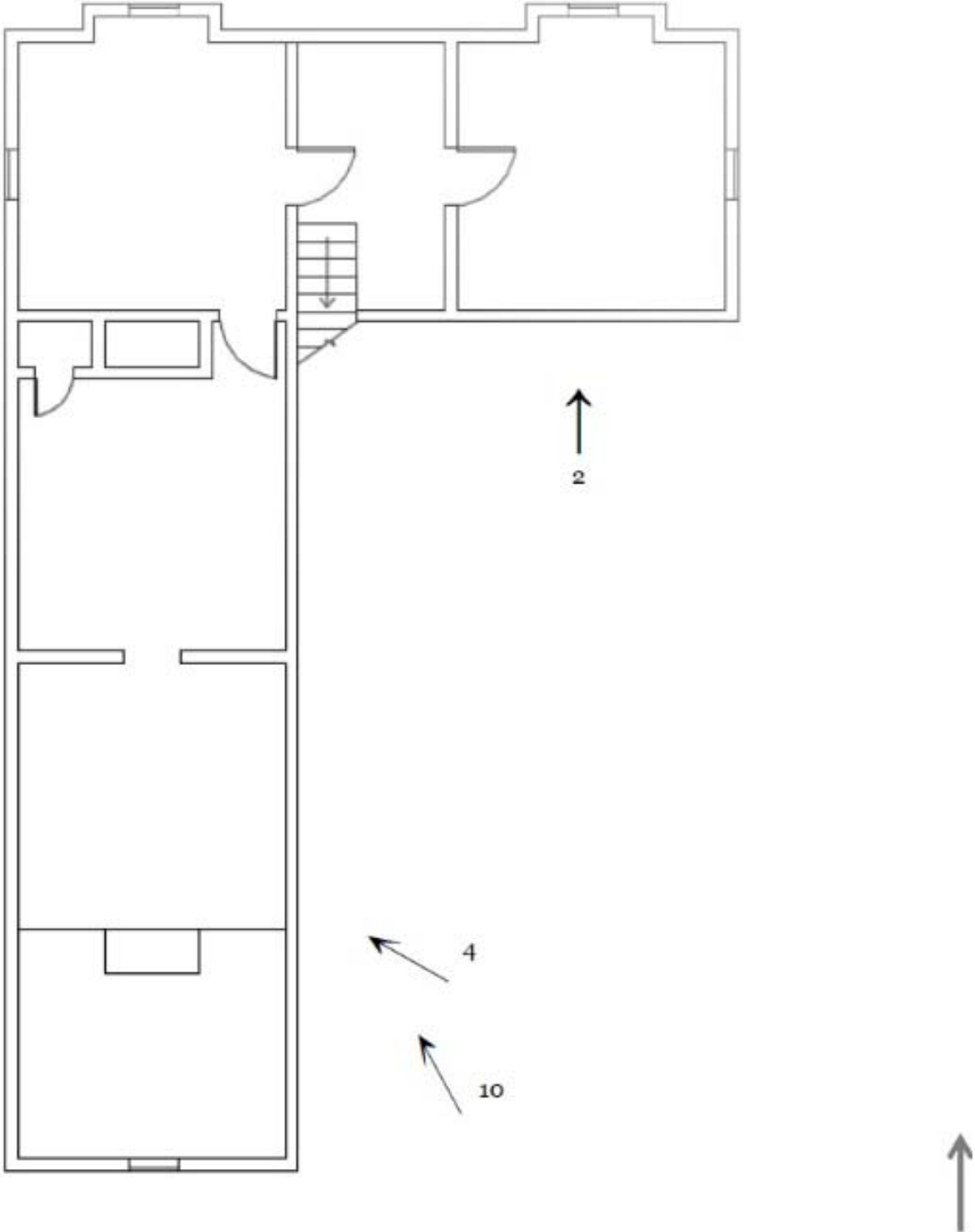




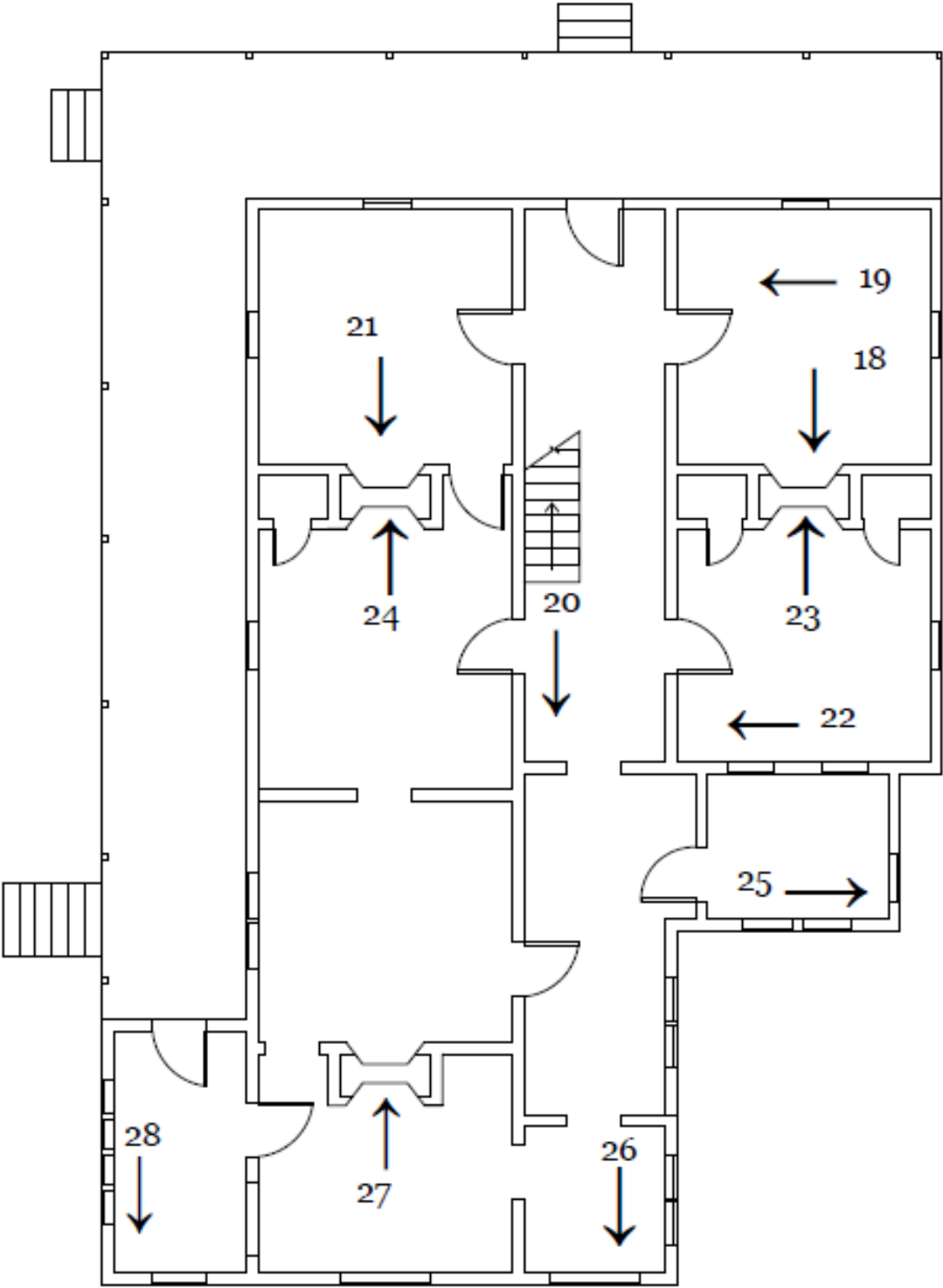
# Conditions Assessment (CA)- Exterior



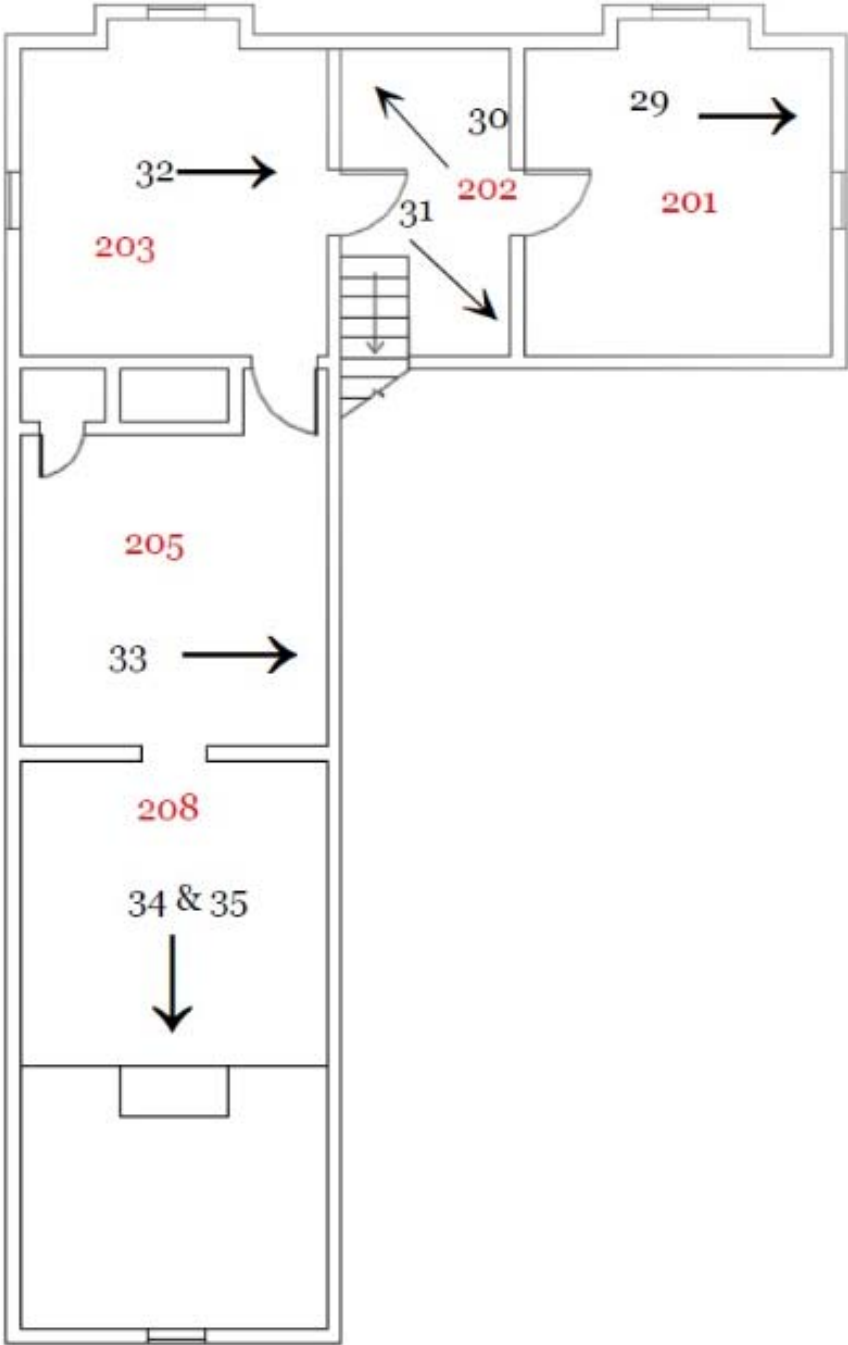
Conditions Assessment (CA)- Exterior



Conditions Assessment (CA) - Interior First Floor



# Conditions Assessment (CA) - Interior Second Floor



# Photograph Log<sup>132</sup>

## **Family History**

FH1: Early Photo of Earnest and Oma Sherrill (Page 25)

FH2: Earnest and Oma Sherrill in their later years in front of the Sherrill House (Page 25)

FH3: Sherrill House Ca. 1960s (Page 25)

