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This study deals with the renovation and partial restoration of the North Carolina Executive Mansion from 1974 until 1976. The Mansion is significant because it has continuously housed and served twenty-three governors and first families for nearly a century: it has been the site of official State functions; it has housed the offices for ancillary support groups for the Executive branch. It is a historically and architecturally significant building.

Since the Mansion was built in 1883 prior to the availability of modern conveniences and mechanical/technical systems, these have been added in a piecemeal fashion over the years. Many of these systems had become outdated and inadequate for current needs. The structure had deteriorated after a century of continuous use. Therefore, the Mansion was mechanically and structurally unsafe and uncomfortable for habitation.

After considering alternatives recommended by investigative committees, the General Assemblies approved the renovation and partial restoration in 1973 with an allocation of \$545,000 and in 1975 with an allocation of \$270,000. The restoration involved the revitalization of the Victorian architectural features, which had been covered up or were in a state of deterioration. The renovation dealt with

modernization, code compliance, general maintenance, and repair. The project required the collaborative efforts of both government and private sector professionals. Private architectural and engineering firms, specialists, and contractors were employed under the statutory guidelines to plan and implement the project. Government architects, engineers, and an interior designer guided, inspected, and evaluated the project.

As a result of the renovation and restoration processes, recommendations were developed to ensure the survival of the Mansion and the comfort of the residents. These recommendations include programs for future maintenance, repair and replacement of structural and mechanical elements, for future restoration and renovation projects, and for future furniture acquisitions. Plans should be developed for curatorial management and public awareness programs. Administration and committee controls also need to be clarified.

Mary C. Sullivan
March 27, 2001

THE RENOVATION AND PARTIAL RESTORATION
OF THE NORTH CAROLINA
EXECUTIVE MANSION
(1974-1976)

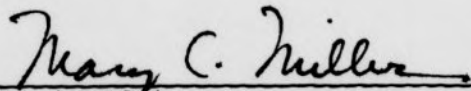
by

Marie Sharpe Ham

A Thesis Submitted to
the Faculty of the Graduate School at
The University of North Carolina at Greensboro
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of the Requirements for the Degree
Master of Science in Home Economics

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1977

Approved by


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APPROVAL PAGE

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TABLE OF CONTENTS

	Page
APPROVAL PAGE	ii
ACKNOWLEDGMENTS	iii
LIST OF FIGURES	viii
CHAPTER	
I. INTRODUCTION	1
Background of Project.	1
Purposes of Study.	4
Preconstruction History.	4
Architecture and Construction.	6
Postconstruction History	8
Trends in Preservation	13
II. PROBLEM, PROCESSES, AND PROCEDURES	16
Condition of the Executive Mansion in 1973	16
Contributing Factors	17
Committee Action and Findings.	17
Modernization Issues and Solutions	18
Mechanical and technical systems	18
Spatial reorganization	19
Redecoration	19
Code Non-Compliance.	19
General Maintenance and Repair	20
Committee Conclusions and Recommendations.	21
Legislative Appropriation and Allocation	24
Implementation of the Recommendations.	26
General Procedures	26
Collaborative Efforts.	27
Architects and engineers	28
Interior design consultant	28
Contractors.	29
First Family	30
Additional outside experts	31
III. EXTERIOR IMPROVEMENTS.	32
Wood Restoration	38
Roof Repair and Restoration...	38
South Porch	38
Windows and Screens.	41
Paint.	43
Masonry.	45
Brick and Stone.	45

CHAPTER III EXTERIOR IMPROVEMENTS (continued)	Page
Lighting	49
Stair Tower and Fire Escape	49
Waterproofing the West Wall	59
Garage.	61
 IV. INTERIOR IMPROVEMENTS	 63
Architectural Interior Layout	66
First Floor	66
Second Floor.	70
Third Floor	70
Basement	73
Changes Effected	73
Waterproofing	73
Paint and Wallpaper	77
Wood Restoration	81
Staircase	81
Other wood details.	83
Wood panels	83
Insulation	83
Flooring	91
Plaster	91
Fireproofing and Fire Retardant Coating	95
Hardware.	97
Heating, Ventilation, Air Conditioning	97
Electrical System	107
Original wiring	107
Convenience and special purpose outlets	115
Switching	115
Future lighting	116
Other lighting	116
Light fixtures	116
Security lighting	118
Telephone and Other Communications Systems.	122
Telephone	122
Bell-call system.	122
Television relay system	122
Smoke Detection System	123
Plumbing	123
Bathrooms	123
First floor bathrooms	125
Ladies' powder room	125
Gentlemen's restrooms	125
Second floor bathrooms.	130
Northwest bathroom	130
Northeast bathroom	134
East bathroom	134
Southeast bathroom.	137
South central bathroom	137
Southwest bathroom.	142
Third floor bathrooms	142

CHAPTER IV INTERIOR IMPROVEMENTS (continued)	Page
Kitchen	142
Window Treatments and Floor Covering	146
Existing conditions	146
Determining needs and procurements	146
Implementation of Furnishings Plan	
First Floor	148
Main entrance hallway	148
Gentlemen's parlor or south drawing room	149
Ballroom	149
Library	149
Dining room	149
Breakfast room	154
Security area	154
Ladies' and gentlemen's restrooms	154
Ladies' parlor or north drawing room	154
Second Floor	157
Northwest bedroom and bathroom	157
Northeast bedroom and bathroom	157
East bedroom	157
Southeast bedroom	159
South central bedroom and bathroom	159
Southwest bedroom and bathroom	159
Governor's study	162
Main staircase landing	162
North-south and east-west hallways	162
North staircase and landings	162
Third Floor, Finished Areas	162
Office, playroom and bathroom	162
Northeast bedroom and bathroom	165
Laundry room	165
North-south hallway	165
 V. SUMMARY, EVALUATIONS, AND RECOMMENDATIONS	 166
Summary	166
Evaluations and Acceptance	172
Evaluation by the Professionals and the Design Team	172
Evaluation by the State	173
Recommendations for Future Action	174
Future Maintenance, Modernization and Replacement	175
Furniture Acquisitions	176
Further Restoration and Renovation	176
Curatorial Management	177
Developing Public Awareness	178
Administration and Committee Controls	178

	Page
LIST OF FIGURES	
BIBLIOGRAPHY	180
APPENDIX A: CHRONOLOGIES	182
APPENDIX B: LEGISLATIVE ACTION	188
APPENDIX C: DECORATIVE TREATMENTS.	201
APPENDIX D: EXPENDITURES	207

with and the Executive Residence Building Commission, 1973.	23
1. Exterior View of the West Elevation, 1976	23
2. Exterior Line Drawing of the West Elevation	24
3. Exterior Line Drawing of the North Elevation.	25
4. Exterior Line Drawing of the East Elevation	26
5. Exterior Line Drawing of the South Elevation.	27
6. Rotated Wood Cut Out of a Column	29
7. Replacement for Rotated Wood of a Column	30
8. South Porch Deck Replacement.	32
9. Second Floor Balcony Window and Hinged Screen	34
10. Workman Scraping Masonry Joints in Setaucapoint- ing Process	36
11. Walkway with Handmade Bricks (1883), Entrance Wall, Fence, Flagpoles, and Landscaping (1970)	37
12. Handmade Brick Facade, Anne Arundel County Red Sand- stone Quoins and Cornerstones with Masonry Joints	38
13. Before View of the Southeast Corner	39
14. Cross Section of the Southeast Corner and Stair Tower/Fire Escape	41
15. After View of Southeast Corner (South) and Stair Tower/Fire Escape	42

LIST OF FIGURES

Figure	Page
1. Original 1792 Plot Plan of Raleigh, North Carolina	5
2. Sketch of the Executive Mansion as Published in Harper's Magazine, 1895	9
3. Proposed Executive Residence by Dodge and Beckwith and the Executive Residence Building Commission, 1973.	23
4. Exterior View of the West Elevation, 1976 . . .	33
5. Exterior Line Drawing of the West Elevation . .	34
6. Exterior Line Drawing of the South Elevation. .	35
7. Exterior Line Drawing of the East Elevation . .	36
8. Exterior Line Drawing of the North Elevation. .	37
9. Rotten Wood Cut Out of a Column	39
10. Replacement for Rotten Wood of a Column	40
11. South Porch Deck Replacement.	42
12. Second Floor Balcony Window and Hinged Screen .	44
13. Workman Scraping Masonry Joints in Retuckpointing Process	46
14. Walkway with Handmade Bricks (1883), Entrance Wall, Fence, Flagpoles, and Landscaping (1970)	47
15. Handmade Brick Facade, Anson County Red Sandstone Quions and Cornerstones with Masonry Joints	48
16. Before View of the Southeast Corner	50
17. Cross Section of the Southeast Corner and Stair Tower/Fire Escape	51
18. After View of Southeast Corner (South) and Stair Tower/Fire Escape	53

Figure	Page
19. After View of Southeast Corner (East) and Stair Tower/Fire escape.	54
20. Interior Entrance on the Second Floor to the Stair Tower/Fire Escape.	55
21. Stair Tower/Fire Escape Wall Composition . . .	56
22. Ballroom Double Window on East Wall with Silver Mirror Replacement	57
23. Library Single Window on South Wall with Smoked Grey Mirror Replacement	58
24. South Central Bedroom on East Wall with Double Window Closed Off.	60
25. Waterproofing of West Wall and Replacement of Water Main Piping on the Exterior.	62
26. View of Ballroom Before Restoration, Illustrating Electrical Conduits, Water, Waste, Vent Pipes Along Walls as well as Radiators . . .	64
27. Wood Stud Wall Construction.	67
28. First Floor Plan Before 1974-76 Renovation and Partial Restoration	68
29. Second Floor Plan Before 1974-76 Renovation and Partial Restortiion	71
30. Third Floor Plan Before 1974-76 Renovation and Partial Restoration.	72
31. Proposed Third Floor Plan in 1973 Allocation .	74
32. Basement Floor Plan Before 1974-76 Renovation and Partial Restoration.	75
33. Waterproofing in Line Drawing.	76
34. Waterproofing the Bathroom Floor	78
35. Decorative Plaster at Ceiling and Wall Inter-section.	80
36. Staircase Newel Post Showing Painted Surfaces.	82

Figure	Page
37. Wooden Mantelpiece from the Third Floor with Original Finish.	84
38. Workman Removing Paint from Staircase Railing.	85
39. Staircase Newel Post after Paint Removal and with New Finish.	86
40. Before View of the Area Behind the Staircase .	87
41. After View of the Area Behind the Staircase Showing the Grill for the Heating, Ventilation, and Air Conditioning Systems	88
42. Fireplace Mantel Stripped of Paint and Reset in Wall	89
43. Discovered Wooden Panel.	90
44. Insulation of the Third Floor in an Unfinished Area	92
45. Layers of Flooring and Sand Between Ceiling and Floor.	93
46. Initial Layer of Flooring.	94
47. Ceiling in the Ballroom Showing the Plaster and Canvas Finish and the Chasing for the Electrical Conduits.	96
48. Decorative Hardware--Door Knob and Plate . . .	98
49. Decorative Grill from Old Forced Air System of Heating.	100
50. Basement Floor Line Drawing of the Heating, Ventilation, and Air Conditioning Systems. .	101
51. First Floor Line Drawing of the Heating, Ventilation, and Air Conditioning Systems. .	104
52. Second Floor Line Drawing of the Heating, Ventilation, and Air Conditioning Systems. .	106
53. Basement Floor Plan of the Electrical Plan . .	109
54. First Floor Plan of the Electrical Plan. . . .	111

Figure	Page
55. Second Floor Plan of the Electrical Plan	113
56. Third Floor Plan of the Electrical Plan.	114
57. Painted Solid Brass Wall Sconce.	117
58. Refinished Solid Brass Wall Sconce with Accessory Towel Ring	119
59. Before View of the Ballroom Chandelier	120
60. Ballroom Chandelier in Wooden Crate	121
61. View of an Old Bathroom Showing Tub and Pedestal Lavatory	124
62. First Floor Bathrooms in Line Drawing.	126
63. Ladies' Powder Room and Gentlemen's Restrooms in Line Drawing	128
64. Ladies' Powder Room in Photograph Showing Reusing of Pedestal Lavatory and New Water Closet.	129
65. Second Floor Bathrooms in Line Drawing	131
66. Northwest Bathroom in Line Drawing	132
67. Northwest Bathroom Vanity.	133
68. Bathroom Tub with Hand Held Shower and Ceramic Alcoves	135
69. Southwest and Northeast Bathrooms in Line Drawings	136
70. East Bathroom and Kitchen in Line Drawings	138
71. Old Shower	139
72. Southeast Bathroom in Line Drawing	140
73. South Central Bathroom in Line Drawing	141
74. Kitchen.	145
75. Main Entrance Hallway After 1974-76 Renovation and Restoration.	150

Figure	Page
76. Gentlemen's Parlor or South Drawing Room After 1974-76 Renovation and Partial Restoration. .	151
77. Ballroom After 1974-76 Renovation and Partial Restoration	152
78. Library After 1974-76 Renovation and Partial Restoration	153
79. Dining Room After 1974-76 Renovation and Partial Restoration	155
80. Ladies' Parlor or North Drawing Room After 1974-76 Renovation and Partial Restoration. .	156
81. East Bedroom After 1974-76 Renovation and Partial Restoration	158
82. South Central Bedroom After 1974-76 Renovation and Partial Restoration	160
83. Southwest Bedroom after 1974-76 Renovation and Partial Restoration	161
84. Governor's Study after 1974-76 Renovation and Partial Restoration	163
85. Main Staircase Landing After 1974-76 Renovation and Partial Restoration	164

CHAPTER I

INTRODUCTION

This study deals with the renovation and partial restoration of the North Carolina Executive Mansion from 1974 until 1976. The Executive Mansion is a unique building in several respects. It has been the residence for the governor and family; it has been the site of many official State functions; it has housed offices for ancillary support groups for the Executive branch. It is a historically and architecturally significant building. The significance stems partly from the fact that it has been used for nearly a century by twenty-three governors and their families.

BACKGROUND OF PROJECT

The Mansion was built in 1883, at a time when the State was recovering from the emotional and financial distress of the Civil War (Crabtree, 1976). It is difficult to make value judgments on the propriety of this State's leaders initiating plans and allocating financial resources to build the Executive Mansion at that point in time. However, records indicate that their intention was to provide a symbol to the citizens of the State as well as the nation of which they could be proud--a residence for the governor, which

was constructed of indigenous materials in the most elegant style of the era.

Although Victorian buildings have been widely viewed as representative of an architecturally significant style, in a state where buildings constructed in the 1600's still exist, Victorian buildings are too new to be considered historically significant. While there has not been a great deal of citizen interest in the architectural quality of the Executive Mansion in the past, recent inclusion of the Mansion in the National Registry of Historic Places has focused attention on its architectural and historic significance.

The Mansion was built at a time prior to the existence or availability of many modern conveniences. For example, the building originally had no central heating system, no electrical wiring, and no communications system. As these mechanical/technical systems were developed and marketed, they were installed in the Mansion. In addition improvements were made as technological advancements were made. The general effect was one of piecemeal modernization. By the 1970's many of these systems had become outdated and inadequate for current demands. Also, maintenance/repair and a systematic approach to maintenance did not exist. The building, therefore, was deteriorating structurally. This condition not only resulted in unsightly water stains and damage to interior materials, it also made the Mansion mechanically and structurally unsafe and uncomfortable for habitation.

Therefore, action was taken to redecorate, reorganize the space utilization, and enforce building code requirements.

Complaints from several governors and their families, especially Governor Robert Scott, who had lived in the Executive Mansion during his father's (Kerr Scott, 1949-1953) administration when physical conditions were better, served as an impetus to begin the investigation, which would lead to suggested alternatives and to the final authorization and allocation processes for the renovation and partial restoration project.

The Executive Mansion project cannot be classified solely as a restoration or a renovation endeavor, but as a unique combination of the two. Persons participating in this project had to consider the architectural, historical, and cultural significance of the building, while planning mechanical and structural improvements, spatial reorganization, and refurbishing. The project's complexity was further compounded by the fact that the Mansion is owned by the State of North Carolina; therefore, the General Assembly has to authorize and appropriate funds for all work on the buildings. Private sector architectural and engineering firms do the design work for State owned buildings, but this work is supervised by the Department of Administration, Division of State Property and Construction. The historical and regional significance of the Executive Mansion was a critical factor in the legislative support of the renovation and restoration project.

PURPOSES OF STUDY

The purposes of this study are (1) to compile a written and photographic documentation of the renovation and partial restoration of the Executive Mansion with regard to the procedures, costs, and cooperative efforts utilized; (2) to present information pertaining to its historical, regional, and architectural significance; (3) to explain the responsibilities of the Interior Designer; (4) to suggest guidelines for future projects; (5) to present an explanation of the guidelines and the function of an Interior Designer in terms of the governmental restraints and procedures; (6) to indicate acceptance of the project; and (7) to suggest future considerations for renovation and restoration and procedures for accomplishment of these goals.

PRECONSTRUCTION HISTORY

The city of Raleigh was created in 1792 from one thousand acres of the Joel Lane Plantation in Wake County (Figure 1). The original plan specified five public squares; the northeast square, known as Burke Square, was designated for the location of the Governor's official residence. However, immediately prior to the Civil War the North Carolina Governor's residence, known as the Governor's Palace, was at the south end of Fayetteville Street on the site now occupied by Memorial Auditorium. This structure was occupied by Northern troops during the War which left it in an unrepairable

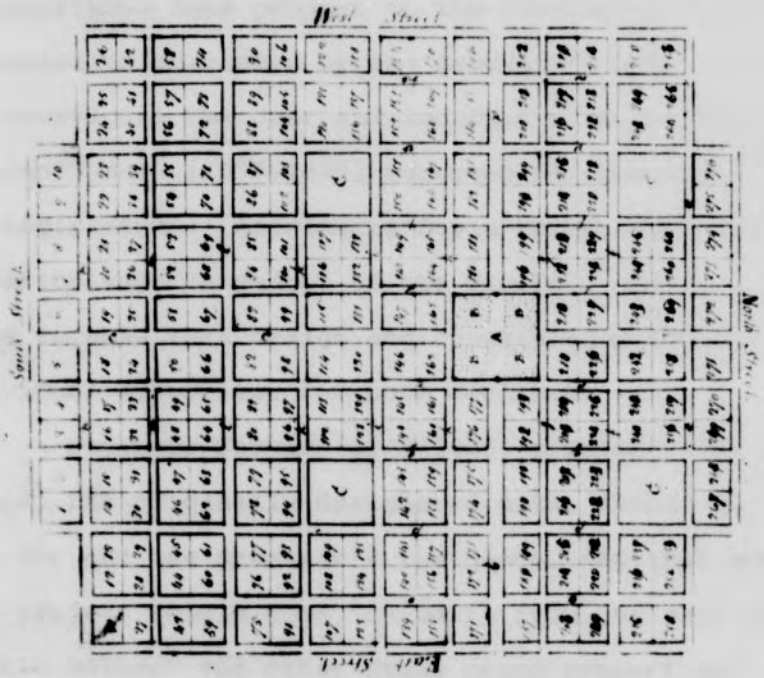


Figure 1. Original 1792 Plot Plan of Raleigh, North Carolina

condition. In 1879, the General Assembly decided to proceed with funding, design, and construction of the new Executive Mansion (Crabtree, 1976).

Given the political and financial concerns of the State in 1879, a great deal of time and effort was devoted to justifying this project to the citizens of North Carolina. A commission appointed by the General Assembly was assigned to investigate the cost and location of a potential residence. Governor Vance (1877-1879) reported the committee findings to the Legislature. Architects David Paton, the renowned construction superintendent of the Capitol, and E. G. Lind were asked to take this design and construction project into their individual schedules, but both declined.

Governor Jarvis (1879-1885) proposed that Burke Square, the originally designated site, should be the location for the new Governor's residence, and that monies for this project should come, in part, from the sale of the "Governor's Palace" and other State owned properties.

ARCHITECTURE AND CONSTRUCTION

Samuel Sloan and Gustavais Adolphus Bauer of Philadelphia were chosen as architects for the Executive Mansion. The Sloan and Bauer design was typical of the Victorian Era; therefore, the Mansion is a significant example of American Victorian architecture. Architecture of the 1800's was characterized by an eclecticism that combined many diverse architectural elements.

The Mansion's high ceilings, large windows and doorways, large porches, and balconies (probably for sleeping) are architectural features typical of the period and reflect the architect's sensitivity to the climate. The basic hip roof-line is broken by the high pitched gables, multiple dormers, a windowed cupola, and numerous chimneys--features typical of Victorian design. Also characteristic of the period is the colorful patterned slate roof. The influence of the English architect, Charles Eastlake, can be seen in the elaborate exterior wood trim, commonly referred to as "gingerbreading."

Brick and wood are the major building materials. In order to minimize expenses, indigenous building materials such as stone, wood, and slate were specified. Craftsmen from the local penitentiary were used to make bricks, carve the wood, and shape the stone. Although the State lacked a hardwood industry, an equitable substitution was made through the use of heart-of-pine, which is inherently harder than other portions of the tree. With the use of the local craftsmen (i.e., prisoners from the local penitentiary under the guidance of J. W. Hicks) and the indigenous materials, the Mansion was less expensive and easier to build. When completed the Mansion served not only as a residence, but as an official entertaining center for the State, becoming a show place of local products, industries, and skills to those who visited it.

POSTCONSTRUCTION HISTORY

Additional monies were requested in 1887 by Governor Scales (1885-1889) for the completion of the residence. However, after six years of construction (1883-1889) the General Assembly had become concerned over the Mansion's status. It was found that repair and preservation work had to begin on the existing portions of the building. Consequently, the General Assembly extended to the Board of Public Buildings and Grounds authority to hire and supervise the staff and work at the Executive Mansion.

As a result of subsequent controversies and threats of abandonment, Governor Fowle (1889-1891) moved into the structure in January 1891, although it was still under construction. At that time the plumbing was incomplete, the interior only partly plastered and painted, and the basement and third floor unfinished. Furniture was not sufficient, so the Governor provided his own. Between January and March of 1891, when Governor Fowle died, plumbing and much of the interior finishing work were completed.

During Governor Carr's administration (1893-1897) the major technological innovations of electricity and telephones were added. General building repair and landscaping of the grounds were also continued (Figure 2).

The General Assembly of 1900, responding to a committee report, mandated that (1) the care of the Executive Mansion would be under the jurisdiction of the Keeper of the

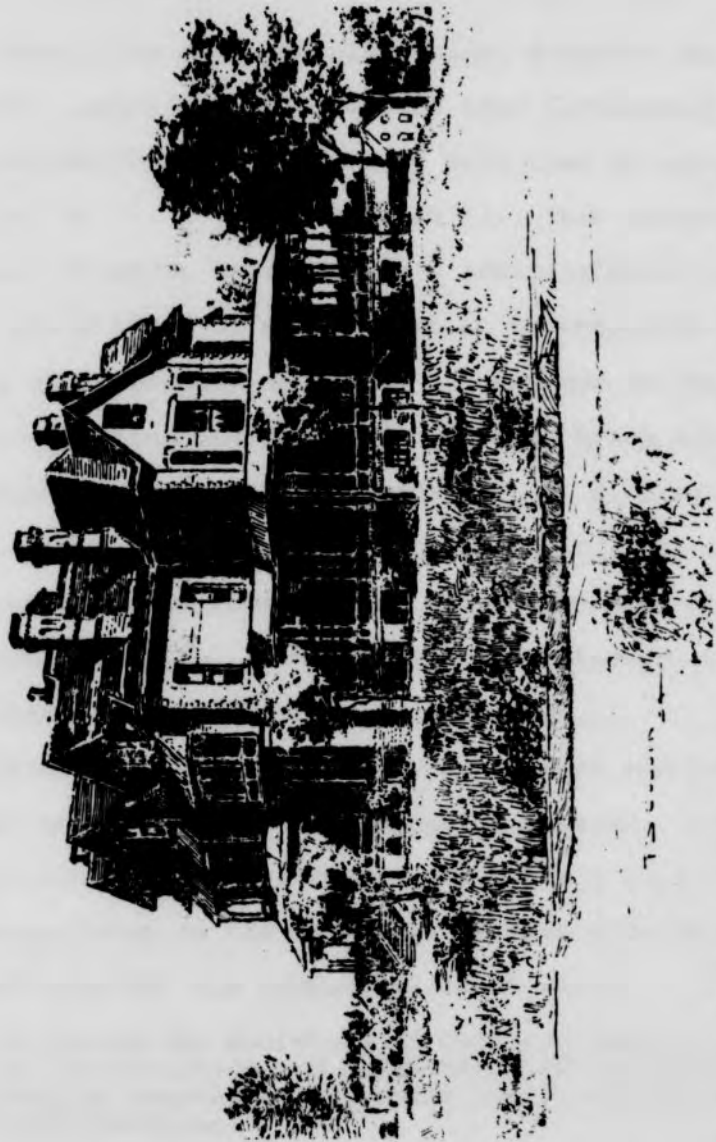


Figure 2. Sketch of the Executive Mansion as Published in Harper's Magazine, 1895

Capitol; (2) an inventory of furnishings would be maintained; and (3) accounts of expenditures on the residence would be audited.

During the next administration, Governor Aycock (1901-1905) complained, "we require them [governors] to live in a great Mansion, then refuse to give them an adequate sum to maintain it . . ." (Crabtree, 1976). This seemed to be the trend until Governor McLean's administration (1925-1929) when the State Board of Health gave an unacceptable sanitation rating to the Executive Mansion. In response to this rating, work was authorized and funds allocated to bring the structure within State sanitation standards. J. W. Sears, landscape architect, and Mrs. Elizabeth Thompson, interior decorator, were hired to consult with and advise Mrs. McLean. The stained wood trim, both interior and exterior, was painted at this time and some exterior trim removed.

From 1930 until 1965, only minor work and few additions were authorized for the Executive Mansion. Interest once again heightened during Governor Moore's term (1965-1969). A commission known as the Executive Mansion Fine Arts Committee was created; its responsibilities were:

- (1) to advise the Secretary of Cultural Resources on the preservation and maintenance of the Executive Mansion located at 200 North Blount Street, Raleigh, North Carolina;
- (2) to encourage gifts and objects of art, furniture, and articles of historical value for furnishing the Executive Mansion, and advise the Secretary of Cultural Resources on major changes in the furnishings of the Mansion;

- (3) to make recommendations to the Secretary of Cultural Resources concerning major renovations necessary to preserve and maintain the structure;
- (4) to aid the Secretary of Cultural Resources in keeping a complete list of all gifts and articles received, together with the history and value;
- (5) to establish that no gifts or articles shall be accepted for the Executive Mansion without the approval of the Art Commission or the Historical Commission; and
- (6) to authorize the Committee to advise the Secretary of Cultural Resources upon any matter the Secretary may refer to. (North Carolina General Assembly; Senate; 1973:606-607).

This group identified improvements needed for the grounds, institutional kitchen, mechanical systems, and decorative furnishings. The major committee accomplishments were in the area of decorative refurbishing, in establishing a long range furnishings plan, and bringing attention to the existing poor conditions. Legislative monies were allocated for improvements to the institutional kitchen, refurbishing, and grounds work; however, most of the grounds work and the finalization of the National Historic Site recognition, begun in 1967, was left until the next gubernatorial term (see Figure 14).

Governor and Mrs. Robert Scott (1969-1973) were involved in bringing attention to the inadequacies of the eighty-six-year-old building. Governor Scott pointed out that on numerous occasions the problems ranged from falling chandeliers and poor regulation of heating and cooling to bathroom inconvenience and inadequate furnishings.

With these outspoken criticisms of the State's Executive Mansion, in which the Governor is required to live, the issue became more visible to the citizens, legislature, State agencies, and the Executive Mansion Fine Arts Committee, who were identifying the existing problems and determining the means of solving them. Legislative and administrative committees were appointed to evaluate the Executive Mansion. These committees were composed of legislators, laymen, architects, and engineers (private and government employed). They reiterated the problems Governor Scott had identified and suggested other necessary structural, mechanical, and renovation work.

In 1970 the Executive Mansion was accepted on the United States Department of Interior, National Register of Historic Places and Sites, as a key example of American Victorian architecture. The Executive Mansion is a credit to that period of history, especially since so many of these structures have been demolished. The elaborate, extravagant, and elegant lifestyle that this building represents is nonexistent today, therefore, of noteworthy significance when contemplating the salvage or demolition of the structure.

This registration ensured the survival of the structure and made it possible to obtain financial assistance from the National Parks Service for needed improvements. The General Assembly acted to save the Mansion and ensure that it would be used as originally intended, because they recognized

its architectural merit and its historical and regional significance.

Recognition and understanding of the Mansion's historical and regional significance and its architectural merit determined the approach taken by the General Assembly, whose support saved this meaningful building for the intent it was originally built.

TRENDS IN PRESERVATION

William J. Murtagh has indicated three established concepts in the field of preservation--heritage-landmark buildings, historic building districts, and territorial building districts. Heritage-landmark buildings are associated with a famous person who resided there or events that took place there. Historic building districts refer to selective local zoning in government planning, which places tight restrictions on property use. A pivotal building can link together other units to form a continuation of a street--a concept known as territorial building districts. These concepts in preservation have been formulated over a period of years in order to satisfy the various needs that have arisen. New preservation attitudes and definitions have been derived to cope with these concepts.

Various approaches have been taken by preservationists in dealing with renewing construction of aging buldings. No matter in what setting one finds a building, improvements

can be handled in several ways. Restoration requires a purist approach with regard to details. Every aspect of the building must be restored to its original state, and all new conveniences hidden from sight. Preservation refers to maintaining a structure in the same state as found, or restoring to the state associated with a famous person or notable event. Repair work refers to minimum construction improvements and is often the initial step in survival before other steps are taken. Renovation and rehabilitation have become acceptable ways of improving a structure for adaptive use, as well as presenting a more economically feasible alternative.

Problems with preservation efforts frequently are due to the rigid constraints of codes, ordinances, and zoning, which exemplify the lack of understanding of these efforts by government. Knowledgeable designers, engineers, construction personnel, and draftsmen have been difficult to find. The lack of products and materials has presented other limitations to preservation efforts. The most dominant problems have been educational and economic.

. . . in many places, the vernacular and background architecture that gives a community a personality of its own has not been recognized for the valuable resource it is. Because it is familiar, many communities fail to see the importance of what is around them. (Wrenn and Mulloy, 1976:14)

Many times, questions are posed as to the importance of these salvage operations and their worth, both in terms of cost and effort. These questions have been aptly answered by the National Trust:

The legacy we strive to leave for future generations is a concept of a quality of life. This is born of necessity and the recognition that existing nonrenewable built resources hold in large part the answer to the search for the stability that we seek in a highly mobile age. It is mandatory that this philosophy become a part of the average American consciousness as a necessity of life, rather than an elective. (Murtagh; 1975:4)

In Progressive Architecture's editorial section, an excerpt appears from The Historic Buildings of Washington, D. C.:

. . . not only finding a new use appropriate to the structure, but also demonstrating what a bargain conversion could be as opposed to new construction and translating economic new use and favorable construction costs into cash flow figures. [Attitudes have been changed] about preservation, not restoration, which is a painstaking return to a former time exemplified by detailed moldings, repair and invisibility of new systems. There are no economics for these buildings, save for a handful of pivotal historic structures (landmark buildings). This is not a major route of preservation. (Moore; 1972:63)

Despite these favorable changes in attitudes toward and approaches to preservation, the inflexibility of technical aspects of codes, laws, and other statutory regulations remain significant constraints. Complete listings of legislative action are presented in Appendix B.

CHAPTER II

PROBLEM, PROCESSES, AND PROCEDURES

In the 1970's it was acknowledged that the Executive Mansion was inadequate for the first family, their guests, staff, and the general public. After ninety years (1883-1973), natural aging was apparent, and modern comforts and conveniences were lacking. Investigations of appointed study committees identified many other problems. From their findings, the format for legislative appropriations, allocations, and amendments were derived. These declarations stated the processes and procedures to be followed in the renovation and partial restoration of the structure.

CONDITION OF THE EXECUTIVE MANSION IN 1973

Through ninety years of use and with inadequate repair and modernization schedules, the Executive Mansion had undergone extensive deterioration. Planning and coordination of repair and modernization work had been virtually non-existent. In the past, most work was completed in piecemeal fashion, executed by semi-skilled labor and provided for by insufficient funds. Unfortunately, these problems were cumulative and compounded one another to the point that they could no longer be ignored. Fortunately, attention was called to this state of affairs before structural deterioration had passed the point at which repair would have been impossible.

Contributing Factors

The Mansion's deterioration can be attributed to three major causes: (1) failure to complete the initial structure, (2) lack of administrative authority and control, and (3) lack of coordinated and appropriately financed maintenance and additions.

Control and administration of the residence had often been ambiguous. Jurisdiction over the maintenance of the Mansion was variously held by the first family, Department of Administration, and Department of Cultural Resources. Within these two major Departments, various sections have controlled differing aspects of the Mansion's maintenance-- budget, major construction, restoration, routine maintenance and repair, and public services. Minor control has been assumed by the Department of Corrections, Department of Justice, and the Department of Crime Control and Public Safety.

COMMITTEE ACTION AND FINDINGS

In response to the increased publicity about the Mansion's physical condition, the Legislative and Executive branches of State government resolved that no future governors could be required to live in the Mansion under existing conditions, and that an adequate, efficient, and comfortable residence must be provided for the first family, whether within the existing structure or within a new one. These

branches of government established committees consisting of persons with varying abilities and backgrounds--professionals such as architects and engineers, layment, and politicians--to evaluate existing conditions and suggest solutions. Inspections, testing, and surveys were conducted, in order to assess the problems and to determine the approaches to be taken. During on-site inspections by these committees, information was collected to document and support Governor Scott's informal assessment. In addition, other heretofore unrecognized problems were identified. The findings from the committees' evaluations can be classified into three broad categories--modernization, code non-compliance, and general maintenance and repair issues.

Modernization Issues and Solutions

Modernization issues included up-dating mechanical and technical systems, spatial reorganization, and redecoration. These issues pertained to the interior and exterior of the building's four floors.

Mechanical and technical systems. As previously mentioned, the Mansion had been built without mechanical systems--plumbing, communication, electrical, and atmospheric conditioning. Over the years these systems had been installed and modified, as technology advanced and as needs arose, with little regard to its structural or architectural integrity or to the efficiency within the building. The renovation

of these systems would entail either entirely new installations or major replacements and additions.

Spatial reorganization. Spatial reorganization affected the comfort and convenience of the first family and their guests. A small kitchen on the second floor would be convenient for first-family use, especially when servants were not present or as a backup facility to the institutional kitchen. Bathrooms on the three floors needed to be redesigned to provide a more convenient arrangement. Closets needed reapportionment with additional shelving and hanging space. Bedroom, bathroom, and closet suites needed reorganization to accommodate functional requirements and better use of the available space. Though previously recognized, some of this renovation had not been undertaken because of the inconvenience and disruption it would cause the first family.

Redecoration. The decor of several rooms showed the wear of years and deterioration from leaks and from concentration of sunlight. The renovation process, itself, would damage certain materials and finishes. New paint, wallpaper, window treatments, carpeting, and decorative finishes would, therefore, be required.

Code Non-Compliance

The Department of Insurance ruled that the Mansion is a residence and not a commercial/institutional structure, thereby permitting a less stringent set of codes to be applied

to the renovation effort. Health and safety concerns for life and well-being were paramount in code regulations. Codes applied to new construction and renovation, and, in order to bring the Mansion to code standards, the renovation was needed. Code standards would automatically be met through improvement in mechanical and technical systems. Many light fixtures throughout the Mansion converted from either gas or candle power did not meet current electrical codes. Fire protection and prevention involved a smoke detection system, fire escape, and fireproofing spray. Alternative building products were used to meet recommended standards relating to health and safety issues.

General Maintenance and Repair

When the building was inspected, the full scope of the problem was revealed. Cobwebs could be seen along the exterior mortar and brick surface, indicating the presence of insects in the deteriorated facade. Peeling, blistering, and cracking wood and paint were indicated, and cave-ins along the roofline and porch decking reemphasized this problem. Missing slate, shallow flashing and rusted gutters indicated sources of leaks which had marred wall and ceiling plaster. Many general areas had been so neglected and problems were so compounded that the cost of repairs needed exceeded the funds available and the capacity of the existing labor.

COMMITTEE CONCLUSIONS AND RECOMMENDATIONS

Committee examinations and professional evaluations of the site brought forth overwhelming and unanimous support for action to be taken. Proposals for dealing with problems and inadequacies were formulated into three alternatives: (1) a renovation and restoration of the existing structure; (2) a new residence on a new site; and (3) a new residence on the existing site. Each of these possibilities was evaluated, and a detailed explanation of the pros and cons of each alternative was presented.

One fact still remained--the existing Mansions' structure would have to be kept for some purpose, since it had been listed in the National Register of Historic Places. With this listing, the building's immunity from demolition was certain because justification for its removal would be virtually impossible and equally as difficult to justify to the citizenry. With salvage certain, proposals for the use of the Mansion were studied in the event that a new residence would be built. Several uses were examined--a museum, offices for portions of the Department of Cultural Resources, various supporting associations, societies, and foundations which help State agencies, or an official entertainment center and guest house combination. Even with these alternatives, monetary needs would be greater than appropriations, since these uses would mandate construction on the bases of commercial/institutional ratings.

The general feeling on the issues is summarized in Bourne's memorandum of June, 1972, after a specialty team had toured the existing structure with Governor and Mrs. Robert Scott:

Whether the Mansion becomes only an official function facility, or whether it continues in that capacity as well as the residence for the Governor, the above renovation is necessary. However, if it is to continue as a residence for the Governor's family, then some further adjustments and renovations will be required in the second floor area and, of course, in parts of the third floor. (Department of Administration; 1972:2).

Favorable response centered on the first two options: a renovation and restoration of the existing structure, and a new residence on a new site. The architectural firm of Dodge and Beckwith was chosen to draft a new residence plan for presentation to committees and the public (Figure 3). This plan showed an English Tudor brick and half-timbered style facade on all of the buildings in the residence complex. The complex presented a whole new concept of space for recreation, security, and domestic assistance. Little regard was given to the implicit requirements of a Governor's residence for large entertaining areas, offices, and guest quarters, and house security areas were omitted. However, the plan did encompass staff residences, gate house control, sufficient grounds for family activities and privacy and, of course, modern convenience equipment.

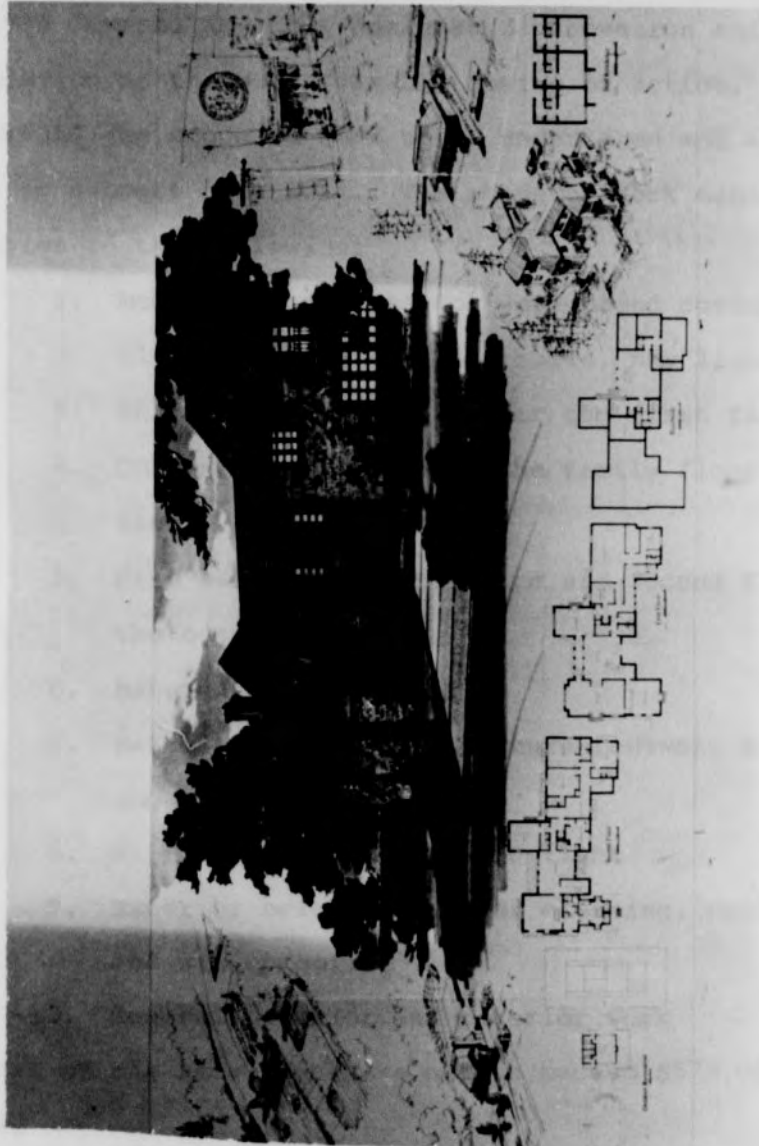


Figure 3. Proposed Executive Residence by Dodge and Beckwith and the Executive Residence Building Commission, 1973

LEGISLATIVE APPROPRIATION AND ALLOCATION

After thorough evaluation of the proposed alternatives, the 1973 General Assembly designated renovation and partial restoration as the most feasible course of action. It then identified the scope of work to be undertaken and allocated funds to support this work. The scope of work mandated attention to the following:

1. Mechanical systems for year-round comfort
2. Electrical rewiring, circuits, new light fixtures
3. Third floor adaptation for the first family use
4. Convenience kitchen on the family floor (second floor)
5. Fire escape from the third and second floors to the outside
6. Basement improvements
7. Bathroom renovation, fixture renewal, and plumbing piping
8. Windows made workable and tight
9. Exterior brick and mortar cleaning, replacements, and waterproofing
10. General interior and exterior work

The cost of the above work was not to exceed \$575,000 (Appendix B).

The General Assembly modified the General Statutes 143, Article 8, in Chapter 64 of the 1971 Session Laws and Chapter 812 of the 1973 Session Laws of the bidding process to

accommodate the unusual statutes of this project. This authority was provided because the nature of the work to be done will require extremely fine craftsmanship of the highest quality who are not readily available to contractors operating on the competitive basis. Also, the nature of the work is such as to not permit prior determination of probable cost and to require negotiation on a cost plus basis (Appendix B).

In 1975, after much deliberation by the 1973 and 1975 General Assemblies, an allocation of \$245,000 was appropriated for:

1. Additional coat of paint on first and second floors
2. Restoration of foyer and staircase
3. Roof repair and restoration
4. Repair of South porch and supporting basement structural system
5. Exterior painting and repair
6. Repair of exterior masonry and masonry joints
7. Waterproofing west wall
8. Refinishing floors on second floor and installation of area rugs
9. Replacement of draperies and cornices on first and second floors
10. Insulation of third floor walls
11. Window repair
12. Bathroom construction

Third floor renovation for family use was not within this appropriation. Two reasons were given--not enough demand because of decreasing family sizes and not enough money available (Appendix B).

IMPLEMENTATION OF THE RECOMMENDATIONS

Implementation of the recommendations made will be discussed according to general procedures and collaborative efforts among professionals, contractors, and users from government and private sectors.

General Procedures

A team of architects, engineers, and inspectors from State government and from the private sector was designated to be responsible for the restoration and renovation of the Mansion. Others were added to this team as the need became evident. Interdisciplinary collaboration on Capital Improvement Projects in the State of North Carolina is implicitly mandated by regulations set forth by the Department of Administration Property Control and Construction Manual. This manual sets up the procedure and guidelines to be followed by the architect, engineers, specialists, and contractors who are hired by the State, as well as for the State agencies requesting the work, the Department of Insurance, Engineering section; the Department of Administration, Property and Construction section; and the General Assembly. By virtue of this forced involvement of various State agencies, the

issues of the project could be dealt with better by individuals working together rather than independently. The meshing of ideas, backgrounds, education, and philosophies would be expected to contribute to the success of the project.

Responsibility for State building projects is assumed by the owning agency, the designer, and the controlling State division, who interrelate and react in formal and informal teams. According to procedures set forth in the Manual, most design work is done by private individuals or firms, who are chosen by the North Carolina Building Authority. These are selected from a group of three architectural firms recommended by the owning agency for the project. The owning agency then appoints a representative to coordinate efforts between itself, the designer, and the controlling agency to provide needed information for the forthcoming design, and to attend any meetings which are called.

Collaborative Efforts

The design solution effected is the culmination of work undertaken by a team of experts from related fields. The capabilities of these individuals contribute to an amicable approach to and solution for the various aspects of the problem. The individuals who are working toward the common goal must fully realize their competencies and their limitations and, unless there is full cooperation within the team, the goal will not be reached.

Architects and engineers. The designers carried the major work load during the project's development. The project's design was processed in four phases, which allowed for review and specifications at each level. First, the Schematic Design Study phase culminated in the initial plans by the owning agency and the designers. Solutions were presented by means of simple illustrations, for review and approval by the controlling agencies. Comments received from the review were taken into account by the designers during the next phase. This second phase, Design Development, required the creation of sketches and brief specifications. The third, or Construction Document phase, culminated in the development of working drawings and exact specifications for final approval, the bid process, and construction. After the contracts had been let, the construction began along with cost accounting, inspections, and supervision. The entire project was finalized with an inspection by the controlling agencies. The fourth phase ended with presentation of a set of as-built drawings and specifications, a final report of expenses, and the completed work.

Interior design consultant. The need for additional expertise led to the hiring of an interior designer in June, 1975, to supplement the membership of the team. The interior designer was employed (1) to be a liaison between the design team, the First Family, the Executive Mansion Fine Arts Committee, and the Department of Cultural Resources, and (2) to

oversee all work, arbitrate modernization issues, and supervise code compliance and general maintenance issues which affected the interior space use. Work coordination was directed by the director, architects, and engineers of the State Office of Property and Construction. Other responsibilities given to the interior designer were completion of the First Family's accommodations and dispersal of furnishings to storage, dry cleaners, or repair establishments.

Since the plans and specifications had been approved and finalized in September, 1974, the interior designer studied these documents, in order to know the project's scope and details. During this review several inadequacies were noted. In order to correct these the private architect and engineers were informed of the problems and were able to finalize the solutions. They, in turn, followed through in checking code regulations and in informing the contractors.

Contractors. In order to follow through with the actual work specified in the developed plans, the contractors headed the action team. During the formulation of the Executive Mansion legislation, difficulty could be foreseen with the ordinary bid process, which consists of closed bids from any interested contractor, with the bid and contract going to the lowest bidder. Therefore, a modification of General Statute 143, Article 8, in Chapter 64, of 1971 Session Laws and Chapter 812 of 1973 Session Laws was approved, eliminating the standard process (Appendix B). This special amendment

to the General Statutes permitted the needed flexibility in bidding. The change allowed contractors to be interviewed on the basis of their ability to provide the needed craftsmen and specialists for the project. The heating, ventilation, air conditioning contractor and the electrical contractor were on standard contracts, permitting changes to be negotiated through change orders. The initial heating, ventilation, air conditioning contract was for \$148,407, with change orders amounting to an additional \$1,513.22. An initial amount of \$95,000 was contracted with the electrical contractor; change orders added \$14,140.35. The general contractor, which included the plumbing subcontractor, had a cost plus contract not to exceed a set figure. This type of contract had been arranged because of the unknown structural factors and the unlimited scope. The general contractor proposed an amount of \$330,000; however, there were additions amounting to \$203,041.93.

First Family. In this case, the client/user can be considered as the State's First Family--Governor and Mrs. James E. Holshouser and their daughter, Ginny. Recognition was given to past, present, and prospective first families with emphasis on the present family. Continual informing, collaboration, and relaying of ideas, information, and concerns were important in this relationship. Knowledge was gained from the residents' experiences while living and working in the Mansion. Conditions were noted and solutions

proposed by these residents. This first-hand point of view was invaluable, although at times it posed problems due to emphasis placed on the desires of the incumbent First Family.

Additional outside experts. As the need arose, it was necessary to call upon outside authorities with specialized expertise to join the team and to assist with problems. These problems concerned technical data on brick and mortar strength, staircase restoration, moisture control, and carpet damage.

When the project began in 1974, the condition of the building was such that it was necessary to undertake a major program of repair and renovation. This program included the replacement of the roof, the exterior walls, the interior walls, and the floor. The program also included the replacement of the plumbing, the electrical system, and the heating system.

The program was completed in 1977. The total cost of the program was \$1,129,775. This amount was provided by the 1972 and 1973 General Assemblies for these exterior improvements. Since the amount of the bond to the roof and wood work had not been known beforehand, expenditures exceeded the initial funds by \$14,179.75 (Appendix B).

CHAPTER III

EXTERIOR IMPROVEMENTS

The exterior facing of the Executive Mansion consists of brick and mortar with sandstone fusions. Multiple panel window frames punctuate this veneer. Carved wood trim decorates the roofline, porches, and balconies. Granite and marble stairs grace the entrances. Slate and copper dominate the roof, where chimneys, cupolas, and skylights protrude (Figures 4, 5, 6, 7, 8).

When the project began in 1974, the Mansion exterior showed the devastation of ninety years of use and atmospheric damage. Moisture had caused the roof, west wall, and garage to leak and the wood to rot. Dirt had accumulated and had caused the deterioration of bricks, mortar, and paint.

Exterior restoration efforts included the treatment of wood, brick, roof, South porch decking, and windows. Exterior renovations included repair of roof, garage, masonry, west wall, painting, and waterproofing. The only new construction of the entire project was the addition of the stair tower/fire escape. Funding in the amount of \$189,309 was allocated by the 1973 and 1975 General Assemblies for these exterior improvements. Since the extent of the damage to the roof and wood trim had not been known beforehand, expenditures exceeded the initial funds by \$14,129.75 (Appendix D).

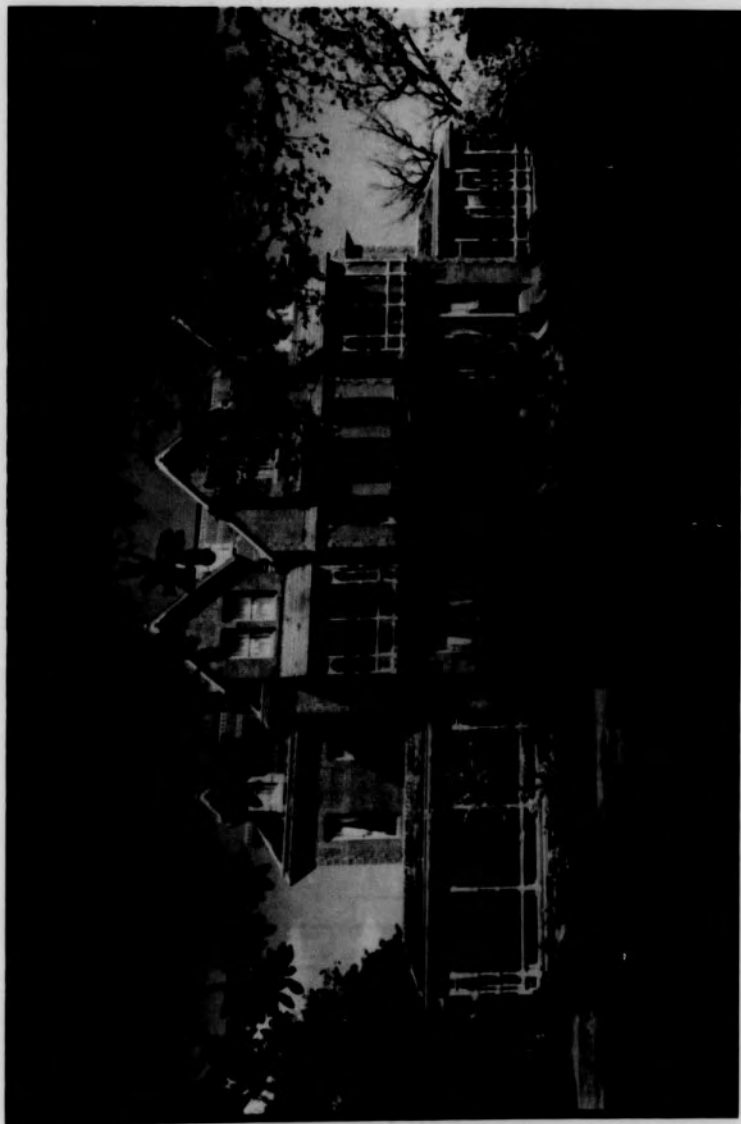


Figure 4. Exterior View of the West Elevation, 1976



Figure 5. Exterior Line Drawing of the West Elevation

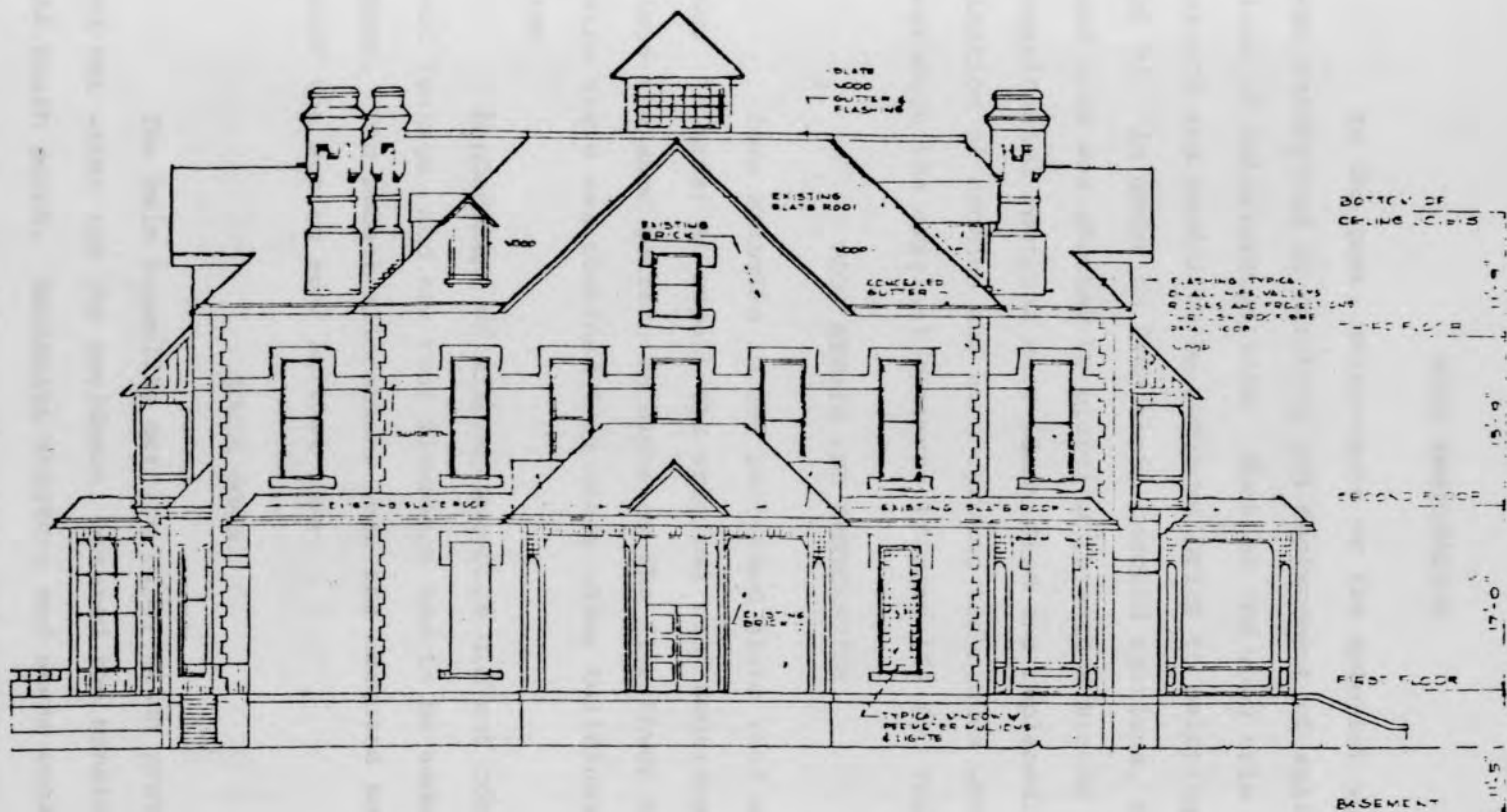


Figure 8. Exterior Line Drawing of the North Elevation

WOOD RESTORATION

In the past, maintenance of the exterior wood had been restricted to painting and replacement of small sections of deteriorated trim. Much of the wood trim was unsound and needed to be replaced prior to painting (Figure 9). In order to find these unsound sections, all the wood trim was checked by piercing it with a minute probe. Deteriorated sections were identified and replaced. A combination of machine and hand carving techniques were used to reproduce the original patterns (Figure 10) for replacement.