## **Building Chronology**

BC1: Four-panel wood victorian door in Room 101 (Page 26)

BC2: Paneled Partition in Room 102 (Page 26)

BC3: Fireplace in Room 104 that is missing a mantel Photo (Page 26)

BC4: Room 103 and the Roman Brick fireplace (Page 26)

BC5: Wood paneling in closet in Room 104 (Page 26)

BC6: Furnace and cinder block pit were later additions ca. 1970-1980 (Page 26)

BC7: Floor Plans: Change Over Time (Page 27)

BC8: Existing Site Plan (Page 28)

## **Site Description:**

SD1: Temporary Parking Lot (Page 44)

SD2: Outbuilding. (Page 44)

SD3: Modern Well (Page 44)

SD4: Field to the south of the house that is to be turned into a BMX course (Page 44)

SD5: Chicken House (Page 44)

SD6: Burnt brick from pile behind the house (Page 44)

## **Architectural Description**

AD1: The floor of the porch is comprised of wood, tongue-and-groove boards (Page 45)

AD2: The east facade of the house where enclosed porch was located (Page 45)

AD3: Remnants of wood shingles and underlying sheathing with visible nails (Page 45)

AD4: Marble pier from foundation of house (Page 45)

AD5: Access to the crawlspace under the house (Page 45)

AD6: North Facade of house (Page 45)

AD7: Unstable porch column on the North Façade (Page 46)