ROOF REPAIR AND RESTORATION

Some shingles in the patterned slate roof were missing. In order to repair the original roof sections and continue the same pattern in slate on the fire tower addition, extra slate was obtained from other older buildings in the area.

Replacement of missing shingles did not correct the roof leakage, and new roof flashings had to be added to the edges. The budget allocations were not adequate to waterproof the entire roof at that time.

SOUTH PORCH

The main steamline service pipe, which provided heat and hot water for the residence, entered the Mansion under the South porch. Excessive moisture and steam escaping from the pipe had caused the wood joists and decking to rot.



Figure 9. Rotten Wood Cut Out of a Column

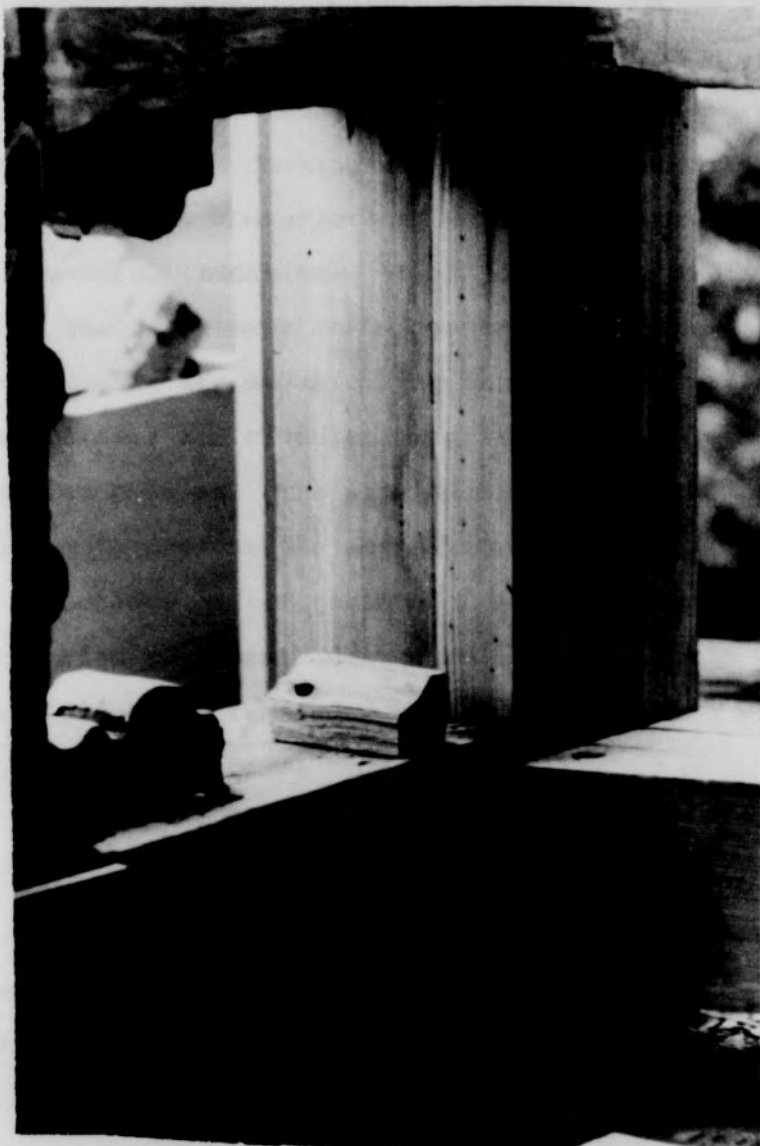


Figure 10. Replacement for Rotten Wood of a Column

Initially, this decking problem was to be corrected by installing rubberized sheeting and outdoor carpeting over the original tongue-and-groove planking. It was decided that this process would not solve the problem, only camouflage it. Therefore, the architect's specifications were revised and new wood plank decking was used to replace the deteriorated porch floor. Deteriorated wood joists were replaced with steel members. Additional steel joists were installed to support the fire tower to be constructed on the east section of the porch. The steam rising from the pipe was diverted, and additional air circulation grills and fans were installed in the catchbasins. The pipe sections under the porch were insulated to prevent the accumulation of excess moisture.

Because of limitations of time and money only the deteriorated southwest quarter of the porch could be replaced (Figure 11). The remainder of the wood planking will be completed at a later time.

WINDOWS AND SCREENS

The Mansion windows had been inoperable for years because of the accumulation of many layers of paint and broken pulley cords. Weather stripping had not been installed on these windows, so that rain and drafts were allowed to enter.

Windows on the second floor balconies are twelve inches off the floor, and double hung. When the bottom sash is raised,



Figure 11. South Porch Deck Replacement

the opening is high enough (6 feet) to be used as an exit. Close examination of the windows on the second floor revealed that the screens for these windows were hinged on the side (Figure 12). This hinging allowed use of the windows as an access to the second floor balconies. Wire screen fabric for the East porch windows was not purchased because of inadequate funds. While these screens were not replaced by the 1973-75 funding, they will be included in a future procurement program.

PAINT

Before beginning the exterior painting process, a brief investigation of the paint history was undertaken. This investigation showed that the heart-of-pine trim had originally been coated with a shellac or varnish product to seal the wood. A stain was then applied and, finally, a second coat of either shellac or varnish was used for protection. This treatment resulted in a dark wood tone between walnut and mahogany in appearance. The first paint applied to the wood trim was a dark forest green, but from the 1920's to the present, various tones of light beige were used. The current exterior paint color is a lighter tone of the sandstone quions. All exterior wood, including the trim wood, window and door framing, and porch decking, was painted in this same color.



Figure 12. Second Floor Balcony Window and Hinged Screen

MASONRY

Insects, impurities from the air, and water had weakened the original beaded mortar joints. As a result, water was leaking through the walls and damaging interior finishes. All masonry joints between the roofline and the lintel at the first floor level, except for an area in the northeast corner, were retuckpointing. The scraped joints were filled with waterproof mortar, which had been toned to match the original painted joint, a stylish detail of the Victorian era (Figure 13). The one-eighth inch beaded joints were thus restored.

BRICK AND STONE

The bricks used in the Mansion facade and the walkways were handmade from native clay by prison labor at the local penitentiary (Figure 14). These porous handmade bricks had absorbed air and water-borne impurities, causing them to appear dark and streaked. Some bricks had completely deteriorated, while others had been damaged by the installation of awnings. The stone was quarried in Anson County by prison labor and brought on site for finer carving (Figure 15).

Chemical and steam cleaning processes were used to remove the accumulated impurities. These processes were preferable to the more common sand blasting treatment because they do not damage the surface of the bricks. Deteriorated bricks were replaced with original bricks salvaged during

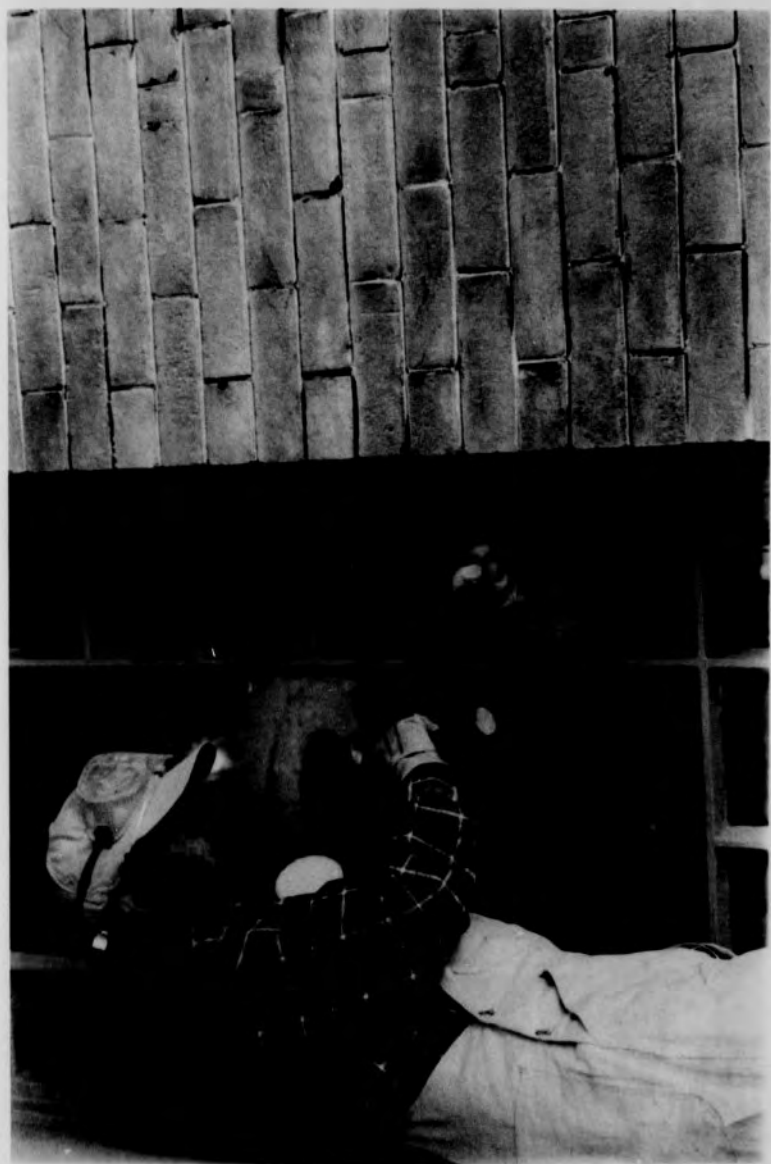


Figure 13. Workman Scraping Masonry Joints in Retuckpointing Process



Figure 14. Walkway with Handmade Bricks (1883), Entrance Wall, Fence, Flagpoles, and Landscaping (1970)

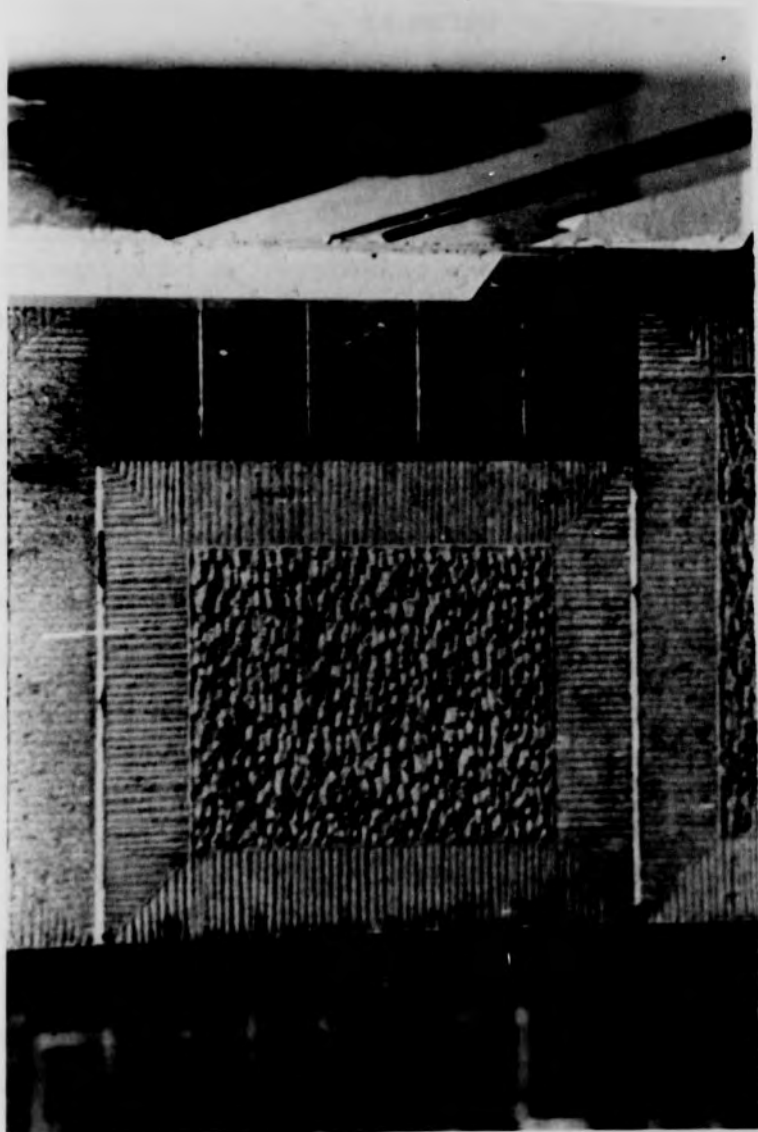


Figure 15. Handmade Brick Facade, Anson County Red Sandstone Quions and Cornerstones with Masonry Joints

the construction of the fire tower. Holes from the awning supports were filled with mortar.

LIGHTING

Improvements in exterior electrical wiring capacity and lighting were minor. Additional lighting was needed on the South porch and at the garage entrance. This improvement was accomplished by purchasing and installing new fixtures, which were stylistically compatible with the exterior lamp posts. Outdoor convenience outlets and properly grounded circuits were installed on the East, West, and South porches and in the garage. Rewiring and repair of existing fixtures to be reused met Underwriters Laboratories' approval. Additional controls for the exterior security lighting and decorative lighting were to be incorporated in this renovation work, but funding was not available.

STAIR TOWER AND FIRE ESCAPE

The only alteration in the exterior facade was the addition of a tower at the Southeast corner (Figures 16, 17). This addition provides a fireproof exit from the second and third floor private family areas to the grounds of the Mansion compound. Prior to this modification, the interior North staircase and the elevator provided the only egress from both floors and the main staircase from the second floor.



Figure 16. Before View of the Southeast Corner

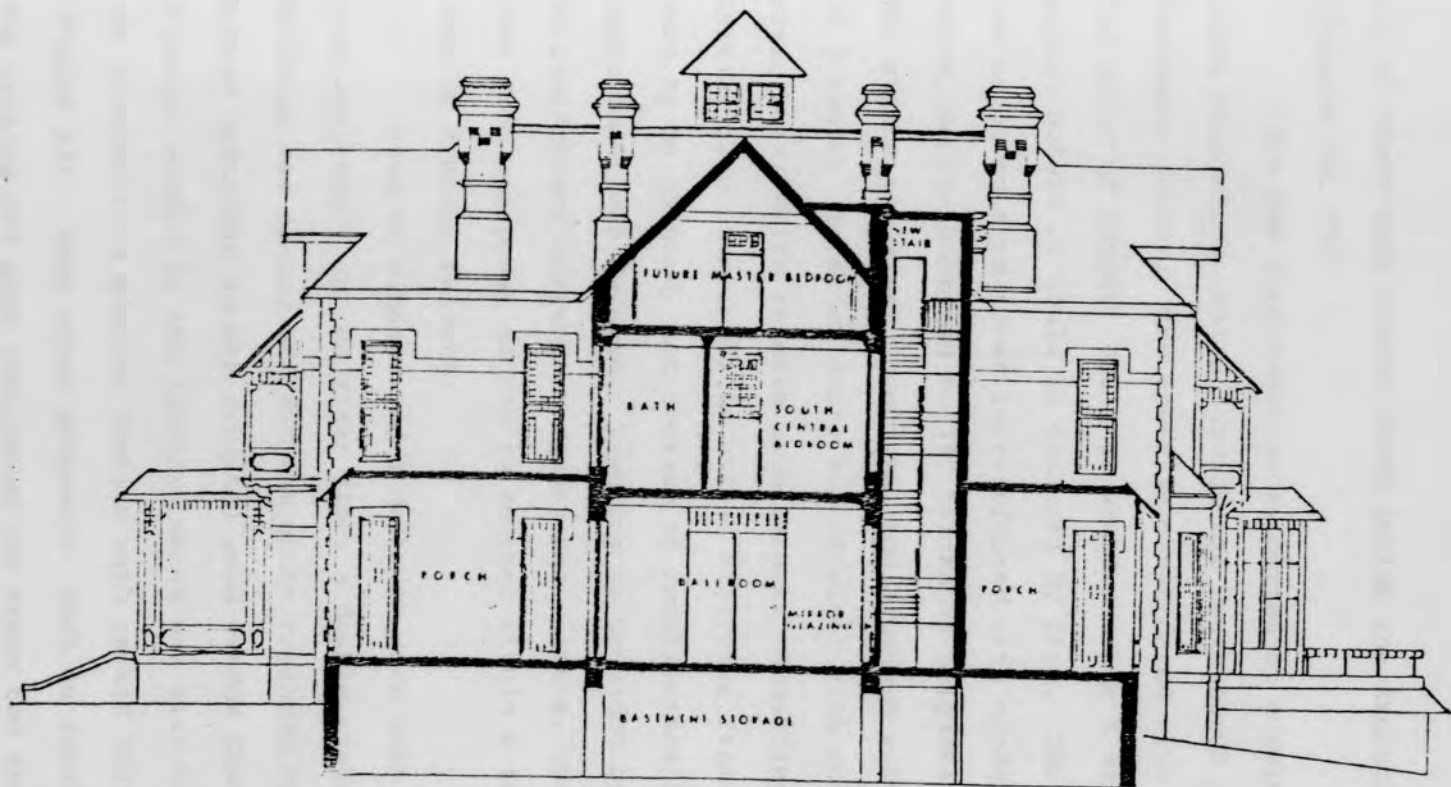


Figure 17. Cross Section of the Southeast Corner and Stair Tower/Fire Escape

All of these exit routes ended inside the Executive Mansion (Figures 18, 19).

The new fire tower is supported by a reinforced concrete foundation rising through the South porch in the Southeast corner. The tower is constructed with a rating for hours of safety, and thus would provide a safe means of egress before it would be consumed by fire. The interior of the existing fire tower is reinforced with cinder blocks, brick, mortar combined to 24" thickness (Figures 20, 21). The stairs are steel, concrete, and aluminum with a rating of 3 hours. Interior doors are of steel with compression panic bars, which release upon impact. According to the initial plan, the interior walls, staircase frame, and doors were to be painted, but because of insufficient funds, this improvement was delayed. Lighting is provided by alternating current/direct current emergency pack lights, which change over from one power source to another within a few seconds in case of a power failure.

Several windows and a bathroom were lost because of this addition. On the first floor a double window in the Ballroom was closed off and the glass replaced by a silvered mirror installed in the original wood window frame (Figure 22). A single window in the Library, which was also closed off, was treated in a similar fashion with smoked gray mirror (Figure 23). Many other proposals, such as louvers, shelves, and closing off were considered for these two areas. However,

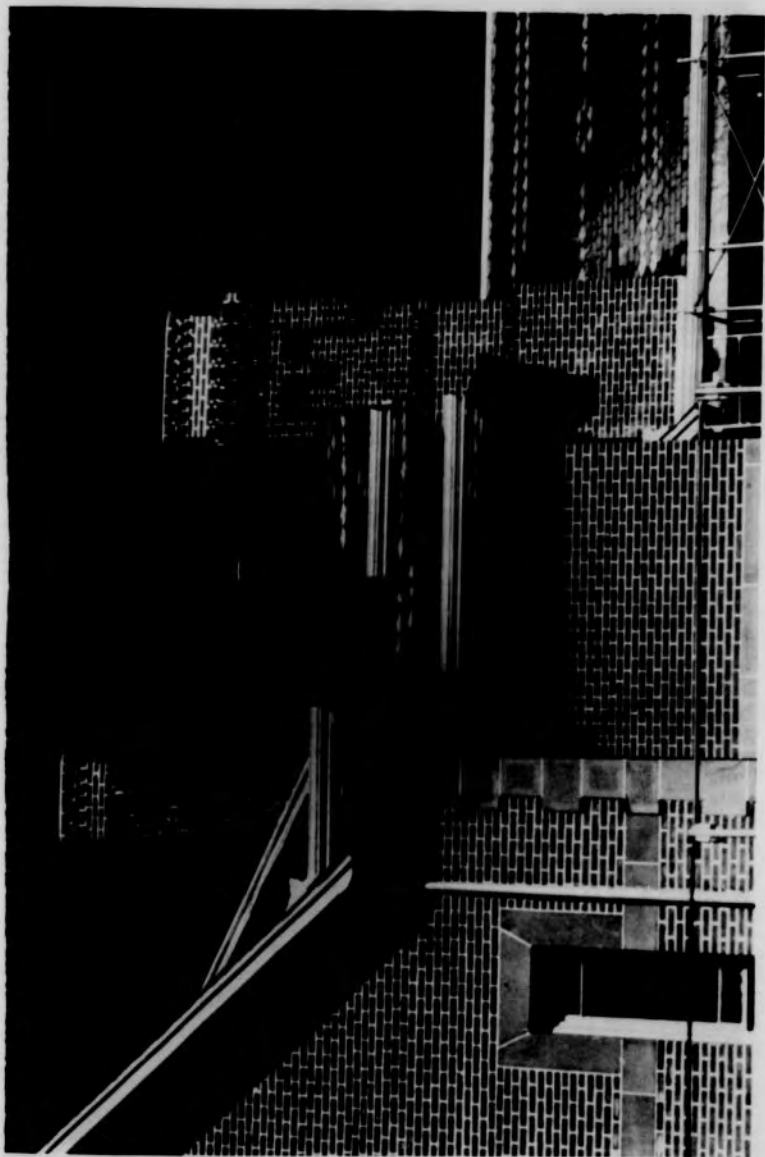


Figure 18. After View of Southeast Corner (South) and Stair Tower/
Fire Escape

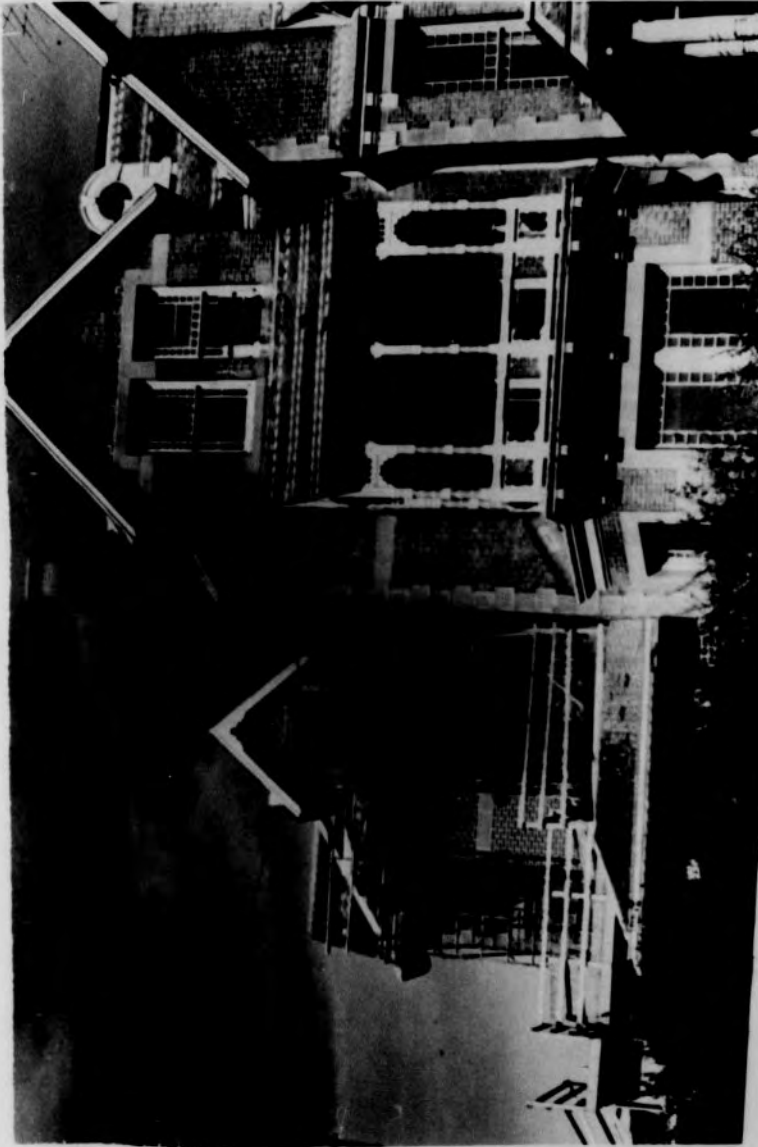


Figure 19. After View of Southeast Corner (East) and Stair Tower/
Fire Escape



Figure 20. Interior Entrance on the Second Floor
to the Stair Tower/Fire Escape



Figure 21. Stair Tower/Fire Escape Wall
Composition



Figure 22. Ballroom Double Window on East Wall
with Silver Mirror Replacement



Figure 23. Library Single Window on South Wall with Smoked Grey Mirror Replacement

the use of mirrors seemed to be the least expensive and least controversial. This solution also permits flexibility for possible alternatives in the future. A double window in the second floor, South Central Bedroom was closed off (Figure 24). In this instance, window space was closed off to increase wall space and give more flexibility in possible room arrangements.

The Bathroom adjacent to the Southeast Corner Bedroom was converted into a storage area and entrance to the fire tower (see Figure 20). A large closet across the hall was converted into a bathroom for occupants of this bedroom.

The positioning of the fire tower exits and entrances on the south side of the Mansion facilitates the egress of the first family from their private living quarters on the second floor and the work areas on the third floor. This location also provides maximum flexibility in the event the third floor areas are adapted for use as the private family floor.

WATERPROOFING THE WEST WALL

Water had leaked into the basement through the west or front wall. In order to correct this problem, the soil along the foundation walls was removed and layers of tar and insulated fiberboard were applied to the brick surface. In conjunction with this process, contractors discovered that the main street service pipeline was old, brittle, and



Figure 24. South Central Bedroom on East Wall
with Double Window Closed Off

filled with sediment. This pipeline was replaced through a separate contract issued by General Services as a routine maintenance item (Figure 25).

GARAGE

Garage repair was not anticipated, either in the authorization or the allocation of funds. During the electrical rewiring, additional leaks and deteriorated areas were discovered in the built-up, flat roof. This roof was used for sun bathing, outdoor sitting, and plant growing. Support was added and the rotted portions replaced. New roofing and ceiling surfaces were installed.



Figure 25. Waterproofing of West Wall and Replacement of Water Main Piping on the Exterior

CHAPTER IV

INTERIOR IMPROVEMENTS

Although the Executive Mansion is the official residence for North Carolina's chief executive, the building is also a publicly owned structure. A ruling by the Department of Insurance as to whether the Executive Mansion was a public building or a private residence had to be obtained. When the Mansion was declared to be a residence, a less stringent set of guidelines applied than if it had been declared a public use facility. Floor space areas are designated as public and private--first floor as public; basement, second, and third floors as private.

For many years only superficial treatment was given to the structural problems, with major attention given to the decorative elements. Unfortunately, deterioration continued behind these improvements. Wiring, conduits, and pipes ran along the interior walls, and radiators dotted the rooms in order to supply the needed service (Figure 26). Problems of interruptions and inefficiencies in these systems were corrected.

In the interior renovation the main attention was given to the improvement of the mechanical systems, the installation of entirely new electrical, heating, ventilation,

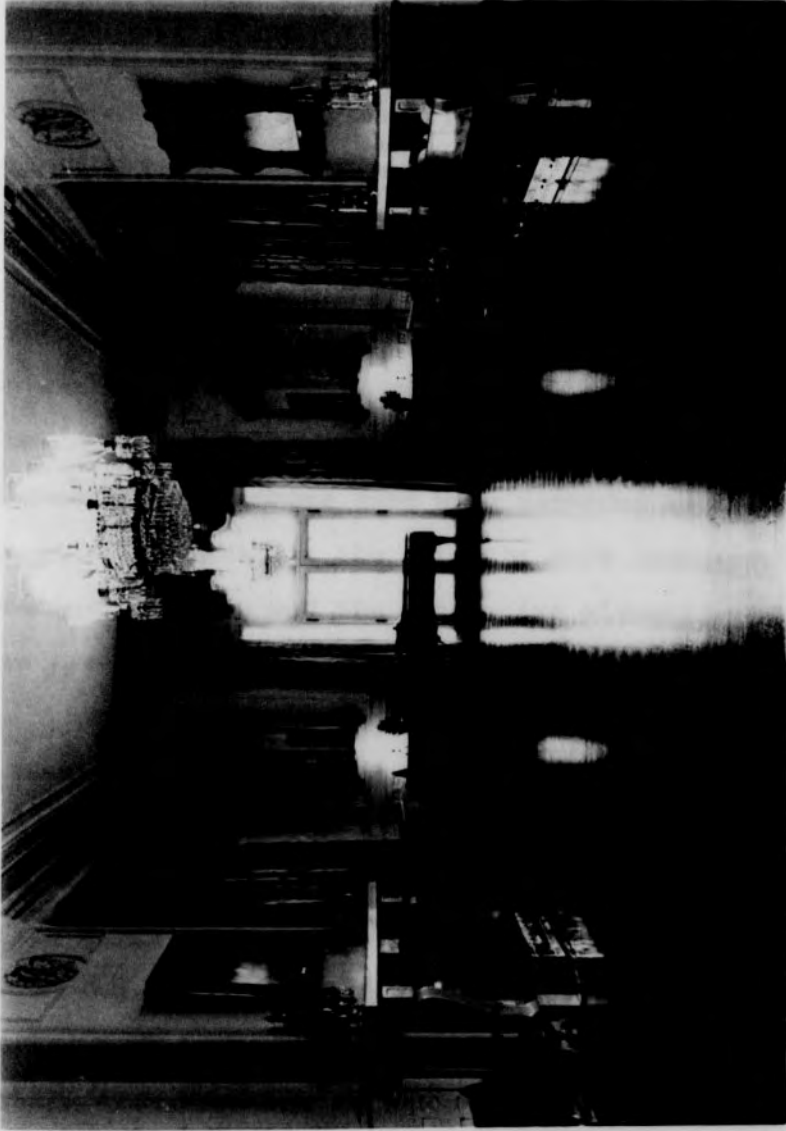


Figure 26. View of Ballroom before Restoration, Illustrating Electrical Conduits, Water, Waste, Vent Pipes Along Walls as well as Radiators

air conditioning and humidifying systems, and partial modernization of the plumbing system. Certain floors were waterproofed to prevent damage from water penetration. A kitchen was added on the second floor for the first family's convenience. Damaged plaster, paint, wallpaper, and other decorative treatments were replaced, but the main restoration effort focused on the wood trim and the staircase.

The initial estimate for the interior was \$587,629 or \$22,793.24 less than was spent to complete the work begun. Even with this additional expenditure many items were left to be completed or up-graded at a later date. Several of the decorative elements used were regarded as temporary. Highest priorities for the interior work centered on the mechanical systems and the decorative elements. Itemized costs are presented in Appendix D.

Reorganization of interior space according to use was needed. Since closets and bathrooms had been added with little regard for the amount, location, or planning of the space, the redesign of these was an important consideration for the family and staff.

Over the years, the Executive Mansion has become a repository for fine antiques and objets d'art. The display of these treasures was an important functional consideration with the mechanical/technical systems and restoration efforts.

ARCHITECTURAL INTERIOR LAYOUT

The floor plan is coordinated around two corridors, which divide the interior space into quadrants. This basic cross pattern derives its main axis from the main or Grand Staircase entrance corridor, which is oriented west to east. The secondary corridor runs from north to south. These hallways are common to all floors as the horizontal traffic flow system. These corridor walls provide the main vertical support system because they are solid brick, continuing from the underground foundation to the roof-line. A few other interior walls are also brick; otherwise, a typical stud wall system exists (Figure 27). Two interior staircases and an elevator provide for vertical travel. One dominates the main entrance hall, ascending to the second floor. A north staircase permits access to all floors as does the elevator.

First Floor

The first floor provides utility, service, and public/formal areas (Figure 28). The main corridor pattern, in a crude cross formation, permits the major flow of traffic from room to room. The five public/formal rooms join the main entrance hallway for easy access. Several rooms can conveniently be closed off to facilitate privacy for the first family or staff functions. Five service/utility areas are clustered in the most northern section--institutional kitchen, butler's pantry, toilet facilities, breakfast room with dumb

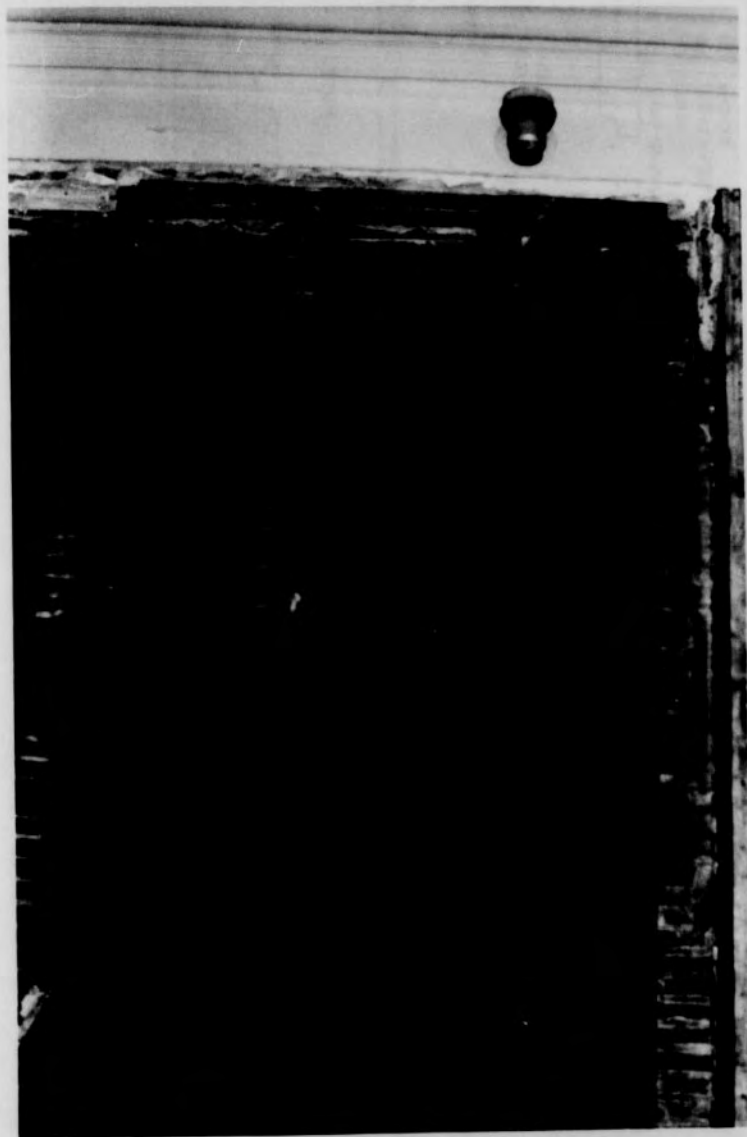


Figure 27. Wood Stud Wall Construction

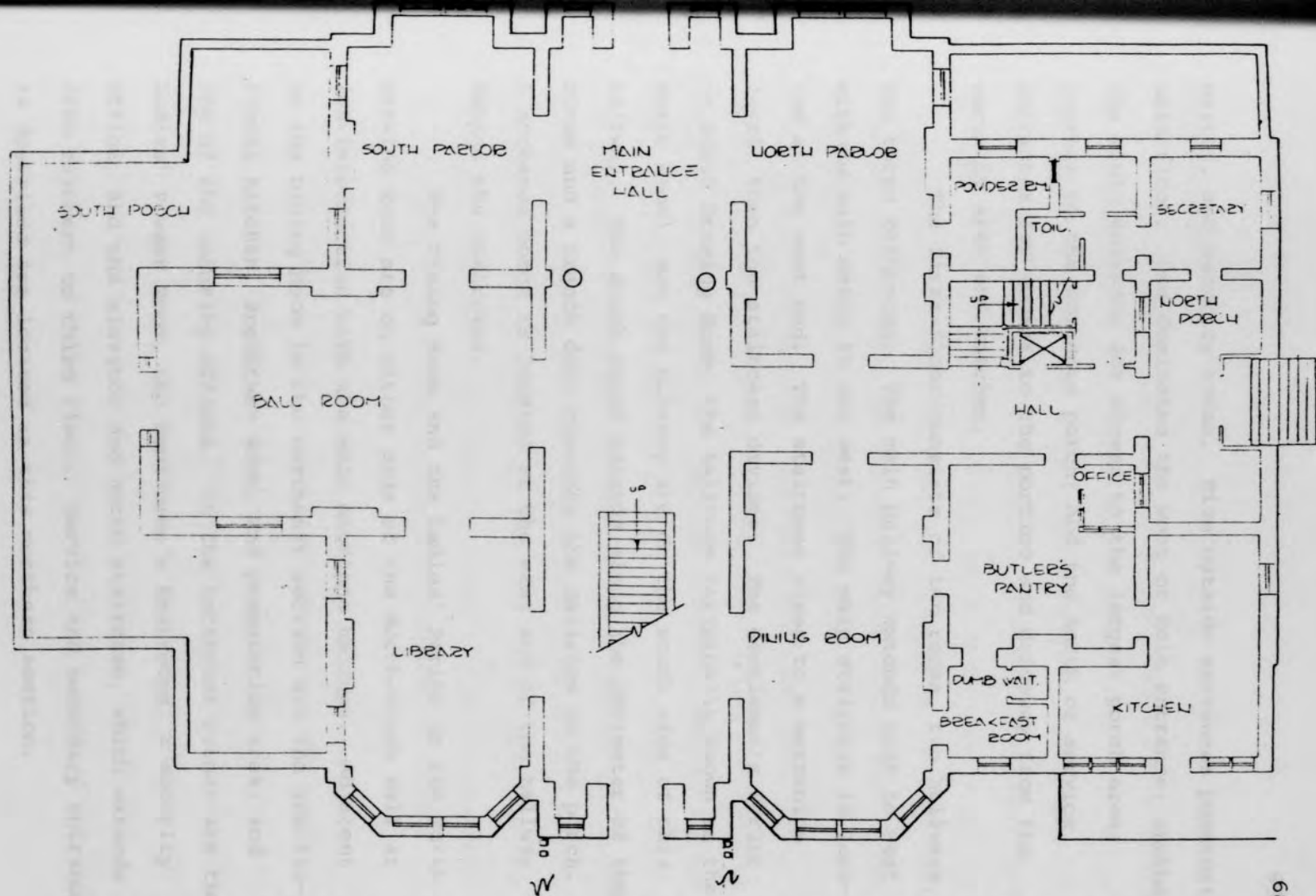


Figure 28. First Floor Plan Before 1974-76 Renovation and Partial Restoration

waiter, and security areas. Five outside entrances punctuate this floor. One dominates the west or main entrance; another the south entrance for access to the largest porch area; another to the screened porch; and the north or service entrances for access to the portico and driveway from the security area and kitchen.

The first floor consists of ten rooms, two hallways, and three bathrooms. The main hallway extends east to west with the main entry to the west. The main staircase is located at the east end. The staircase rises to a mezzanine level; then the staircase divides. The Gentlemen's Parlor or South Drawing Room, the Ballroom (originally known as the Music Room), and the Library are on the south side of this hallway. The South porch extends along the perimeter of these rooms and a french door connects the Ballroom to the porch. A screened porch is located at the east end of the hallway behind the staircase.

The Dining Room and the Ladies' Parlor or the North Drawing Room are on either side of the North-South Hall at its intersection with the main entrance hallway. Adjacent to the Dining Room in the northeast section are the institutional Kitchen, Breakfast Room, and preparation area, and one of the security offices. In the northwest corner are the Ladies' Powder Room, the Gentlemen's Restrooms, a security office, and the elevator and north staircase, which extends from basement to third floor. Service and secondary entrances as described are located in this northern section.

Second Floor

The second floor combines private and guest quarters in two sections so that there can be privacy for both (Figure 29). The south and west sides consist of six connecting suites for use by the first family. The north and east sides provide two suite areas which can be used for guests or family expansion. These two areas are divided by the North and South access corridor and the more formal living and dining area. Second floor divisions are similar to those on the first floor. For example, the North-South Hallway, the formal Living-Dining Room, and the Southeast, South Central (originally the Ballroom), and the Southwest Bedroom suites are proportioned similarly to the rooms on the first floor. The governor's study and bedroom/bathroom complex are located in the northwest area. Two bedroom/bathroom units and the kitchen adjoin the North-South Hallway. Bedroom suites are located in the northeast and east areas. Changes were made in the bedroom, bathroom, closet, and kitchen areas.

Third Floor

The third floor consists of two areas--work/sleep and storage. Two offices, two bathrooms, a laundry/sewing room, maid's bedroom and another bedroom complete the work/sleep section. The south two-thirds of this floor has never been finished and has only been used for storage (Figure 30). Plans were initiated for a total renovation which would have

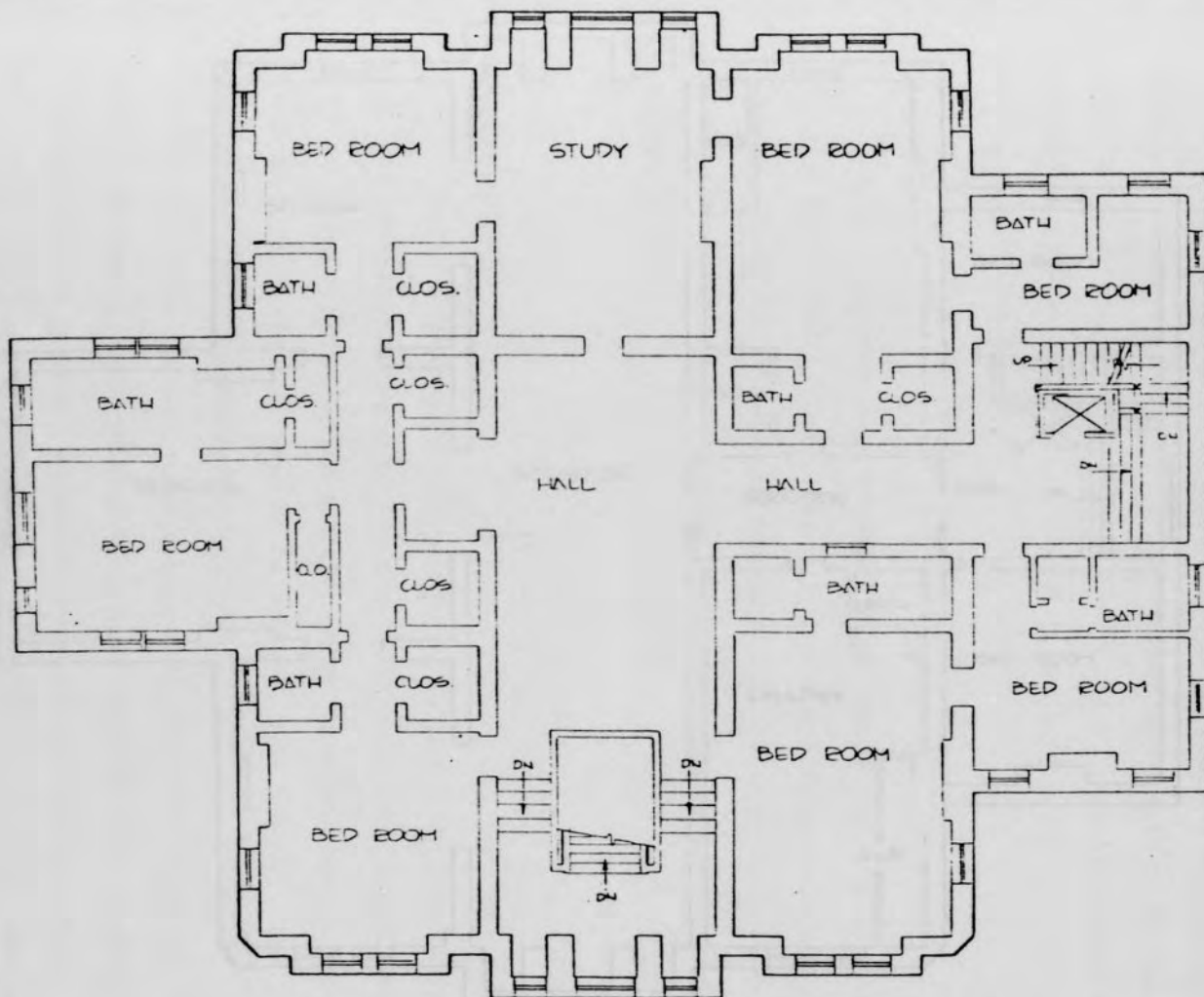


Figure 29. Second Floor Plan Before 1974-76 Renovation and Partial Restoration

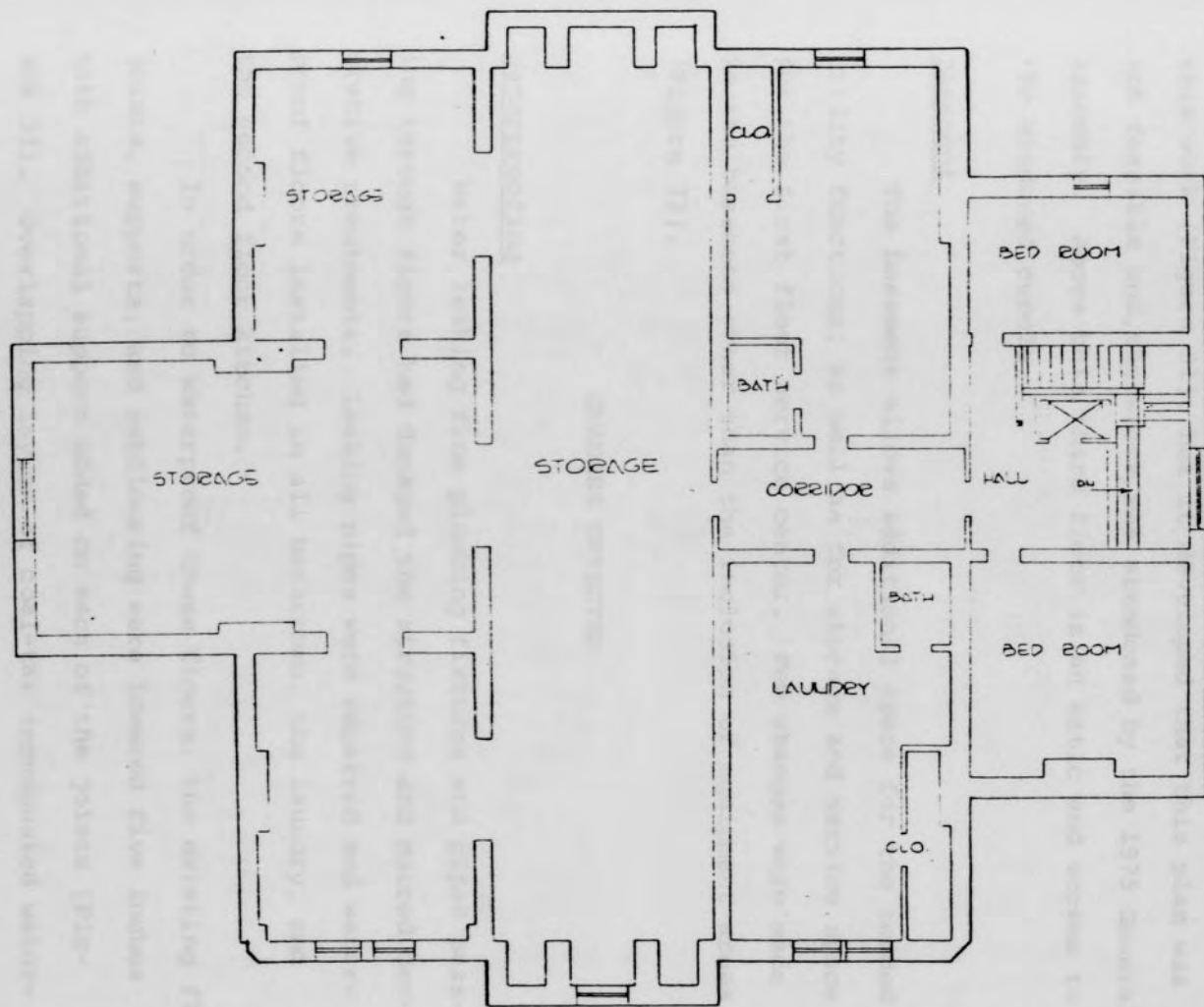


Figure 30. Third Floor Plan Before 1974-76 Renovation and Partial Restoration

made this area suitable for the first family living quarters. The 1973 General Assembly appropriated funds and authorized this work (Figure 31), but it developed that this plan was not feasible and, therefore, was abandoned by the 1975 General Assembly. Above this third floor is an attic and access to the windowed cupola.

Basement

The basement allows additional space for the needed utility functions, as well as for storage and service space for the first floor service center. Few changes were made in the basement other than the inclusion of equipment areas (Figure 32).

CHANGES EFFECTED

Waterproofing

Water leaking from plumbing fixtures and pipes passing through floors had damaged the structure and marred decorative treatments. Leaking pipes were repaired and waterproof floors installed in all bathrooms, the laundry, and the second floor kitchen.

In order to waterproof these floors, the existing floor joists, supports, and subflooring were lowered five inches with additional support added on each of the joists (Figure 33). Overlapping layers of coal-tar impregnated waterproofing felt were placed over the subfloor with a four-inch, turned-up edge at the wall. A reinforced slab was then poured

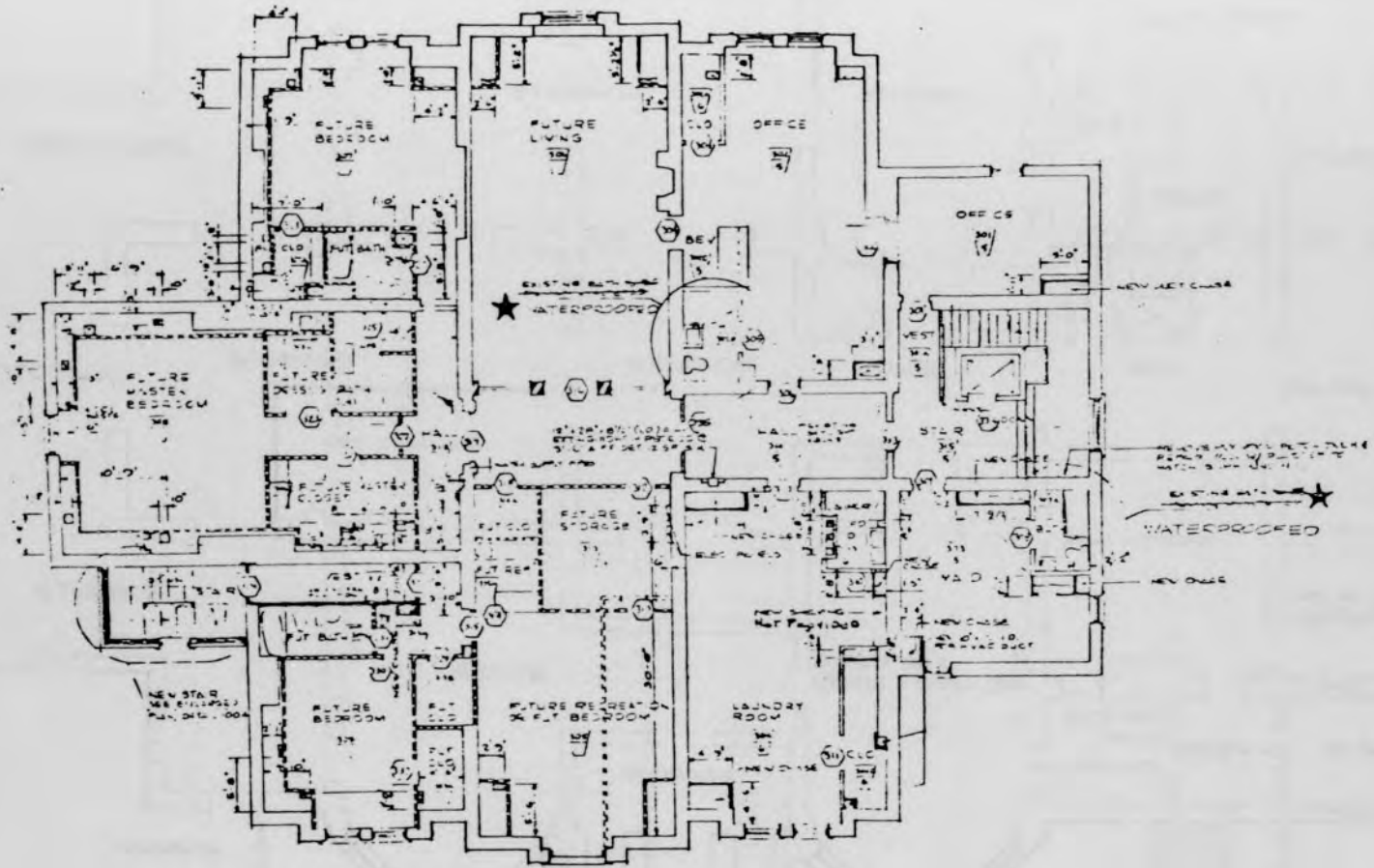


Figure 31. Proposed Third Floor Plan in 1973 Allocation

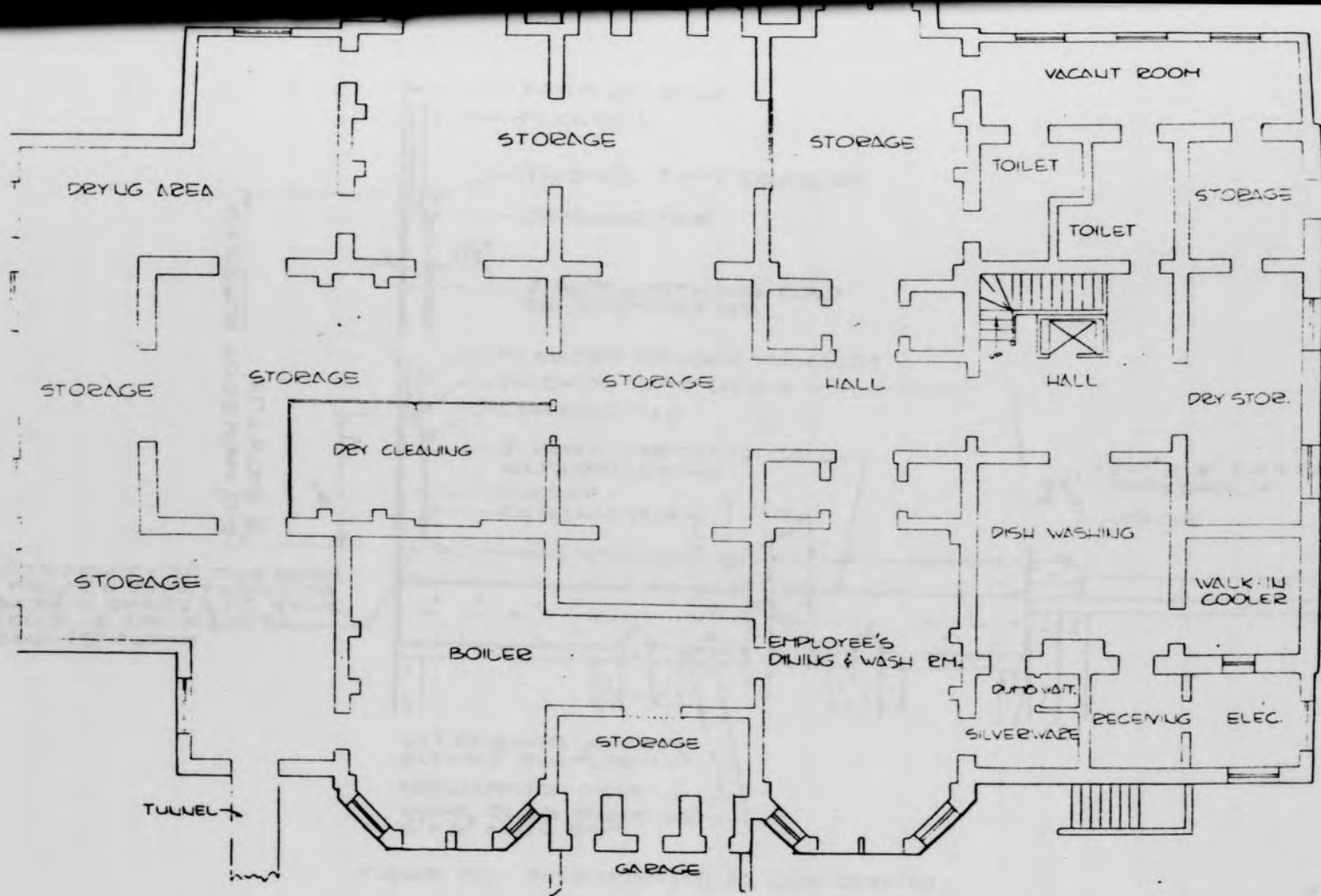


Figure 32. Basement Floor Plan Before 1974-76 Renovation and Partial Restoration

to a uniform level of approximately three inches. Two layers of pitch and fiberglass open-meshed fabric and felt were alternated (Figure 34). A trowel mastic of urethane coal-tar was first applied followed by a grout bed with either a ceramic tile or glazed brick paver surface and then sealed with a hydroment joint sealer. Specifications indicated that a permanent waterproofing seal should be applied at penetrating pipes and sleeves. A twenty-four hour flood test was used to test the seal.