AD8: East facade of the Sherrill House with a one-over-one window on second story (Page 46)

AD9: South Facade of the house with the west facade addition (Page 46)

AD10: Variation in the paint color and the change of the clapboard siding on south façade (Page 46)

AD11: West facade of the Sherrill House (Page 46)

AD12: Set of concrete stairs on the west facade of Sherrill House (Page 46)

AD13: Southeast corner of Room 101 (Page 47)

AD14: The northwest corner of Room 101 (Page 47)

AD15: Missing mantel from fireplace in Room 101 (Page 47)

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<sup>132</sup> All Photographs taken in October 2012

AD16: Window on north wall of Room 101 (Page 47)  
AD17: Room 102 looking south (Page 47)  
AD18: Room 102 looking southeast (Page 47)  
AD19: Stairs in Room 102 (Page 48)  
AD20: Southwest corner of room 103 with bookshelf and fireplace (Page 48)  
AD21: Northeast corner of Room 103 (Page 48)  
AD22: Acoustical Tile on ceiling in Room 103 (Page 48)  
AD23: Northeast view of room 104 with fireplace and closet door (Page 48)  
AD24: Southwest view of Room 104 with door D4 (Page 48)  
AD25: Wood paneling in closet in Room 104 (Page 49)  
AD26: Northwest view of Room 105 with fireplace and closet (Page 49)  
AD27: Northeast view of Room 105 with Door D7 and D9 (Page 49)  
AD28: Fireplace in Room 105 that is missing mantel (Page 49)  
AD29: Room 106 looking west toward D12 and windows W9 and W10 (Page 49)  
AD30: Room 106 looking northeast shower and bathtub, toilet, and sink (Page 49)  
AD31: Room 107 looking south at the circuit breaker toward Room 109 (Page 50)  
AD32: Room 107 looking north, Room 108 to the west (Page 50)  
AD33: Exterior paneling outside of Rooms 108 and 109 (Page 50)  
AD34: Room 108 looking southwest at the fireplace and doorway to Room 110 (Page 50)  
AD35: Roman Bricks and fireplace mantel in Room 108 (Page 50)  
AD36: Room 108 looking southeast, door to Room 107 is to the right (Page 50)  
AD37: Lowered ceiling over Room 108 (Page 51)  
AD38: Southeast corner of Room 109 (Page 51)  
AD39: Exterior siding that now serves as a wall to Room 107 (Page 51)  
AD40: Southeast view of Room 110 and the kitchen sink (Page 51)  
AD41: The north wall of Room 110 with the fireplace and cabinets (Page 51)  
AD42: North view of Room 111 and paneled walls (Page 51)  
AD43: South view of Room 111 (Page 52)  
AD44: East view of Room 201 and unfinished walls (Page 52)  
AD45: West view of Room 201 and Door leading to Room 202 (Page 52)  
AD46: Room 202 looking west to Room 203, and half paneled walls (Page 52)  
AD47: Room 203 looking west toward paneled walls and dry walled wall (Page 52)  
AD48: Southeast view of Room 203 and door leading to Room 202 (Page 52)  
AD49: Room 205 looking south (Page 53)  
AD50: Exposed stuccoed chimney at the northwest of the house (Page 53)  
AD51: Attic space in Room 208 (Page 53)  
AD52: Dropped ceiling and electrical wires over room 108 (Page 53)  
AD53: Circuit Breaker in room 107 (Page 53)  
AD54: Electrical Switch in Room 109 (Page 53)  
AD55: Missing fixtures in the shower and bathtub, Room 106 (Page 54)  
AD56: Sink area on the south wall of Room 110 (Page 54)  
AD57: Furnace in crawlspace of the house (Page 54)  
AD58: First Floor with Room Numbers (Existing) (Page 55)  
AD59: Second Floor with Room Numbers (Existing) (Page 56)  
AD60: First Floor with Door Numbers (Existing) (Page 57)

AD61: Second Floor with Door Numbers (Existing) (Page 58)

AD62: First Floor with Window Numbers (Existing) (Page 59)

AD63: Second Floor with Window Numbers (Existing) (Page 60)

AD64: North Elevation (Existing) (Page 61)

AD65: East Elevation (Existing) (Page 62)

AD66: South Elevation (Existing) (Page 63)

AD67: West Elevation (Existing) (Page 64)

## **Conditions Assessment**

CA1: Damage to ridge cap, west corner of north facade, facing south. (Page 75)