Problems with this waterproofing method have already occurred and will continue to do so at the points pipes, and sleeves penetrate the waterproofed floor. In order to have a completely satisfactory waterproofed floor system, the floor must not be penetrated. Thus, all plumbing connections would have to be made through the walls or ceilings. For example, wall-hung water closets would have to be used. Also, the floor would need to be sloped to a floor drain to prevent any water on the floor from seeking the penetration points or the doorway. The laundry room and governor's shower have been treated in this way. A ceramic lip has been added at the doorway of these two rooms.

Paint and Wallpaper

Two coats of paint were specified for the entire Mansion. In order to obtain an acceptable final paint finish, many accumulated layers of paint on the wood surfaces had to be stripped off. All of the wood fireplace mantels,

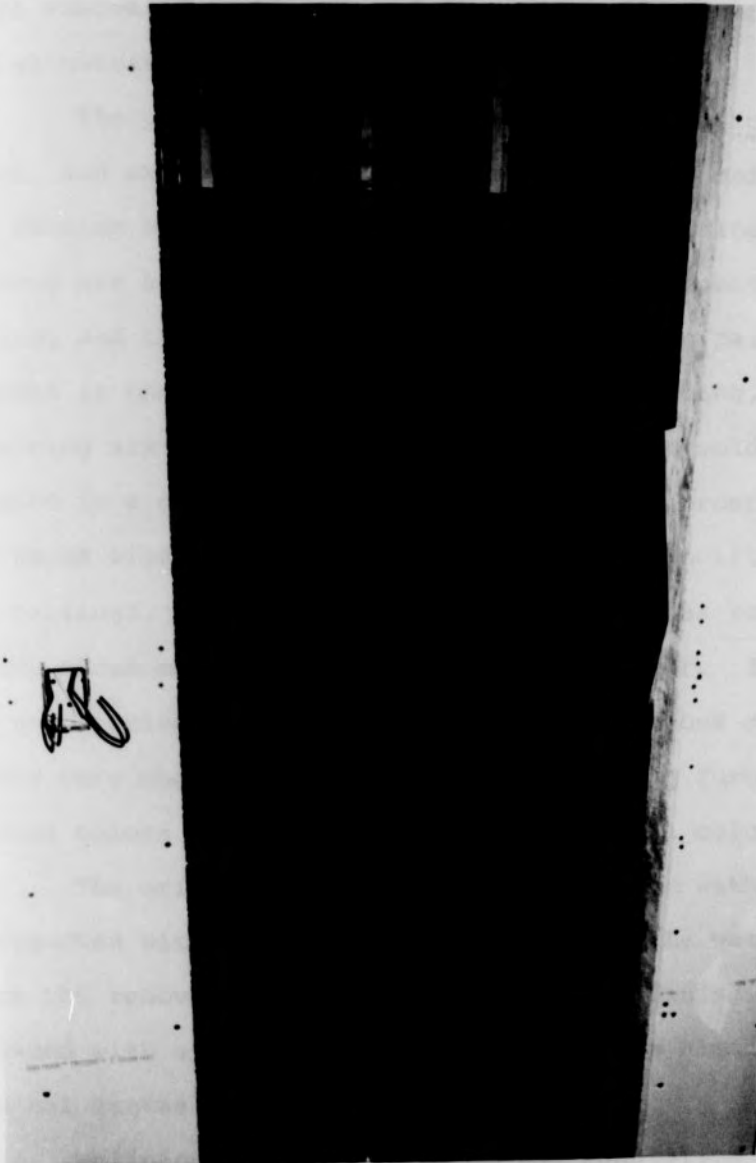


Figure 34. Waterproofing the Bathroom Floor

doors, and wainscoat paneling on the first floor were removed, taken off site and vat dipped. Limited funds restricted paint removal from the second floor fireplace mantels, doors, and wainscoat paneling.

The paint schedule included color selection, type of paint, and exact location of application. The ceilings in the Mansion had molding to match the crown molding. This molding was attached six inches from the intersection of the ceiling and the wall. Originally, the ceiling paint color stopped at the inside edge of the ceiling molding, and the remaining six inches of the ceiling and crown molding were painted in a different tone (Figure 35). In order to enlarge the rooms visually, the new paint schedule specified that all the ceilings, ceiling moldings, and wall spaces to the top of the crown molding be painted the same color. In general, the paint colors were a lighter tint of previous colors. Wall colors were chosen to blend with the existing furnishings. Ceiling colors were a grayed tint of the wall colors.

The original plaster had been covered with a canvas impregnated with plaster, which stabilized the wall finish. Where the renovation processes marred this finish, it was replaced with a vinyl wallpaper of a texture similar to the original canvas.

Wallpaper damaged prior to the renovation was removed or painted over. The silk wallpaper in the second-floor living/dining rooms and hallway had become brittle and rippled due

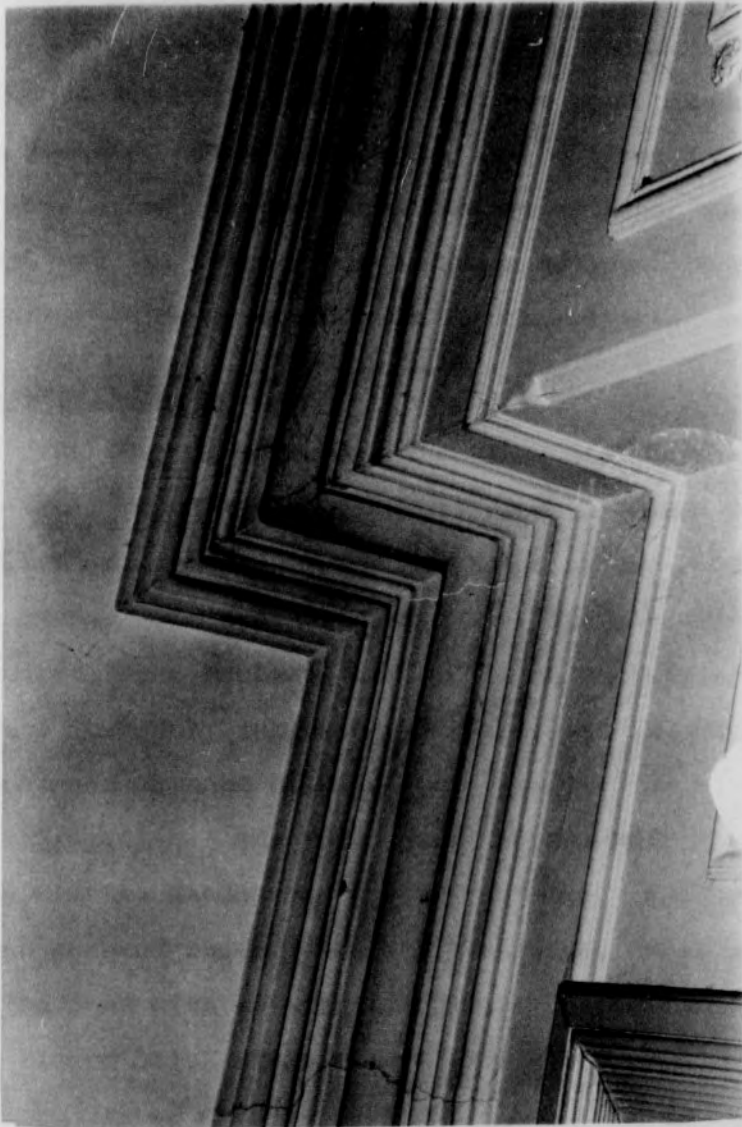


Figure 35. Decorative Plaster at Ceiling and Wall Intersection

to incorrect installation over brick walls. This wallpaper was removed and replaced by a vinyl-coated paper. The Eagle motif wallpaper in the Northeast Bedroom had been damaged by smoke, water, and adhesive tape. Since it was not feasible to steam the wallpaper off the aged plaster walls, it was painted. Other wallpapers in the first floor Dining Room, the Ladies' Powder Room, the second floor East-West Hallway, and the third floor Bathroom adjacent to the Playroom were protected by covering them with transparent sheet vinyl.

Wood Restoration

For over five decades the heart-of-pine wood trim in the interior of the Mansion had been painted. Originally, it had been finished in the same manner as the exterior with a varnish and stain finish. Mrs. MacLean, the wife of Governor Angus MacLean, 1925-29, upon the advice of Mrs. Elizabeth Thompson, interior decorator, had the dark walnut-stained interior wood painted.

Staircase. The focal point of the Main Entrance Hallway was the handcarved Grand Staircase. This staircase had been painted white, with the handrails, newel post finial painted with an additional coat of mahogany-stained paint (Figure 36). After approximately eighteen layers of paint, the carved details were diminished. A decision was made to restore the staircase to its original stained finish. A wood mantelpiece with the original stain and varnish treatments, found in the unfinished area of the third floor,

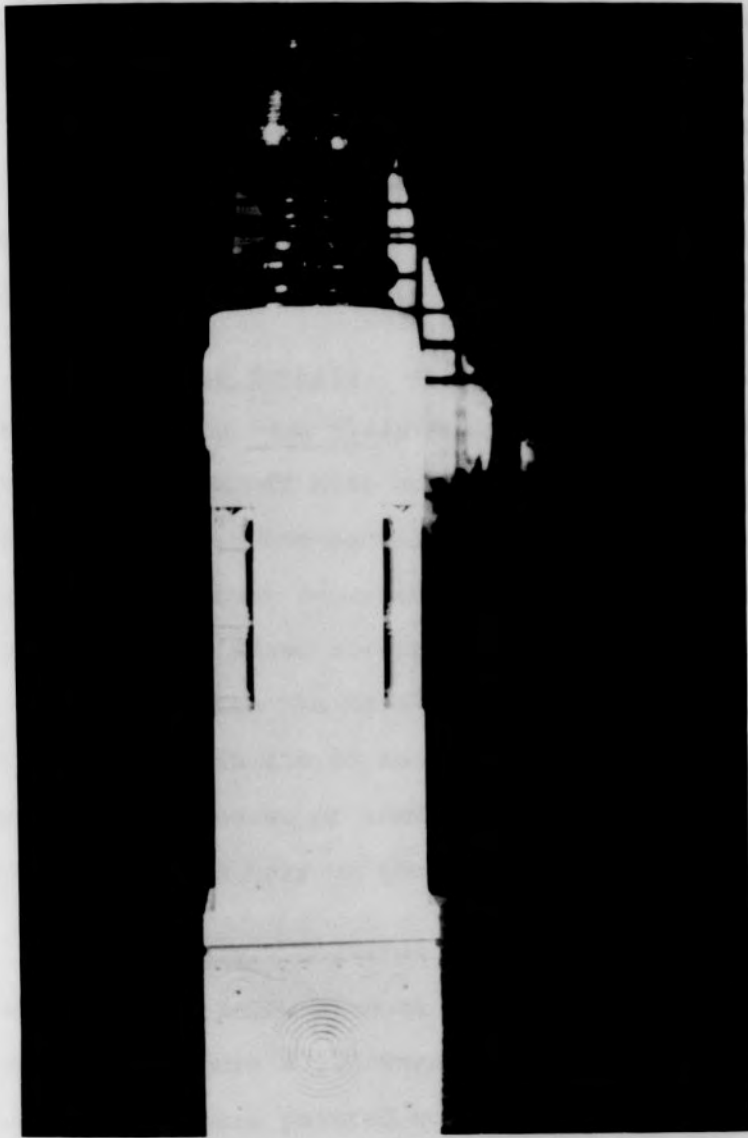


Figure 36. Staircase Newel Post Showing Painted Surfaces

provided a model of the original finish (Figure 37). The staircase was stripped of its layers of paint with a water soluble paint remover and with the use of jewelers' and carvers' tools (Figure 38). A similar stain and sealer were used to restore the original appearance (Figure 39). A slight modification in the back of the staircase was made to allow for a heating, ventilating, and air conditioning return air grill (Figures 40, 41).

Other wood details. First floor doors, wood molding, wainscoat paneling, and fireplace mantels which could be removed were taken off site and vat dipped to remove the paint (Figure 42). The mantelpieces were of special concern because they had been scorched and were separating from the plastered walls. After stripping the paint off, these mantels were reset with the marble facing. The wood was then painted to a smooth finish in the same tone as the plaster. Unfortunately, because of insufficient funds, this restoration could be done only on the first floor.

Wood panels. Coffered wood panels above all doors and above and/or below windows had been covered by particle board panels (Figure 43). These panels were removed and the coffered panels were painted to match the plaster.

Insulation

The Mansion has eighteen-inch brick walls, which provide adequate insulation for the first and second floors.

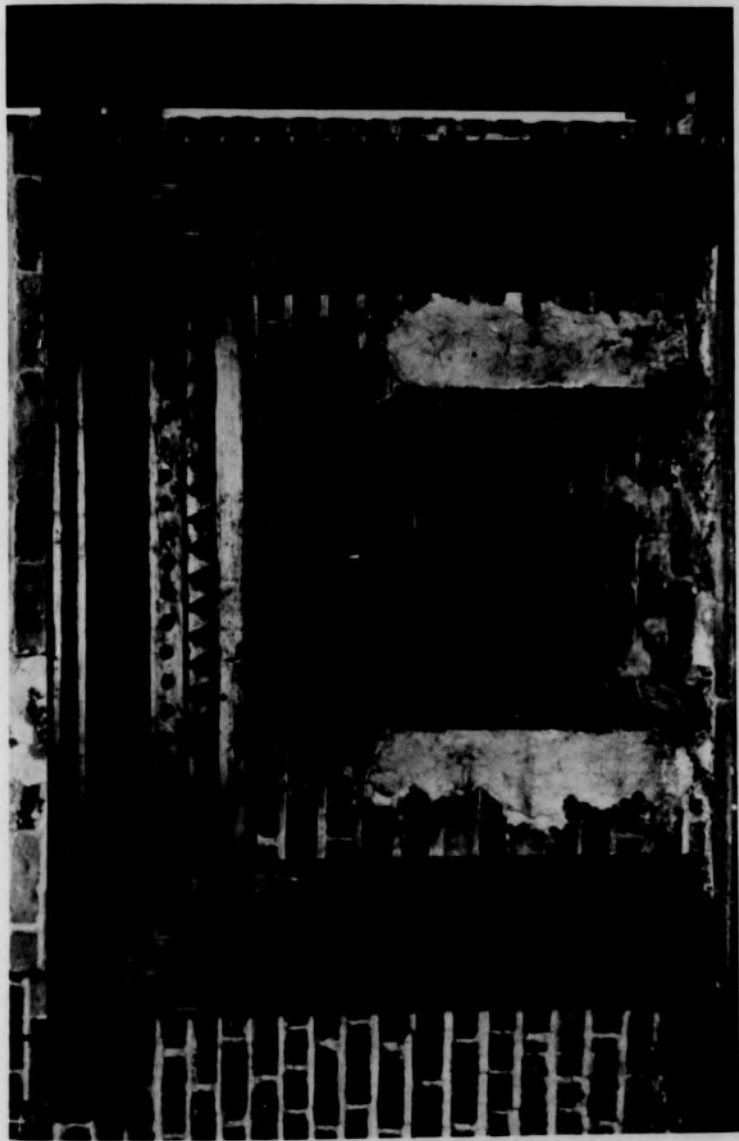


Figure 37. Wooden Mantelpiece from the Third Floor with Original Finish



Figure 38. Workman Removing Paint from Staircase Railing

Figure 39. Staircase Railing, Prior to the Paint
Removal and with the Finish



Figure 39. Staircase Newel Post after Paint Removal and with New Finish



Figure 40. Before View of the Area Behind the Staircase



Figure 41. After View of the Area Behind the Staircase Showing the Grill for the Heating, Ventilation, and Air Conditioning Systems



Figure 42. Fireplace Mantel Stripped of Paint
and Reset in Wall



Figure 43. Discovered Wooden Panel

However, in order to maximize the insulation qualities of the brick walls and in anticipation of the expanded use of the third floor, fiberglass bats, and loose fibers were placed between the third floor ceiling and the attic floor, and between attic ceiling beams (Figure 44). Prior to installation of the fiberglass, a fireproofing spray was also applied to all exposed wood.

Flooring

In the process of upgrading the heating, electrical and plumbing systems, conduits and pipes which had serviced earlier systems were removed, leaving holes in the hardwood flooring, which had to be repaired. The wood used in patching them came from bathrooms where tile flooring replaced hardwood, and where the new heating, ventilation, and air conditioning floor vents were cut.

Originally, the flooring on first and second floors was scheduled to be refinished. However, the first floor finishing layer of hardwood was only one quarter of an inch thick; these floors were only cleaned. The second floor planking was of a normal thickness; therefore, it was sanded and restained to match the original (Figures 45, 46).

Plaster

The walls, ceilings, and decorative plaster detail were water damaged and in need of repair or replacement. In addition, new plaster work was required in areas of new construction.



Figure 44. Insulation of the Third Floor in an Unfinished Area

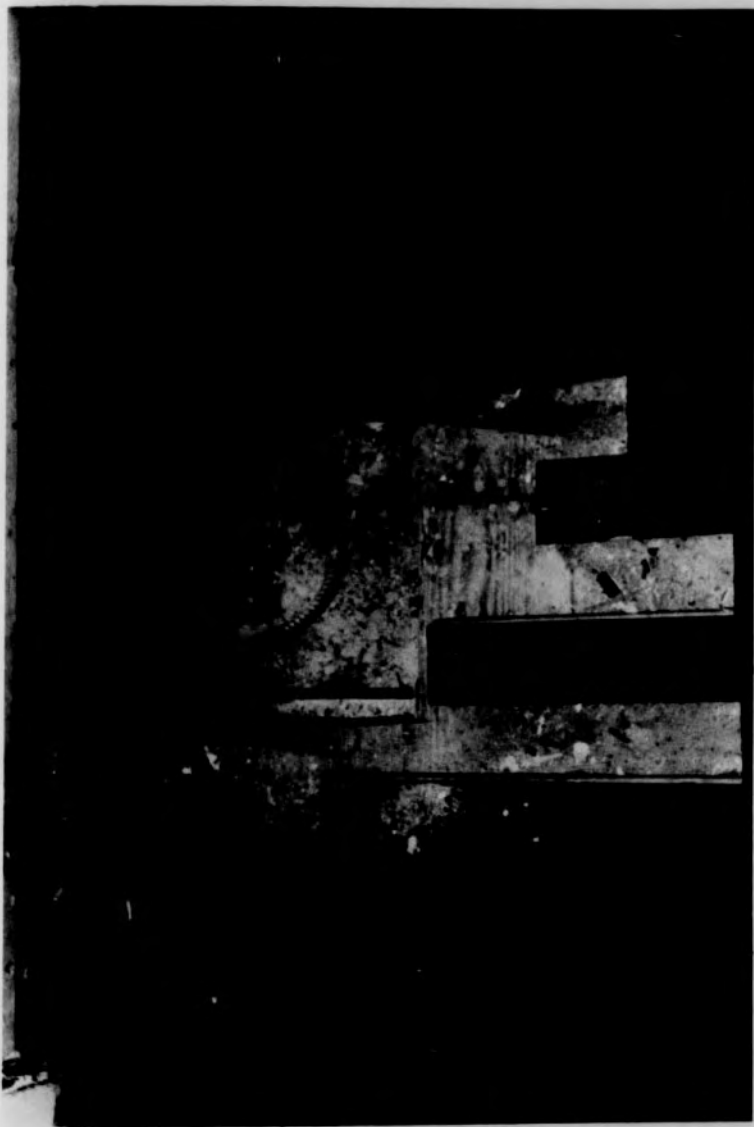


Figure 45. Layers of Flooring and Sand between Ceiling and Floor



Figure 46. Initial Layer of Flooring

Examination of the original plaster revealed that a base coat had been covered with a canvas impregnated with plaster (Figure 47). In most areas the canvas was removed and replaced with a textured wallpaper similar to the original canvas.

New plaster walls and ceilings were installed in areas where walls or ceilings had to be replaced. When sheetrock dry walls were used, they were treated with fire retardant chemicals.

Minimum repair work was done to the decorative plaster since replacement or duplication would be difficult, if not impossible. Chases for the electrical conduits and wiring were made around, or pierced through, this type of plaster. Missing pieces of plaster were replaced by sections made from a mold of existing portions of plaster.

The southwest corner of the Ballroom ceiling had been heavily damaged by a leak in the bathroom above it. Wood ceiling laths had rotted and were replaced. The original undamaged plaster was secured and plaster that could not be repaired was replaced.

Fireproofing and Fire Retardant Coating

High temperatures in the uninsulated third floor and attic had dried out the wood structural members to the degree that a fire could start very easily. A fire retardant coating was applied to all exposed wood in the third floor, attic, and fire tower.

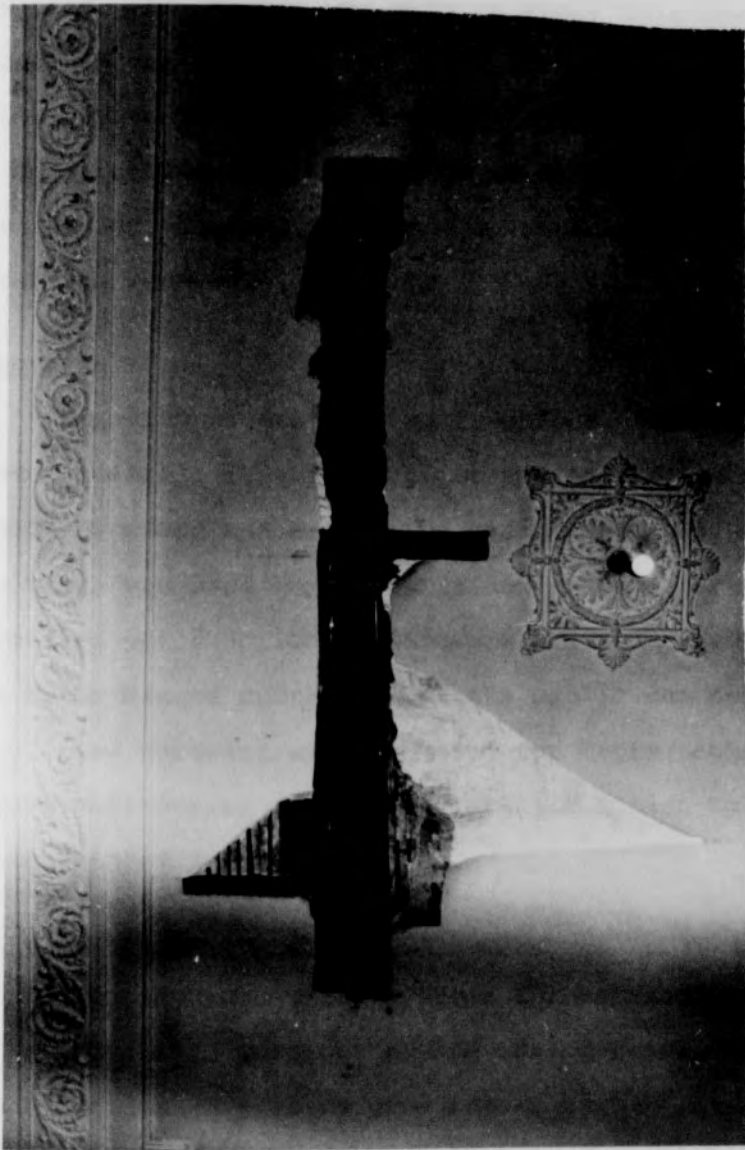


Figure 47. Ceiling in the Ballroom Showing the Plaster and Canvas Finish and the Chasing for the Electrical Conduits

Since fire bricks were not included in the original fireplaces, it was recommended that a fireproofing plaster be applied. An attempt was made to apply this new coating material in various ways and under different conditions, such as directly to the bricks, incorporated in lathe and wire mesh construction, and applied to saturated brick. None of these methods, however, produced a suitable bond, and the plaster was removed.

Hardware

Existing decorative and functional hardware was used whenever possible (Figure 48). On the second floor, existing door hardware was decorative cast brass, while smooth, solid brass was used on the first and third floors. This decorative, yet functional, hardware was relocated to the first floor hinged doors so that the public can see its beauty. New hardware was purchased for doors, cabinets, and bathroom accessories in similar metallic finish to complement or match others in the same area.

Heating, Ventilation, Air Conditioning

Existing mechanical systems for heating and cooling were insufficient, inadequate, and out-of-date. Ventilation and humidification systems were nonexistent.

The Mansion was originally heated completely by fireplaces. A forced air system must have been anticipated because the original construction included chases in the brick walls

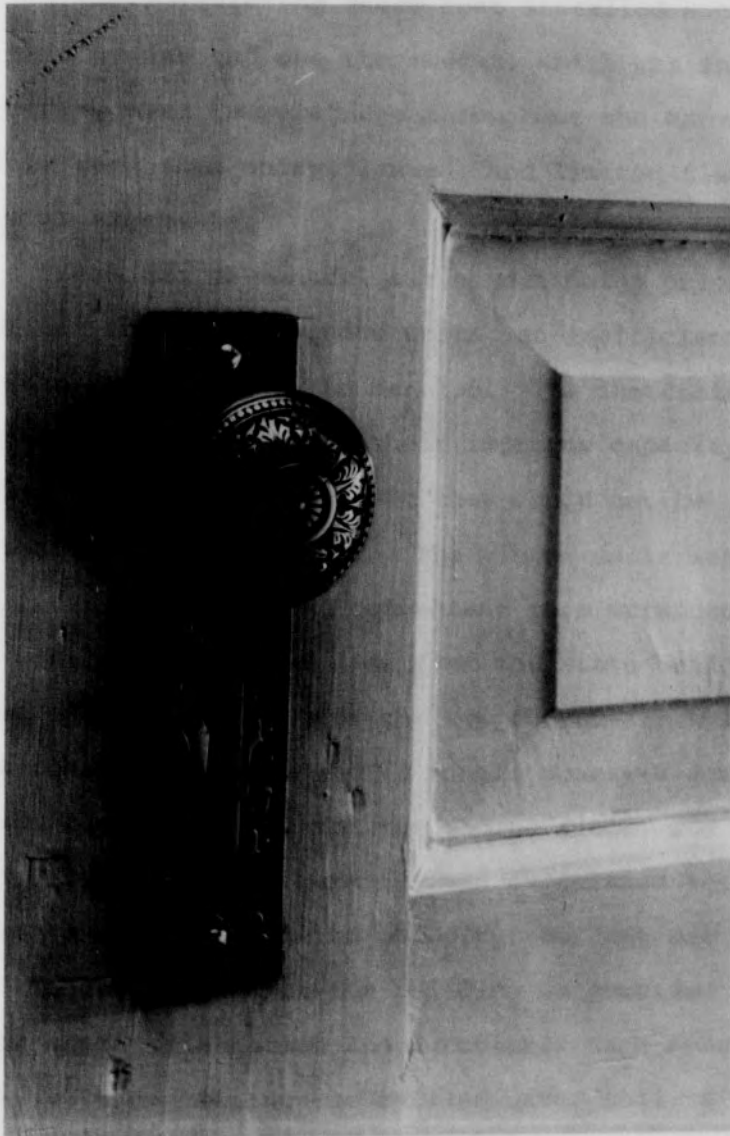


Figure 48. Decorative Hardware--Door Knob and Plate

from the basement to the first-floor decorative grills (Figure 49). However, these grills had been blocked off and radiators for circulating steam heat installed many years ago. This system had one thermostat, which was ineffective in providing even temperatures throughout the Mansion. The radiators were also noisy, leaked, and limited flexibility in room arrangements.

There was no central air conditioning prior to the renovation; therefore, window units, an inefficient alternative, were used to cool the Mansion. The inefficiency of the window units was due to their improper capacity, heat loss factors, and the fact that they could not be located in areas where they were needed. The window units were also noisy, leaked, and limited convenient room arrangements.

The central steam line from the State building complex provides the heat source for the new forced-air system. The new environmental system has 13 single zones--4 zones for the first floor, 8 zones for the second floor, and 1 zone for the third floor. Added capacity was calculated into the equipment and system (61-ton capacity; current use of 43.2 tons). Zoning throughout the building is provided on the basis of space orientation and function. Each zone has a separate unit containing the chilled water coil, a hot water coil, and a steam grill humidifier, thus providing complete temperature control (Figure 50).

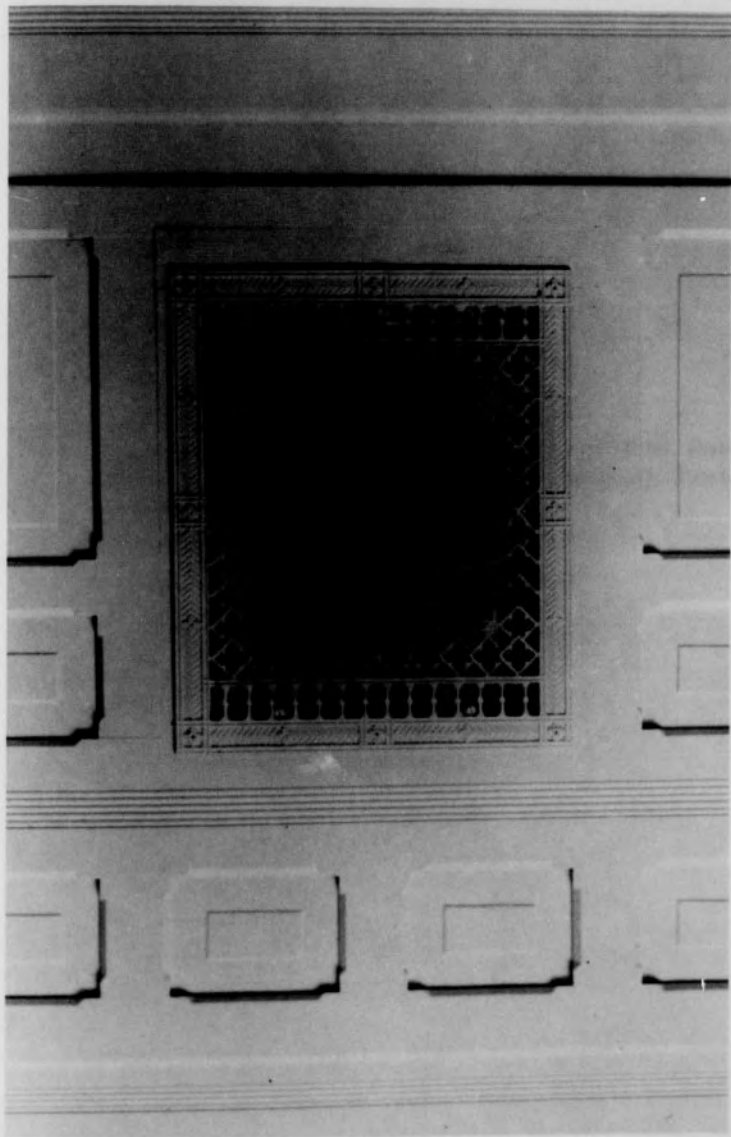


Figure 49. Decorative Grill from Old Forced Air System of Heating

Figure 50. Basement Floor Line Drawing of the Heating,
Ventilation, and Air Conditioning Systems

The individual zone units for the first floor were enclosed in a sound-proofed room located in the basement. Units for the second floor were located either in the lower portion of the bathroom or closet. The third floor unit was placed in the attic. Air exchange grills were placed in ceilings, walls, or floors. The Interior Designer approved the placement of each grill. Air is forced through duct work either to the room or back to the unit for recycling. The original decorative wall grills and new floor grills that cover the duct openings were color toned to blend with the stained wood flooring and cover the duct openings. The individual recessed panels were removed from behind the back staircase and a metallic grill was then placed over the whole area (Figure 51).

The second-floor unit zones were placed in the lowered ceiling portion of closets, bathroom, and kitchen (Figure 52). Air exchanges were provided by ceiling grills. Return grills were incorporated in the walls near the floor. Grills were color toned to match the paint. Controls for the first and second floors were grouped on the first floor near the security and fire alarm control area.

On the third floor an individual zoned unit serves the Northeast Bedroom, Bathroom, and Laundry area. The office and bathroom areas on the third floor are served by an existing unit because funds were not available for central air conditioning. Grills for both old and new units are

Figure 51. First Floor Line Drawing of the Heating,
Ventilation, and Air Conditioning Systems

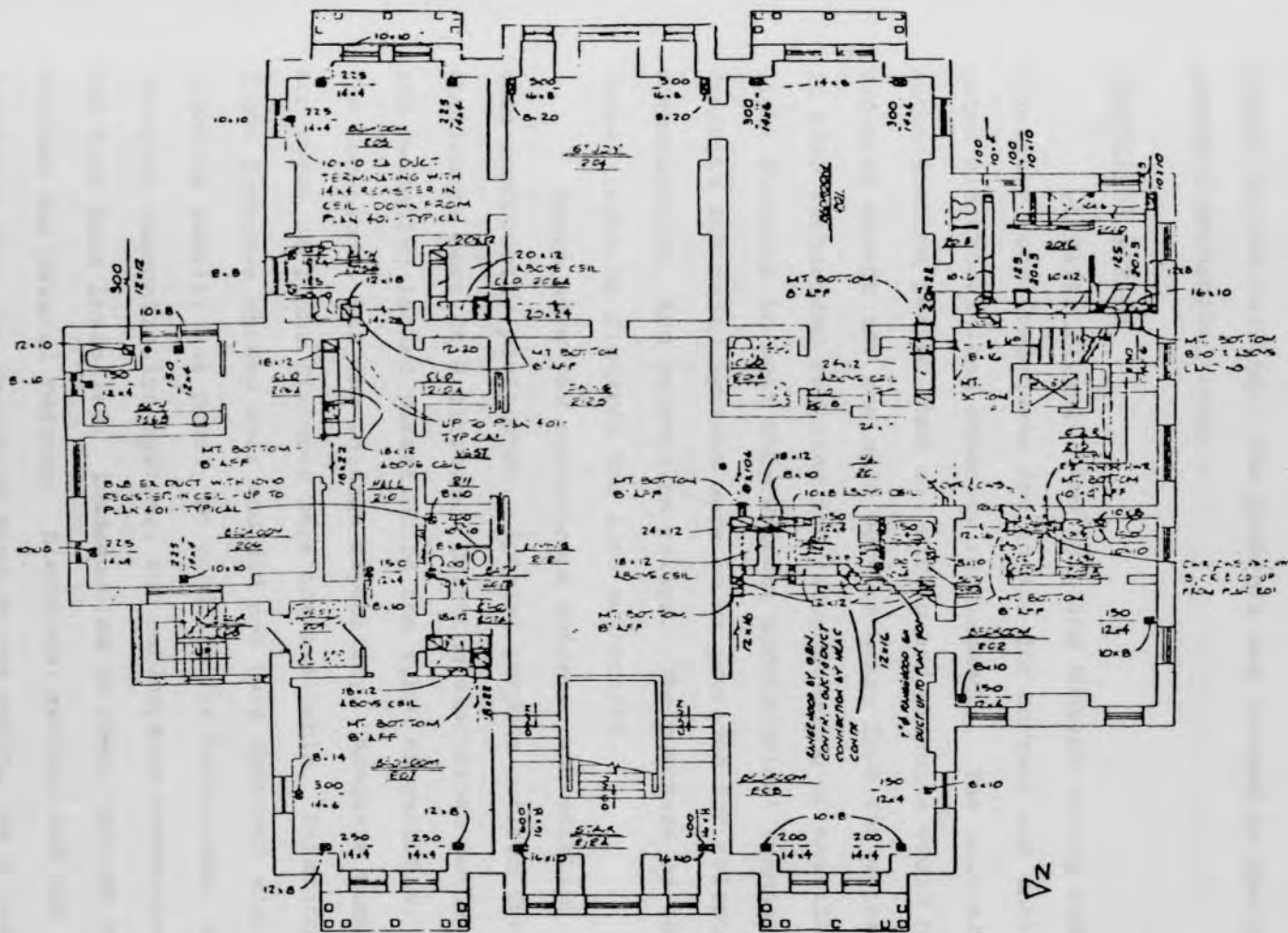


Figure 52. Second Floor Line Drawing of the Heating, Ventilation, and Air Conditioning Systems

placed in the ceiling. The controls are located in the main basement mechanical room.

Electrical System

Original wiring. The existing Mansion wiring and circuitry were inadequate and unsafe for current and anticipated electrical load capacity requirements. The initial authorization stated that all wiring and circuits would be replaced except for the main service entry from the street. It also authorized rewiring and reconditioning of existing light fixtures to meet Underwriters Laboratories' standards. Conduits and relay systems were to be provided for telephone, communication, and television relays. The purchase of additional lighting fixtures was also authorized.

There were few convenience outlets, and existing ones were incorrectly positioned. Special purpose outlets for appliances were at a minimum. Existing electrical outlets and switching lacked variation in the types of controls, the locations, and the voltage capability. Adequate numbers and types of light fixtures were not available. Existing light fixtures showed wear and did not have approved wiring; lighting quality was poor. No conduits for telephones, no internal communication systems, nor cablevision connections had ever been installed. Inadequacies in these systems had existed for several reasons. Electrical service had not been available when the Executive Mansion was built. As a result, the Mansion had been electrified over a period of time with

little planning. Inconvenient placements of outlets had forced the use of extension cords in dangerous locations (e.g., under carpets, across traffic flow patterns). Inadequate numbers, division, and types of circuits had caused overloaded circuits as well as unsafe and unacceptable interruptions in the electrical service. Adaptation of candle, oil, and gas burning fixtures had presented another problem.

The first electrical plan for the renovation project surpassed the code requirements. Some innovations were incorporated in this new system (e.g., wall washer recessed spots placed in ceilings of window alcoves and floor receptacles). Dimmer/reostat switch controls were installed for regulation of chandeliers on the first floor. Some convenience outlets were wired to be wall switched. Convenience outlets in the bathrooms, kitchen and laundry rooms were protected by moisture sensitive circuit breakers. Additional lighting was designed for the work and storage areas in the basement and the third floor.

The Interior Designer's review of these plans revealed several functional inadequacies. Outlets, light fixtures, and switches needed to be relocated more conveniently with regard to space use and structural features. Variations in the types, quantities, and capacity of outlets, light fixtures, and switches were needed. Existing light fixture improvements were specified. Television, telephone, communication system recommendation, placements, and potential service expansions were considered (Figures 53, 54, 55, 56).



Figure 53. Basement Floor Plan of the Electrical Plan

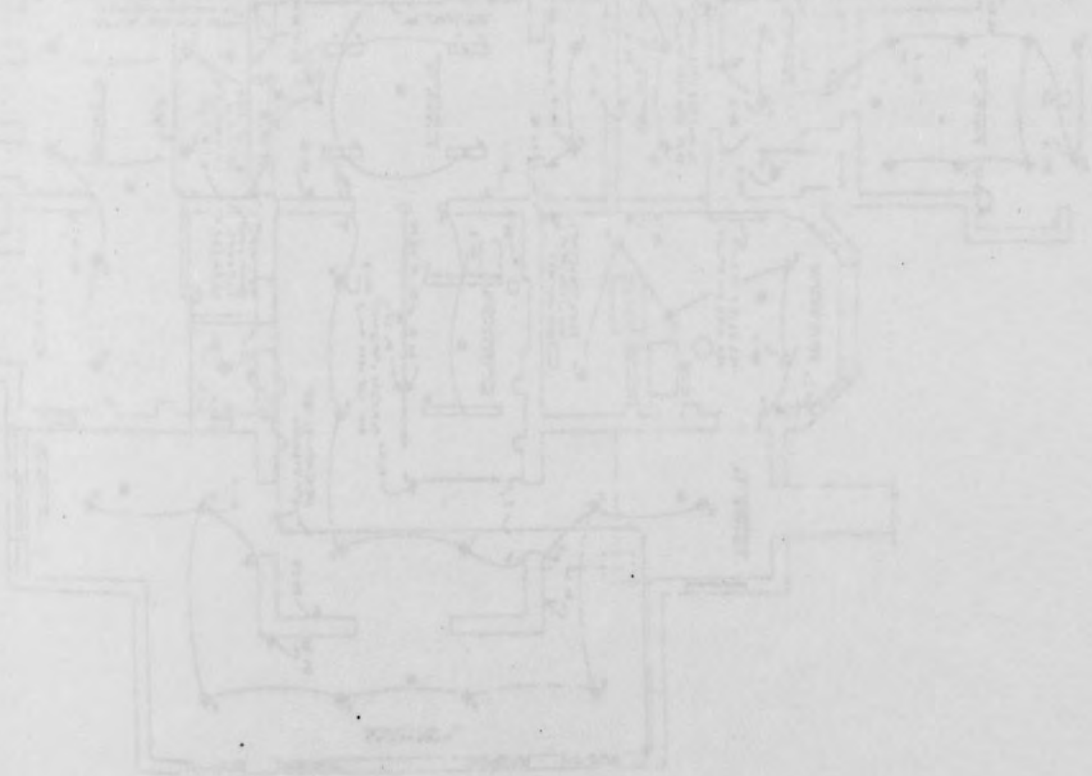
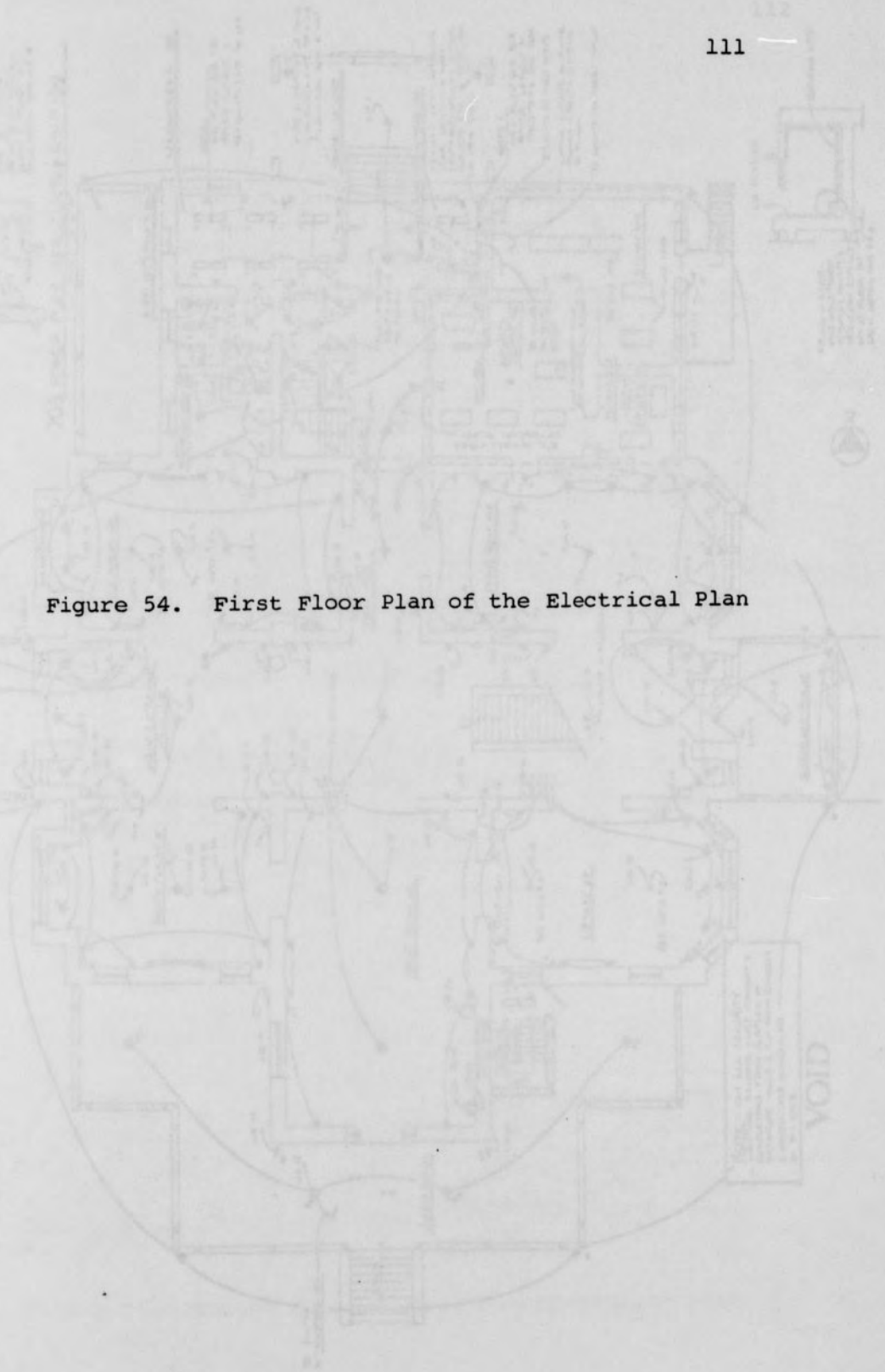


Figure 54. First Floor Plan of the Electrical Plan



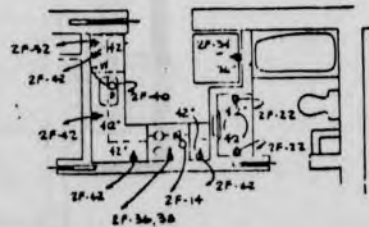
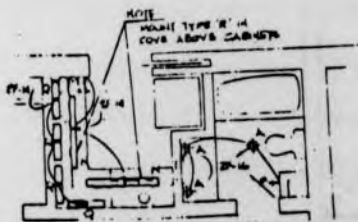
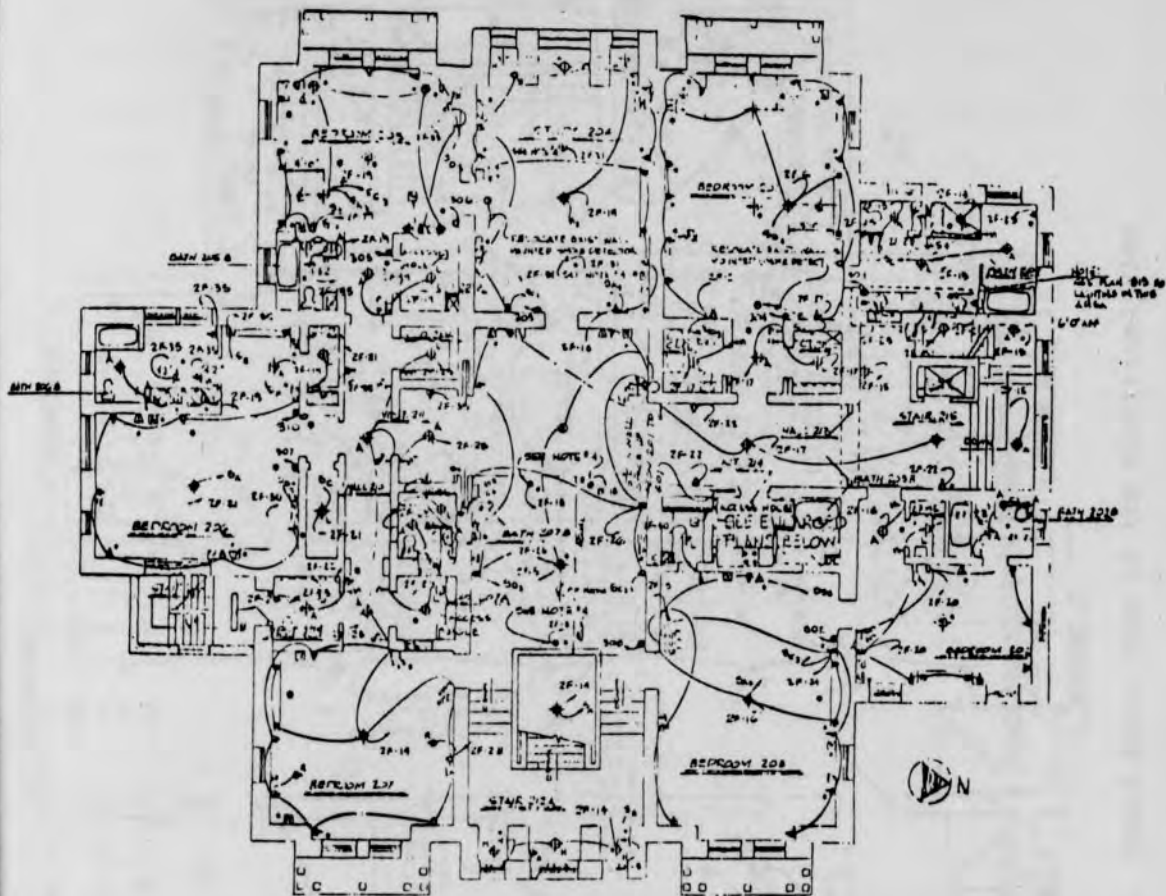


Figure 55. Second Floor Plan of the Electrical Plan.

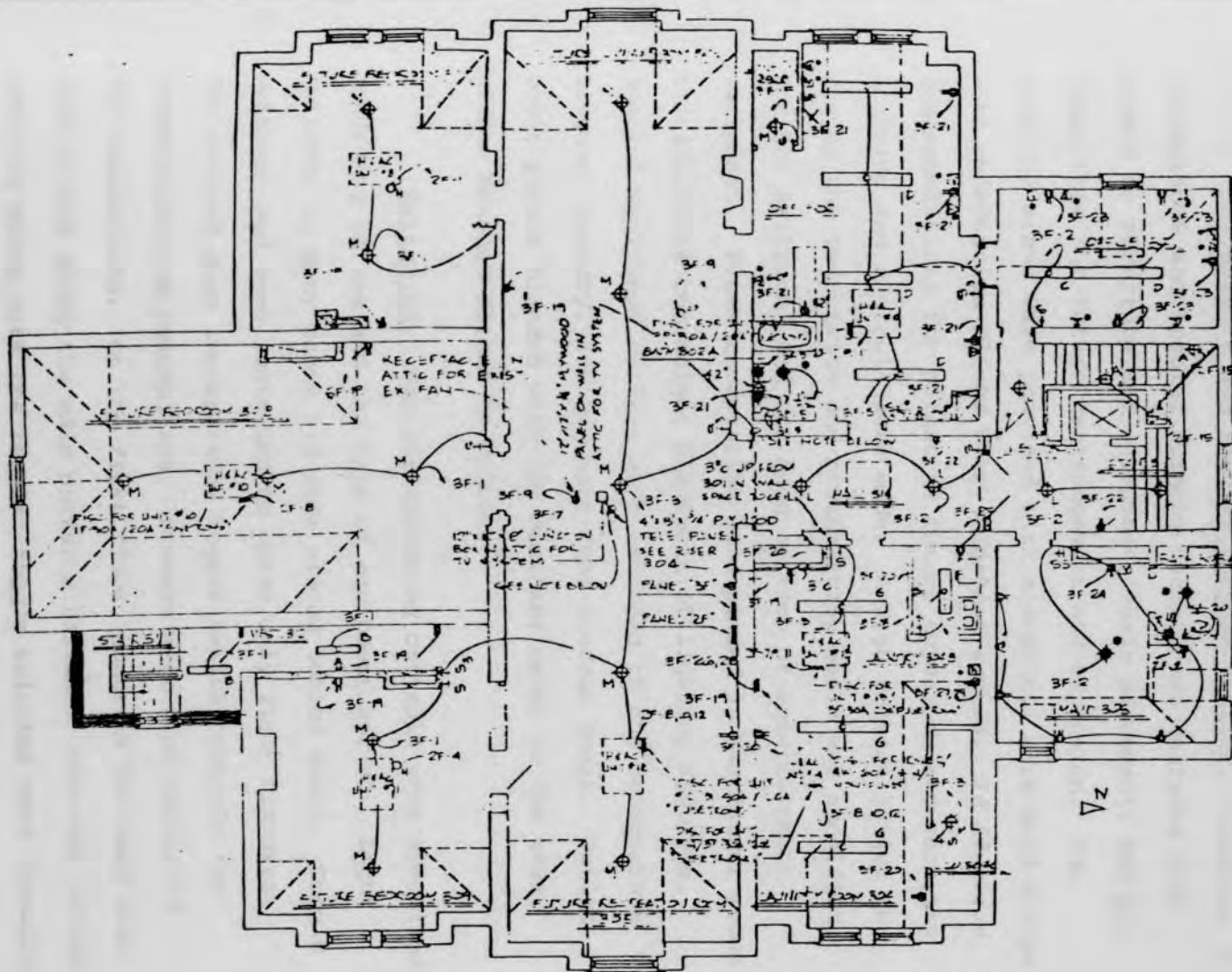


Figure 56. Third Floor Plan of the Electrical Plan

Convenience and special purpose outlets. Location of convenience and special purpose outlets was analyzed with regard to furniture and equipment, their placement, and possibilities for future rearrangement and expansion. The security areas were provided with electrical wire mold strips with receptacles placed every eighteen inches. In addition, recommendations for potential future expansion and security lighting and controls were made. A high voltage outlet for use by the television and broadcasting media was specified for the Ballroom and for food service or entertainment equipment. Floor receptacles were placed in the larger rooms to facilitate convenient placement of lighting fixtures. Special appliance outlets were included in the convenience kitchen, laundry, and basement food storage areas. Outlet cover plates blended with the dominant metal in the area, either brushed chrome or brass.

Switching. Various switching controls were specified, according to use and the type of equipment served. Light switches in many cases had been placed behind doors. Toggle switches had been installed to serve only light fixtures. The revised plan incorporated toggle switch controls for receptacles and chandeliers. Dimmers were also installed for chandeliers. On the first floor, controls for each area were placed along the main entrance hallway. Four-way switch controls along with the regular toggle switches were installed in the second and third floor suites. The switch cover

plates were either brushed chrome or brass to blend with the dominant metal in the area. Switch controls to operate lighting were not placed in the north staircase nor in the fire escape tower.

Future lighting. Wiring for overhead lights had never been installed in several second floor rooms. In anticipation of future requests, conduits and wiring were installed and plastered over. The location of each electrical pull box was marked by brass studs imbedded in the plaster. Light fixtures for these areas were not purchased because of inadequate funds.

Other lighting. Three special lighting effects were used within the Mansion. In the Governor's Bathroom, a combination of fluorescent and incandescent fixtures were installed behind an egg crate lens over the vanity. These various lights are switched on individually; therefore, combinations are available. Under counter and cornice fluorescent lighting were installed in the convenience kitchen. Recessed spots were installed in the ceiling of the window alcoves.

Light fixtures. After the existing light fixtures were taken down and examined, it became evident that additional work would be required. The metal plating was peeling and tarnishing. Many fixtures had been painted (Figure 57).



Figure 57. Painted Solid Brass Wall Sconce

As a result, fixtures were replated or buffed and sealed with a protective coating (Figure 58).

Chandeliers were rewired to Underwriters Laboratories' standards and approved by its personnel (Figures 59, 60). During rewiring, the potential for additional voltage was provided. Replacement crystals were purchased and the arms of fixtures, escutcheons, and other members were reshaped. After each fixture was processed, it was recreated separately from the crystals. When fixtures were installed on the site, new bulbs and tubes were installed to provide the correct wattage.

Many old fixtures were found in the third floor storage rooms. Several additional fixtures were taken from an old home which the State owns and maintains as office space. These fixtures were placed in renovated bathrooms and hallways. One chandelier had been discarded because of a broken arm and faulty wiring. It was rebuilt and recrystaled for use in a bedroom.

The Interior Designer selected new light fixtures according to specifications within the budget of \$2,500. Several of the previously selected fixtures were changed because an institutional type was thought to be inappropriate in the area.