CA2: Black rot on roof sheathing due to ridge cap damage. Mud daubers nests are present on the sheathing and rafters. North end of attic facing northeast. (Page 75)

CA3: Inappropriate repair to roof enables water to enter building. East façade along exterior of room 109, facing northwest. (Page 76)

CA4: Inappropriate roof repair as viewed from the attic facing east. (Page 76)

CA5: Damage to ridge cap and flashing east façade facing northwest. Note galvanic corrosion to repair and lack of flashing around to chimney. (Page 77)

CA6: Stacked stone, PVC pipes, and CMU infill under Rooms 109 and 110 facing east. Note black rot along sill where vegetation is encroaching. (Page 77)

CA7: Brown rot on the fascia board of porch; northeast corner of porch, north facade. (Page 78)

CA8: Floor boards have been replaced with plywood. Note leaning columns and differing sizes of floor boards. Northwest corner of building facing east. (Page 78)

CA9: Detached column on porch, north facade facing northwest. (Page 79)

CA10: Gable window has been broken and left open, allowing vegetation to intrude. Interior of attic, south façade, facing south. (Page 79)

CA11: Intrusive vegetation and ultraviolet light degradation. Note exposed braced framing and inappropriate repair to siding. South façade facing northeast. (Page 80)

CA12: Accumulation of debris has resulted in moisture damage to the porch roof. Northwest corner of porch on west facade, facing east. (Page 80)

CA13: Invasive vegetation, west facade, Room 111. Note residual vegetation and black rot to fascia boards. (Page 81)

CA14: Facing south from NW corner of north facade along porch. Note loose siding and missing floorboards repaired with plywood. (Page 81)

CA15: Hole in siding due to presence of rodents or other pests; west facade along porch, facing east. (Page 82)

CA16: Electric meter obscured by overgrowth, east facade, facing west. (Page 82)

CA17: Heating unit and disconnected ventilation ducts. In crawlspace facing northeast. (Page 83)

CA18: Room 101: Missing mantel, tongue and groove flooring under carpet (Page 83)

CA19: Room 101: Historic door (D1) (Page 84)

CA20: Room 102: Water damage/mold on ceiling, peeling paint on walls (Page 84)

CA21: Room 103: Built-in bookshelf, coal burning fireplace (Page 85)

CA22: Room 104: Paint Analysis (Page 85)

CA23: Room 104: Damaged ceiling due to water damage (Page 86)

CA24: Room 105: Missing mantel; tongue and groove flooring (Page 86)

CA25: Room 106: Vegetation growing through a hole in the east wall (Page 87)

CA26: Room 109: Gypsum board walls; boarded windows (Page 87)

CA27: Room 110: Built in cabinets; mantel and wood paneling (Page 88)

CA28: Room 111: Boarded windows, wood-paneled walls (Page 88)

CA29: Room 201: Top arrow denotes hole in drywall with accumulated debris. Bottom arrow denotes black mold growth from water leak. (Page 89)

CA30: Door D19 with matte finish on stain, worn carpet, typical drywall condition, and missing pieces of baseboard. (Page 89)

CA31: Room 202-Door D22 without high gloss stain prominent against high-gloss finish on north wall behind it. Bottom center of picture shows the hole in the floor to access ceiling light in Room 102. (Page 90)

CA 32: Room 203's level of finish and condition is better than those observed in Rooms 201 and 202. (Page 90)

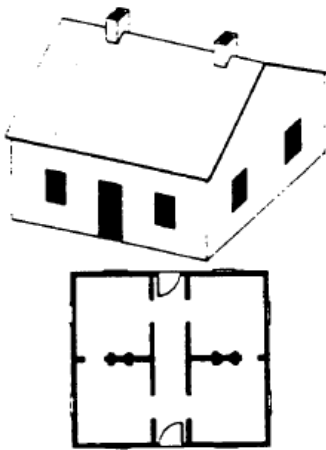
CA 33: Significant damage from roof leaks has damaged the insulation panel in this room and caused water and mold damage in Rooms 102 and 105 below. (Page 91)

CA34: Stinging insect nests (both active and inactive). (Page 92)



# Georgian Cottage

**Georgian Cottage**



Possibly the single most popular and long-lived house type in Georgia, the Georgian cottage is named not for the state but for its floor plan, associated with 18th century English Georgian architecture. The Georgian plan consists of a central hallway with two rooms on either side. 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. Houses of this type were built in almost all periods of Georgia's history, well into the 20th century, but the greatest concentration is between 1850 and 1890. Most surviving examples are found in the Piedmont region.

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