Security lighting. Additional security lighting controls were requested by the Interior Designer and the security section. Insufficient funds prevented these purchases.

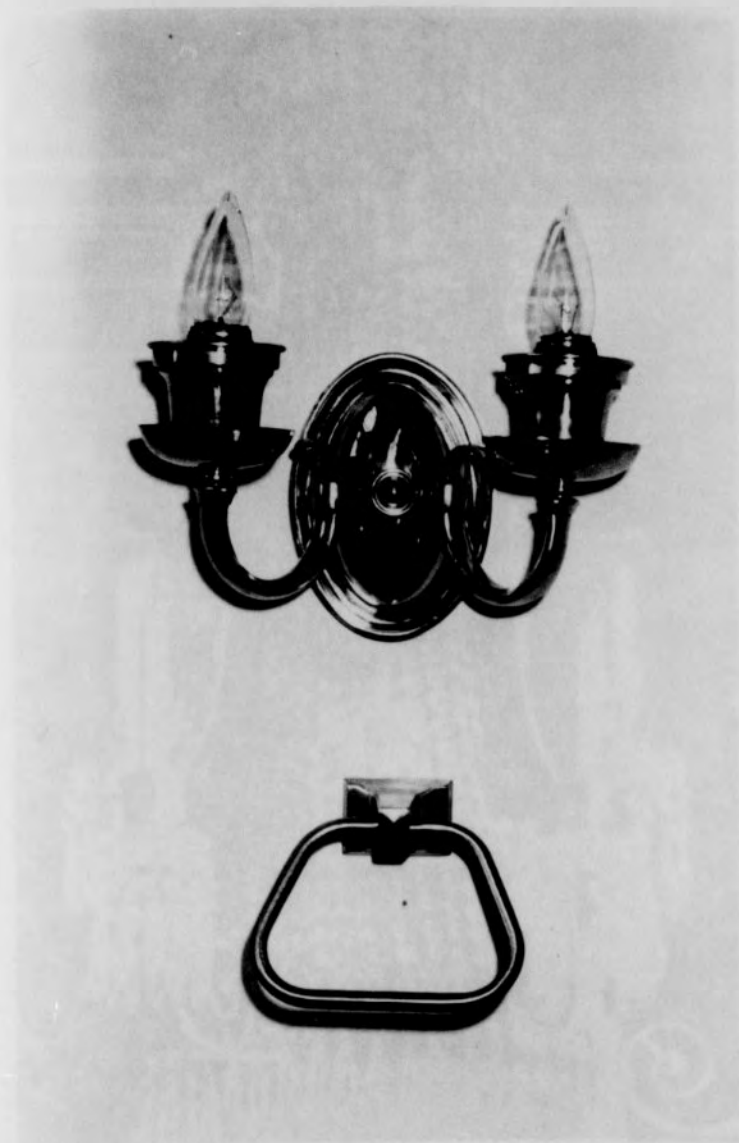


Figure 58. Refinished Solid Brass Wall Sconce
with Accessory Towel Ring

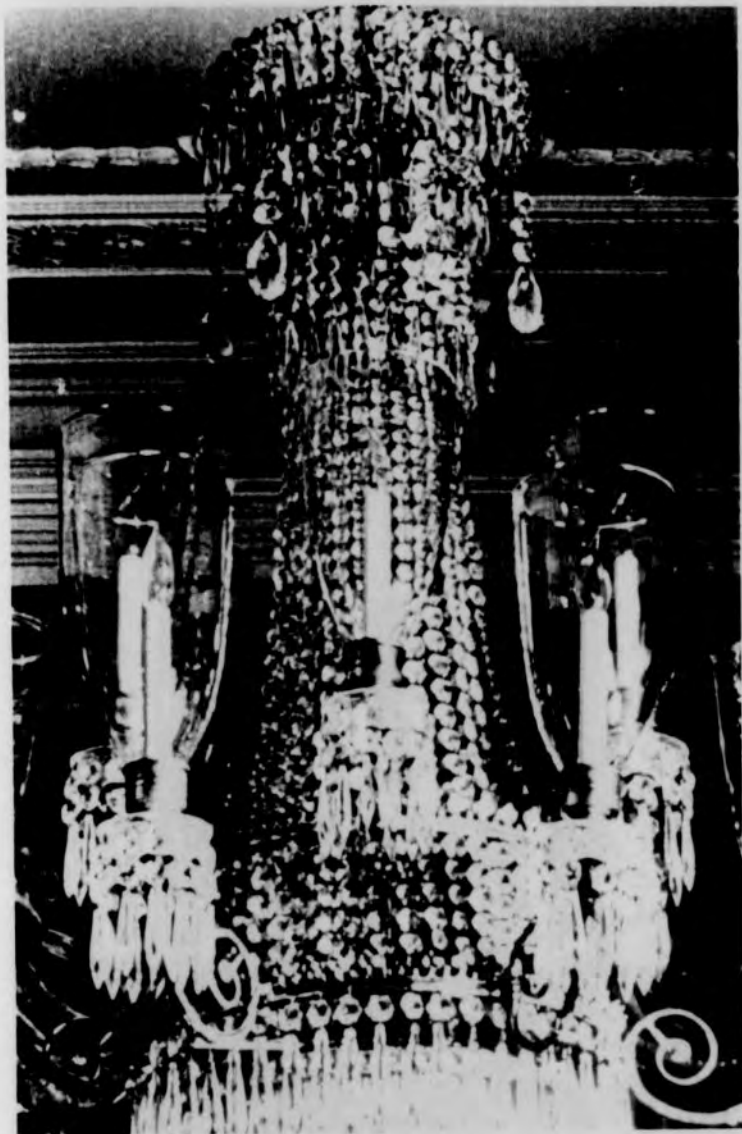


Figure 59. Before View of the Ballroom
Chandelier

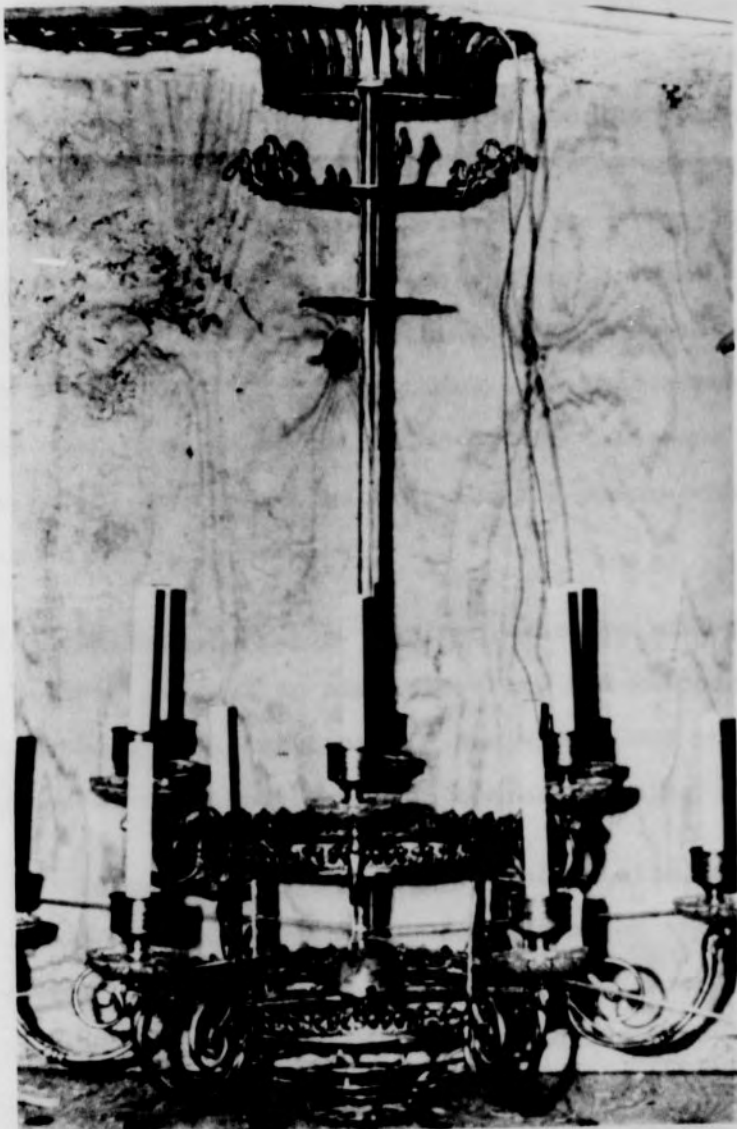


Figure 60. Ballroom Chandelier in Wooden Crate
Without Crystals

Telephone and Other Communications Systems

Telephone. Options among available telephonic communication systems were investigated by the Interior Designer. The system chosen, Comkey-7, provided a push-to-speak intercom capability as part of the telephone instrument. Separate speakers could also be used in conjunction with this system. Other capabilities included privacy line lock, multi-party conversation, background music, instant release, and recall system. Conduit was run to the plug-in locations as specified in the plans; then notations were made according to which ones were to be activated by the telephone company at that time. Multiple possibilities for future changes were designed into the network.

Bell-call system. A long existing bell-call system which could be used to alert security and kitchen personnel simultaneously was renovated. New wiring and push buttons were needed to make the system operable again.

Television relay system. Cablevision service was installed. This service allowed removal of the unsightly antennas from the roof of the Mansion and also increased the television reception capability. Conduits were installed for the cables. Alternative positions were designed into the system by providing three to six outlets in every room.

Smoke Detection System

The existing smoke detection system was revised. This revision provided protection for the renovated areas, those reapportioned, and new spaces.

Plumbing

Existing plumbing hardware, fixtures, and piping needed updating in order to provide adequate service (Figure 61). Spatial organization and utilization of bathroom and laundry were to be improved, as well as the creation of a small kitchen on the second floor for family convenience.

The Mansion was first built without bathrooms, and a cistern system provided fresh water. When bathrooms had been added, a section of a bedroom or a closet had been taken for this purpose. In taking a section of the room, little regard had been given to the existing area--in one case a fireplace had been taken into the bathroom; in another, a closet. In most instances space was wasted.

Bathrooms

Twelve bathrooms had occupied space on the four floors. To some degree, these bathrooms had been altered to provide improved space. An institutional approach had persisted with the use of wall-hung lavatories, commercial hardware, and water closets with flushometers. A technique used to vary this look was the specification for gold-plated, exposed waste pipes, where appropriate. The Interior

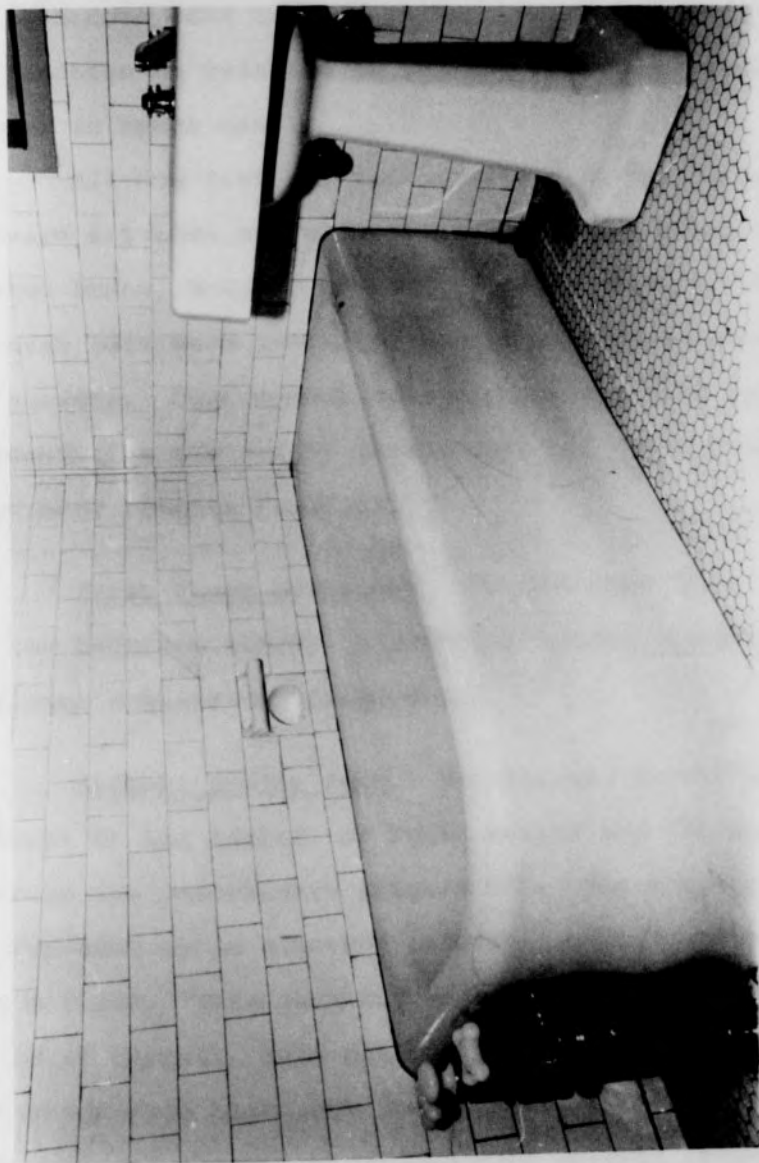


Figure 61. View of an Old Bathroom Showing Tub and Pedestal Lavatory

Designer's review of these plans and specifications indicated that additional alterations seemed needed. The majority of the bathrooms were redesigned because the original plan would not function in relation to the new mechanical systems or changes in space use.

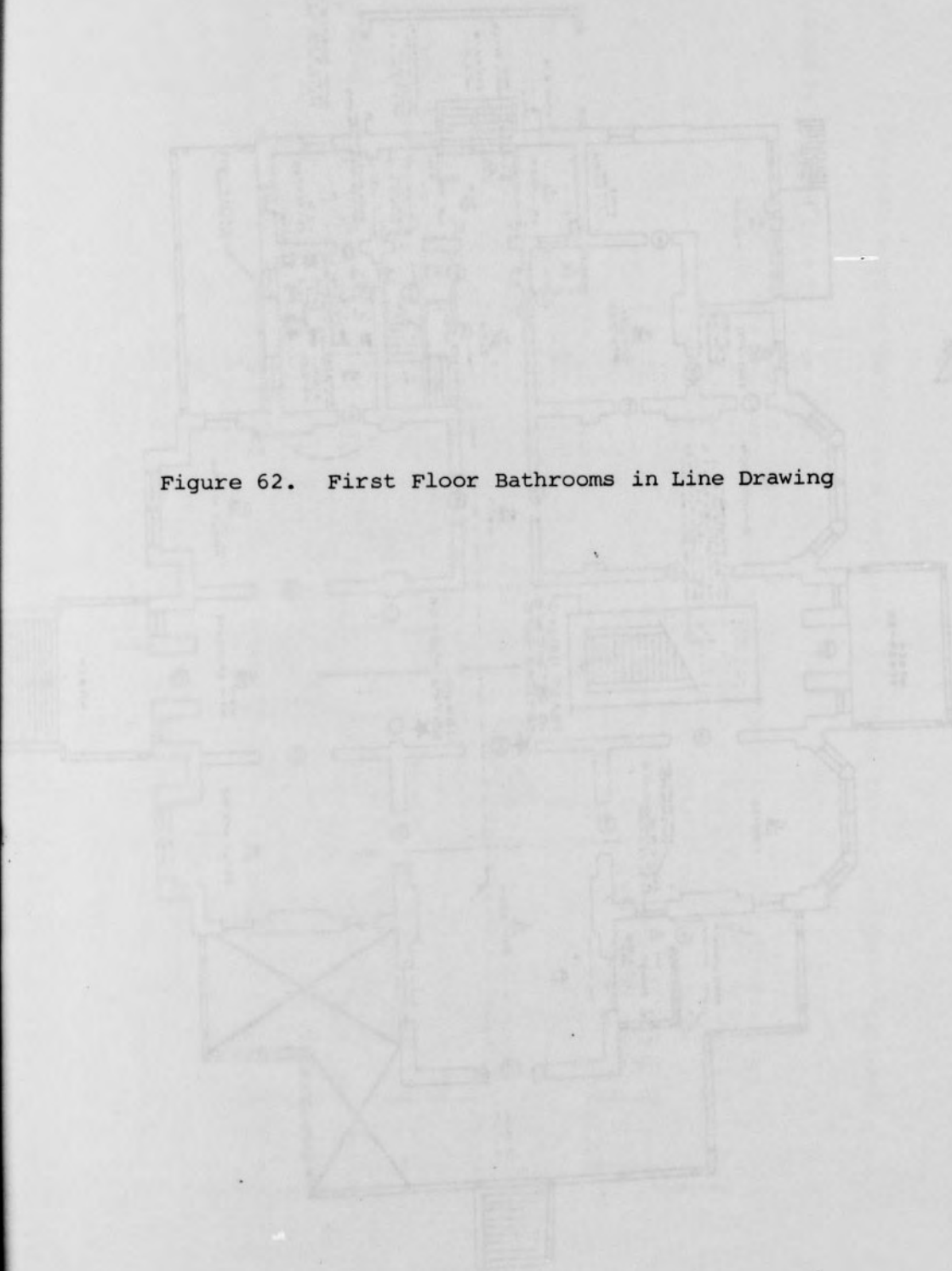
All new fixtures and ceramic tile are beige in color. Hardware fittings and accessories are solid brass with brushed brass, brushed chrome or gold plated finish. Handicap grab bars were installed beside most tubs, water closets, and showers. Custom-made counter tops and back splashes are composed of a mixture of marble dust and resin poured to the exact measurements required.

First floor bathrooms. On the first floor there are two bathroom areas: the Ladies' Powder Room and the Gentlemen's Restrooms (Figure 62).

Ladies' powder room. The Ladies' Powder Room located adjacent to the Ladies' or North Parlor and the Gentlemen's Restroom was refurbished (Figure 63). The wall-hung lavatory was replaced by an existing pedestal lavatory taken from the second floor. This lavatory was reglazed beige to match the new water closet. Gold plated brass and crystal fittings and accessories highlight these fixtures, which were placed in a recessed alcove, providing more privacy (Figure 64).

Gentlemen's restrooms. There are two Gentlemen's Restrooms in the north section of the first floor adjacent

Figure 62. First Floor Bathrooms in Line Drawing



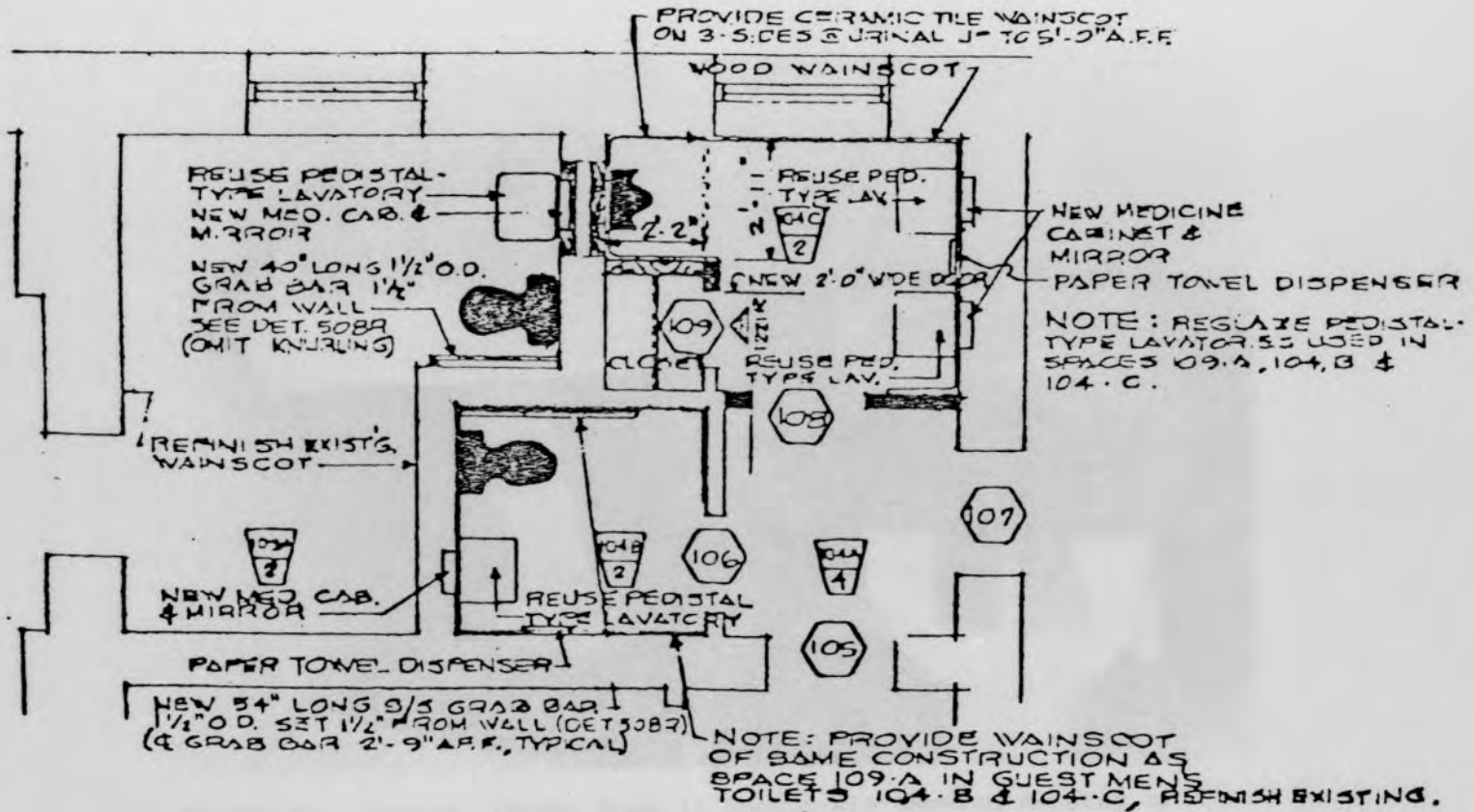


Figure 63. Ladies' Powder Room and Gentlemen's Restrooms in Line Drawing

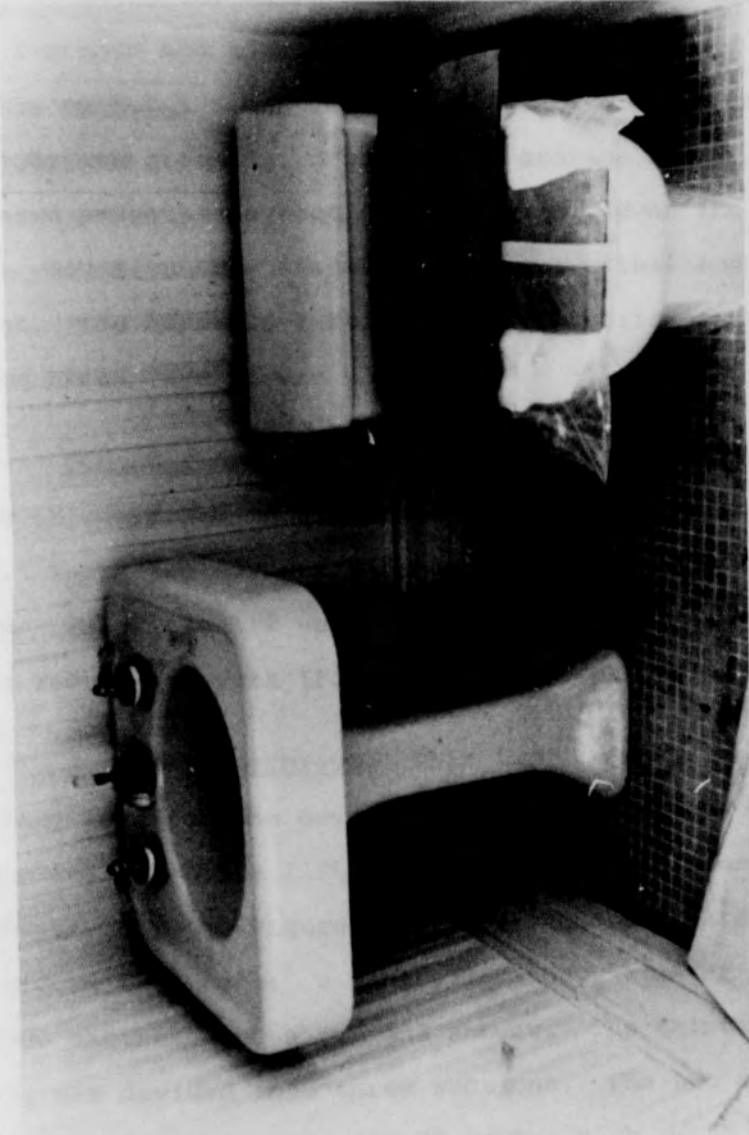


Figure 64. Ladies' Powder Room in Photograph Showing Reusing of Pedestal Lavatory and New Water Closet

to the Ladies' Parlor and Powder Room. The interior area is equipped with an existing pedestal lavatory, reglazed in beige to match the water closet. Chrome plated brass hardware fittings and accessories complete this area. Adjacent to this bathroom along the exterior wall are the other bathroom and grooming, dressing and storage areas. Two reglazed pedestal lavatories were installed on the north wall. Opposite this installation are a urinal and a storage closet. The hardware fittings and accessories are chrome plated brass (see Figure 63).

Second floor bathrooms. On the second floor, each suite is comprised of a bedroom, bathroom, and a closet complex. There are now six bathrooms instead of the previous seven--two of the six were entirely relocated to accommodate other renovation work (Figure 65).

Northwest bathroom. This larger expansive bathroom-grooming area for the Governor and First Lady was converted from a small bedroom (12½ feet by 20 feet) adjacent to the Northwest bedroom (Figure 66). Three distinct areas were planned in this room: a vanity/lavatory, a water closet and storage cabinet, and a tub and shower. The thirteen-foot vanity was divided into three sections. The two end sections are 4 feet 1 inches long and 36 inches high, with undercounter mounted lavatories having gold plated brass and crystal hardware fittings (Figure 67). The center section, 4 feet 6 inches

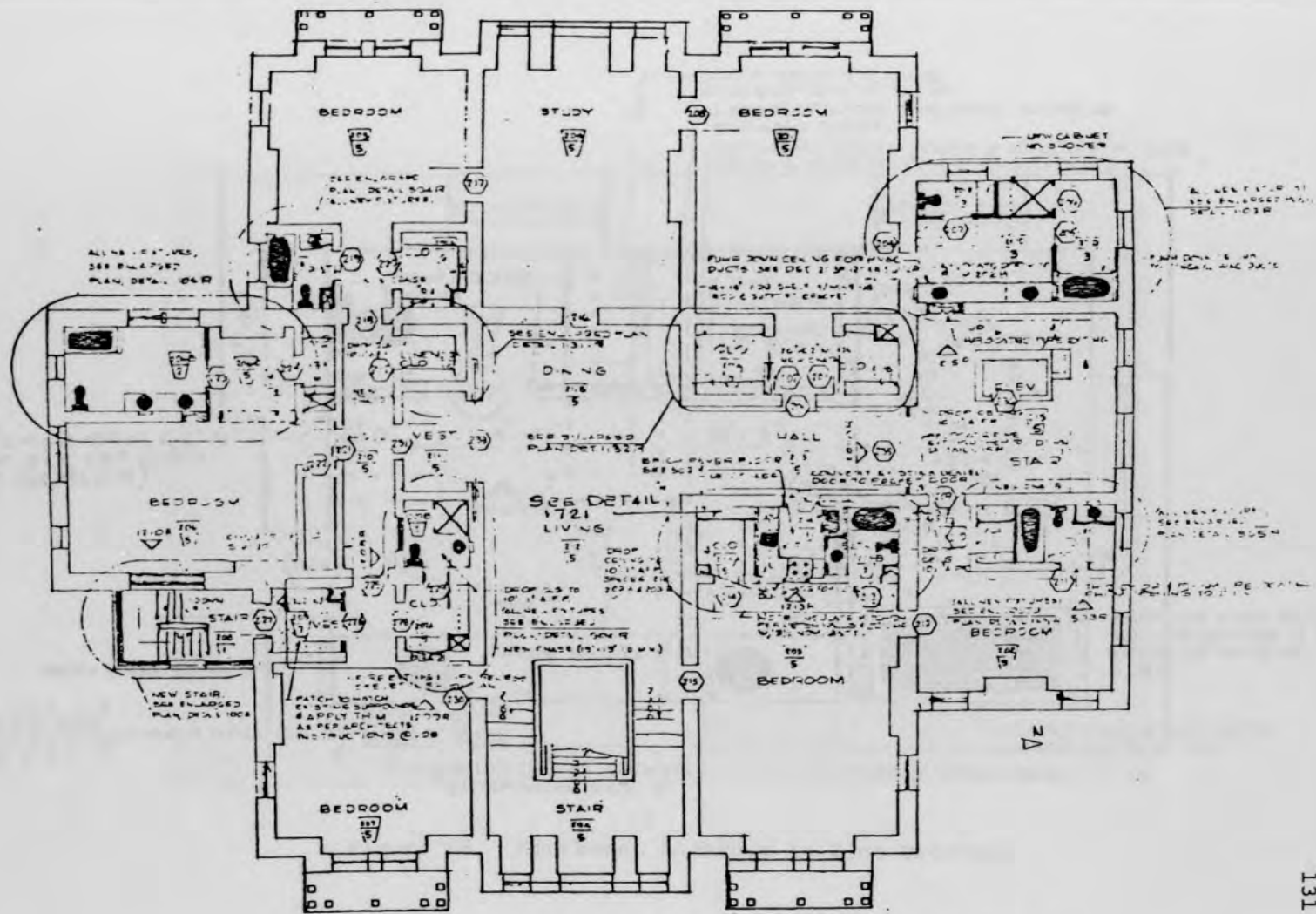


Figure 65. Second Floor Bathrooms in Line Drawing

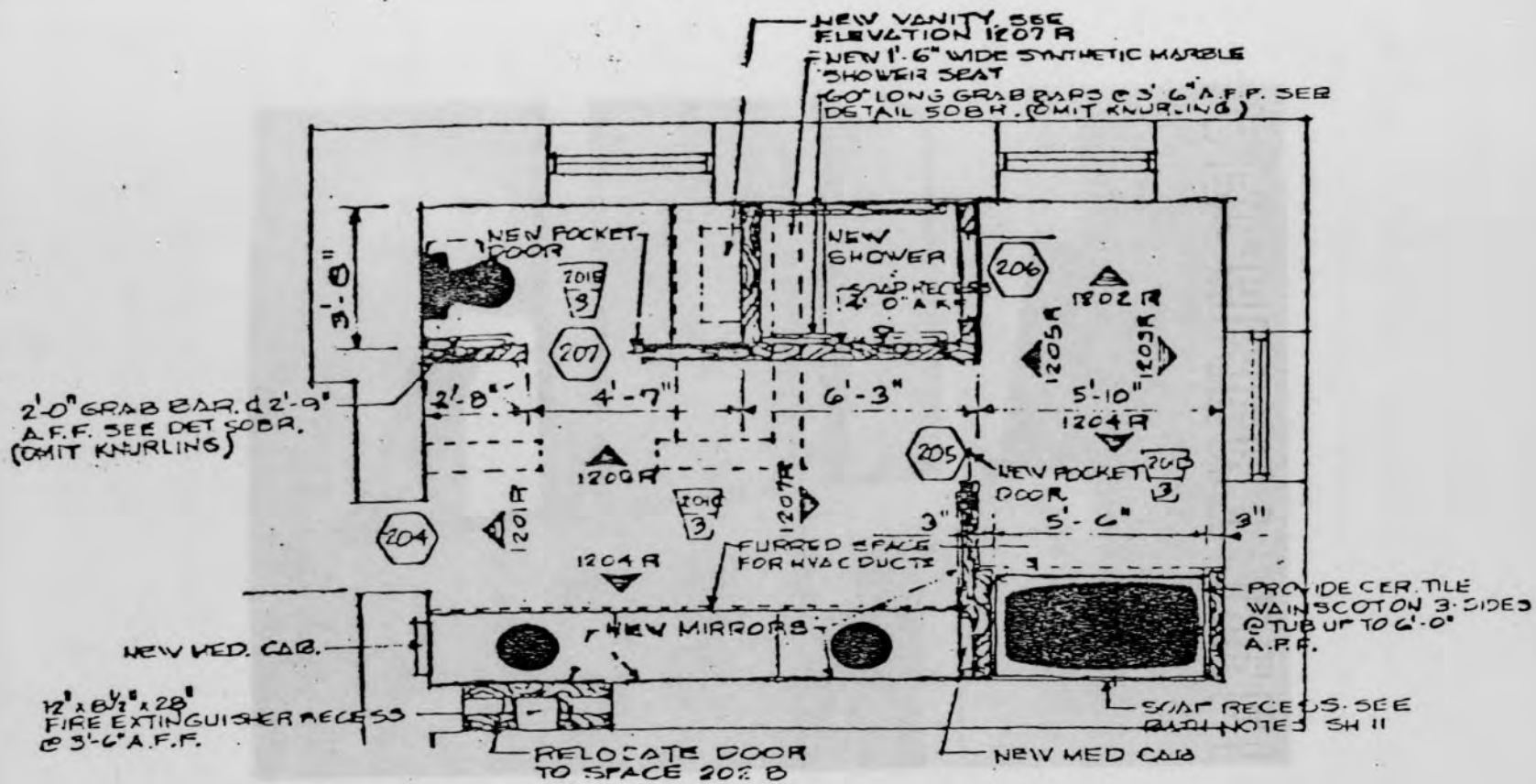


Figure 66. Northwest Bathroom in Line Drawing

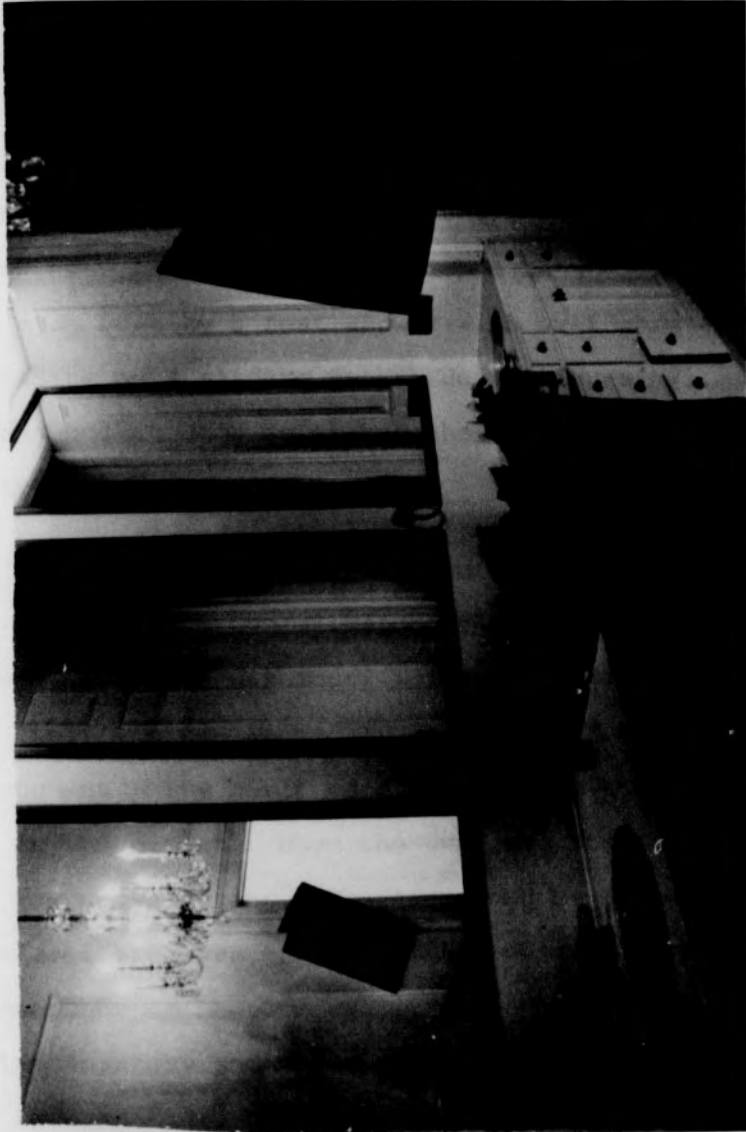


Figure 67. Northwest Bathroom Vanity

long and 30 inches high, is a sit-down grooming vanity with storage. A large mirror, framed in wood molding, was installed above each section. The mirrors and room are lighted by a specially designed grouping of incandescent and fluorescent lights. These lights can be switched on separately or together. On the left wall of the vanity alcove, a recessed, flush-mounted medicine cabinet and a full length mirror were installed. An oversized tub with a handheld shower, along with a 3½ feet by 5 feet shower with seat were separated from the vanity by a sliding pocket door (Figure 68). Another sliding pocket door separates the water closet area from the vanity area.

Northeast bathroom. When the initial planning was done for the bathroom/closet combination for the Northeast Bedroom, the size was insufficient to allow for needed hanging, shelf storage space, or for a functional bathroom arrangement. The design did not include the properly sized duct in the closet. When the duct was installed, the closet area was non-existent. Therefore, redesigning was necessary; the closet area was enlarged and a door cut was repositioned on the bathroom bedroom wall. The beige tub, undercounter mounted lavatory and water closet were installed and provided with brushed brass hardware fittings (Figure 69).

East bathroom. The East Bedroom, its closet and bathroom were changed to accommodate the family kitchen.



Figure 68. Bathroom Tub with Hand Held Shower and Ceramic Alcoves

WOOD CHAIRRAIL
SEE DETAIL 113 ER

C.R. TILE WANDSLOT

PROVIDE SOAP RECESS @
15 1/4" HEIGHT & 8" OVER
HEIGHT

NEW MEDICINE CABINET
& MIRROR

NEW CHASE

14" SHELF OVER
HANGING HOOD

REMOVE EXISTING
DOOR & FRAME

DROP CEILING TO 10'-1 1/4" A.F.F.
USE 3/2" CROWN MOULD @
CEILINGS.

OMIT

Southwest

PROVIDE SOAP RECESS
HEIGHTS SHOWN - E.
NOTE: TYPE 117R CAB
MAY BECOME TYPE
CABINET IF SPACE IS
AS DIRECTED BY
CONTRACT

C.T. MAINSICHT

WOOD VAINSCOT
AS IN DETAIL 113-A
W/C.T. BOARD

NEW MIRROR & MED
CAB

OMIT

Northeast

6'-9 1/4"
CERAMIC TILE VAINSCOT @ 35035
@ 7/8" TOP & 5/8" A.F.F. PROVIDE
TYPE 211R CHAIRRAIL ELSEWHERE.

NEW MEDICINE CAB
& MIRROR

BATH

NEW CHASE
SPACE 18" x
18" x 18" DUCT

CORNICE CLOSURE BOX COVERED
W/ CERAMIC TILE TOP & SIDES. TOP
OF BOX 14 1/2" @ 7/8" - J.D. C.J.B.

Southwest

PROVIDE CERAMIC TILE
VAINSCOT @ 7/8" A.F.F. @ 35035
@ 7/8" TOP & 5/8" A.F.F. PROVIDE
TYPE 211R CHAIRRAIL
ELSEWHERE

NEW CHASE

CHANGE DOOR
SWING

PROVIDE UNLATCHED SOAP
RECESS SEE DETAIL 113-A

HANGING HOOD'S CABINETS
UNDER 14" SHELF OVER
HOOD @ 12" OC VERT. DAILY

5'-12" x 6" x 1/2" SHELF
& 1" x 1/2" x 1/2" TYP. TOP
SELF TO 2" IN V. TOP
SHELF OVER HANGING HOOD

NEW MEDICINE CABINET
& MIRROR

3'-10"

Northeast

TYPE 211R
CHAIRRAIL
@ 7/8" TOP & 5/8" A.F.F.

Figure 69. Southwest and Northeast Bathrooms in Line Drawings

The closet, kitchen, and bathroom were spaced along the west wall of the bedroom. Space for the bathroom was provided on the right or northern end. An alcove within this area allowed space for a vanity with a self-rimming lavatory. The water closet and tub with shower were added (Figure 70). Brushed brass hardware fittings and accessories highlight this bathroom. Additional accent metal was brass.

Southeast bathroom. In order to accommodate an entrance to the fire escape, the Southeast Bathroom was moved to portions of the bedroom and hall closet spaces. The first shower in the Mansion was installed in this Bathroom (Figure 71). The new lavatory and water closet are accented by brushed chrome fittings (Figure 72).

South central bathroom. The South Central Bedroom and Bathroom were altered by changing the bathroom design and the fireplace, adding a closet alcove, and closing off the windows to accommodate the fire escape. The Bathroom has an 8'4" vanity with two under-counter mounted lavatories at either end. A large dressing space was planned in front of the vanity area. The water closet and the tub with handheld shower complete the fixtures. The dominant metal in the accessories and fittings is brushed chrome with crystal. This large bathroom can accommodate a wheel-chair-bound person (Figure 73).



Figure 71. Old Shower

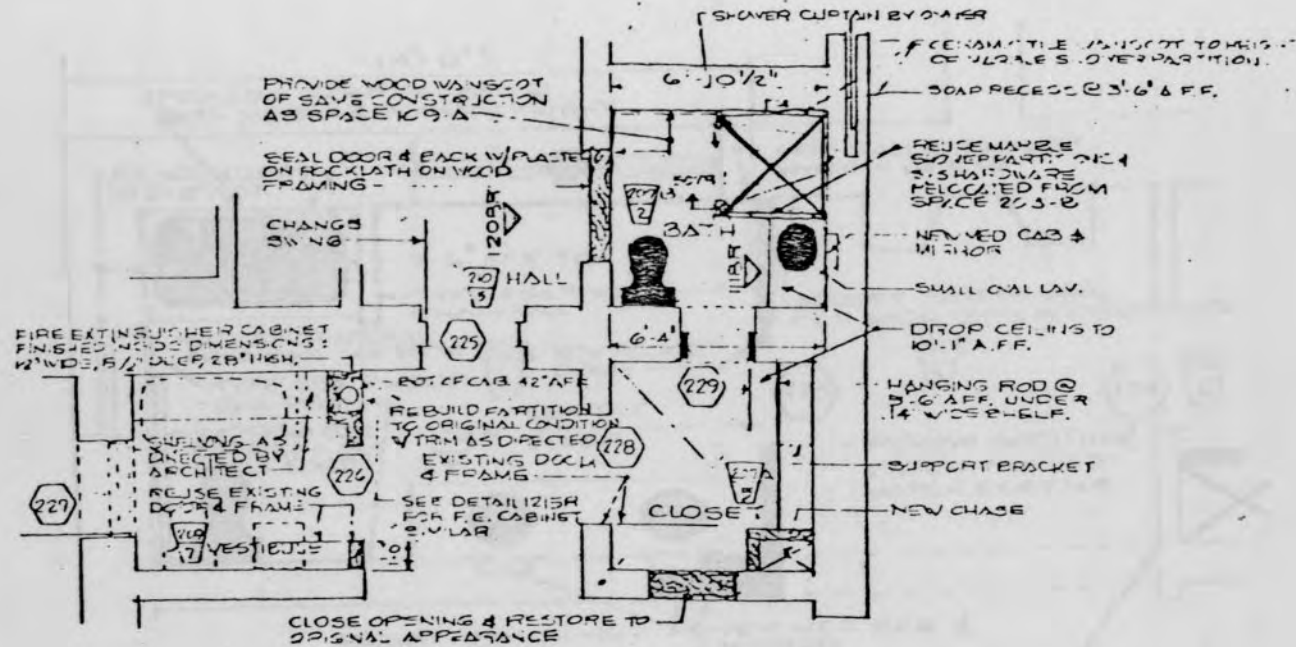


Figure 72. Southeast Bathroom in Line Drawing

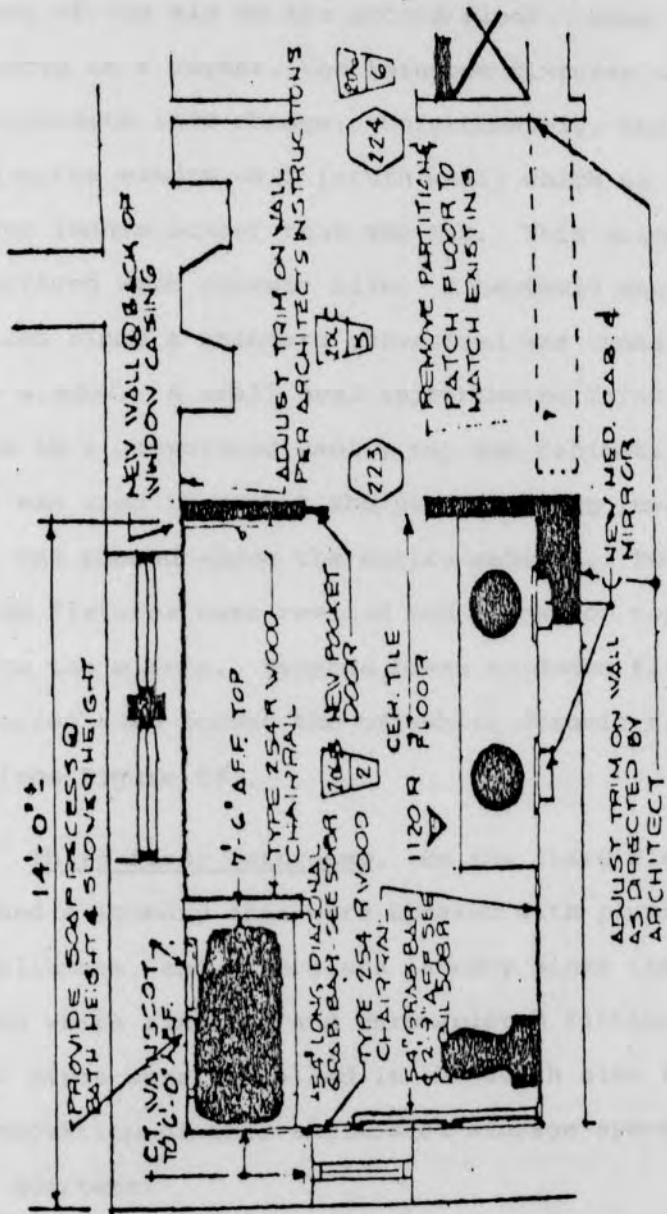


Figure 73. South Central Bathroom in Line Drawing

Southwest bathroom. The Southwest Bathroom is the smallest of the six on the second floor. When a vent/duct was placed in a corner, the bathroom fixtures were rearranged to accommodate this change. Unfortunately, the bathtub is placed on the window wall (south wall) which is approximately eighteen inches longer than the tub. This void was boxed in and surfaced with ceramic tile. A handheld shower was installed since a standard showerhead was undesirable because of the window. A small oval self-rimming lavatory was installed in a convoluted vanity top and cabinet. This curved vanity was used to permit the door to swing inward. A vanity mirror was placed above the entire cabinet. Two wall-mounted lighting fixtures were rewired and placed on top of holes cut into the mirror. Brushed brass hardware fittings and accessories also accent the off-white ceramic tile and fixtures (see Figure 69).

Third floor bathrooms. On the third floor, two bathrooms and a laundry area were updated with plumbing pipes, new appliances, and fiberglass laundry sinks (see Figure 31). Existing white fixtures and chromeplated fittings were reused. Rows of pipes were installed in the south side for the potential renovation of this unfinished storage space as additional family quarters.

Kitchen

The 1973 General Assembly authorization provided for installation of a new kitchen on the second floor (see

Figure 70). This addition was intended to: (1) give the first family more privacy and independence from the staff and public; (2) serve as a warming station for the second floor dining room; (3) serve as a supplementary food preparation area in case domestic help should not be available when problems developed in the first floor, institutional kitchen. It would also be available for use as a support facility should the second floor be converted to guest rooms and public space at some future time.

Initially the new kitchen was to be installed in either the smallest bedroom on the northwest corner or the closet and part of the South Central Bedroom. These locations would have allowed the kitchen to become a part of the family suite complex. However, these areas were needed for expansion of the family suites and thus were not available for the installation of a new kitchen. The additional dining area was not necessary.

This kitchen was installed in a portion (7'1" x 6'7") of the large East Bathroom and closet area. A basic L-shaped work area was planned for the U-shaped kitchen. A dishwasher, one-compartment sink with garbage disposal, 30" range, and a side-by-side refrigerator freezer were installed. A corner lazy susan between the sink and the free-standing range maximized the use of the space. The only drawer storage is beside the range and consists of four stacked drawers one foot wide. Approximately twelve linear feet of counter space,

which includes six linear feet of base cabinet storage, were provided. The ceilings lowered to ten feet, to allow for the installation of mechanical systems and a more convenient height for the cabinet spacing, afforded ample space for the installation of over fifteen linear feet of stacked wall cabinet storage. Wall cabinets over the refrigerator-freezer were of comparable depth. The white enamel cabinets were custom built with brushed chrome knobs and pulls to blend with the stainless steel and white enameled appliances. Counter tops and back splash were finished with a high pressure laminate. The waterproof floor was finished with a layer of old enameled glazed brick salvaged from the original Blount Street sidewalks. An exhaust fan and light combination, vented through the roof, was installed over the range.

The original Mansion construction allowed for a left- or right-sliding pocket door that could be converted to a hinged door by changing door facings. The door which originally led into the bathroom was hinged; however, because a hinged door would interfere with use of the refrigerator, a pocket door was installed in its place.

Two types of lighting were used in this area. Cove lighting was placed around the perimeter of the ceiling and the wall cabinets. Undercounter fluorescent lighting was installed for task lighting (Figure 74).

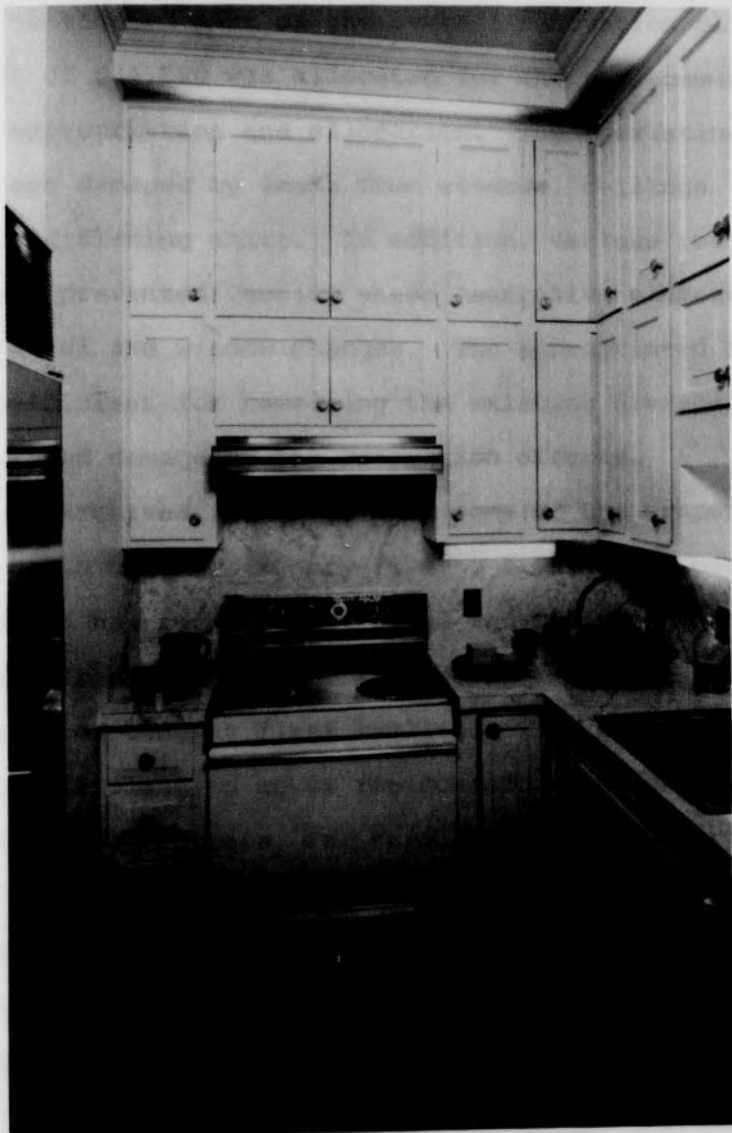


Figure 74. Kitchen

Window Treatments and Floor Covering

Existing conditions. Floor covering and draperies were considered part of the overall renovation plan, and a budget of \$34,820 was allocated for the replacements in the 1975 appropriation and allocation. These existing elements had been damaged by leaks from windows, ceilings, radiators, air conditioning units. In addition, various renovation changes prevented reusing these decorative elements because of spatial and window changes. The appropriated funds were not sufficient for remedying the existing disrepair or the calculated damage by the renovation efforts.

Archives indicated that some of the draperies and carpets in use were twenty-five to fifty years old. Some draperies had been reconstructed and modified to accommodate another area. The need for new draperies and floor coverings was greater than at first realized. The budget allocation was insufficient to cover replacement with comparable types of draperies, carpets, and rugs. The windows varied from five to ten feet in width and from fourteen to eighteen feet in height; therefore, no matter what type or quality of fabric and construction, the cost would be great. A similar statement can be made concerning the carpet needed for approximately five percent of the 35,000 to 40,000 square feet of the Mansion.

Determining needs and procurements. In order to stay within the budgeted figure, two steps were taken. First, to

insure there would be window treatments and floor coverings, a recommendation was made that existing draperies and carpets be removed, cleaned, and stored for possible reinstallation. Local drapery dry cleaning establishments with experience and facilities to handle this task were interviewed. Among the requirements were properly ventilated storage facilities and willingness to cooperate with State and private personnel in providing access and potential work on both new and existing draperies. This process was paid for from General Services maintenance funds. The rug and carpet cleaning was done by General Services personnel with a hot water, steam, and chemical cleaning machine.

Second, the Interior Designer went to New York to discuss with fabric manufacturers the feasibility of reproducing original fabrics. Upon review of these findings, and at the request of the First Lady, additional discussions were held with North Carolina based textile firms. Several firms in North Carolina and one in South Carolina contributed drapery fabrics. The elegant silks, brocades, and tapestries originally specified were not purchased. Rather, antique satins, brocades, and velvets were used. Two firms were willing to provide their services with the State reimbursing them for the labor. The drapery construction was undertaken by one and the drapery trim by another.

Head treatments were designed and executed by a team consisting of the Interior Designer, the First Lady, a North

Carolina fashion designer, and Mansion staff. Installation of the draperies and head treatments was done by the Interior Designer and General Services personnel.

In addition, floor covering manufacturers in North Carolina were contacted. A North Carolina firm was willing to sell at cost through a Raleigh distributor who would measure, order, and install selected floor coverings. The budget was maintained due to this cooperation by North Carolina industry. This cooperative effort has existed since the administration of Governor Jarvis, when the Mansion was originally built.

Many existing textile products were reused, either because they did not need to be replaced, or because inadequate funds did not allow for their replacement. In general, the decorative elements can be considered temporary or transitional, and, therefore, justified for the interim necessity. A summary chart of the decorative elements utilized appears in Appendix C. It identifies location, fabric, design, color, and whether new or formerly used.

Implementation of Furnishings Plan

First Floor

Main entrance hallway. New carpet and new draperies were purchased for the main entrance hallway. The existing ones were over twenty-five years old. The carpet was worn

and the silk draperies were sun rotted. An exact match for the carpet was purchased and installed as a wide runner. Red striae velvet was used for draperies to blend with the solid red carpet. Gold and red looped braid accented these draperies and the solid brass ornate cornices (Figure 75).

Gentlemen's parlor or south drawing room. Draperies and head treatments were made to replace the deteriorated silk ones. Green cut velvet was used for the construction of draperies and tightly covered cornices. The existing handmade wool rug was reinstalled (Figure 76).

Ballroom. The existing draperies and head treatments had been purchased in the mid-sixties and were in excellent condition; they were reinstalled. Hardwood floors were in this area, and because of the room's function--for dancing, dining, and entertaining--floor covering was not recommended (Figure 77).

Library. New draperies with head treatments and new floor covering were chosen for the Library, and a commemorative Bicentennial rug was donated for the fireside. Bronze and gold cut velvet fabric was used for the draperies and cornice trim, with solid bronze velvet used for the main body of the tightly covered box cornices. Bronze wool plush carpet was selected for the large area rug (Figure 78).

Dining room. Gold antique satin fabric was chosen for the draperies, swags, and cascades in the Dining Room

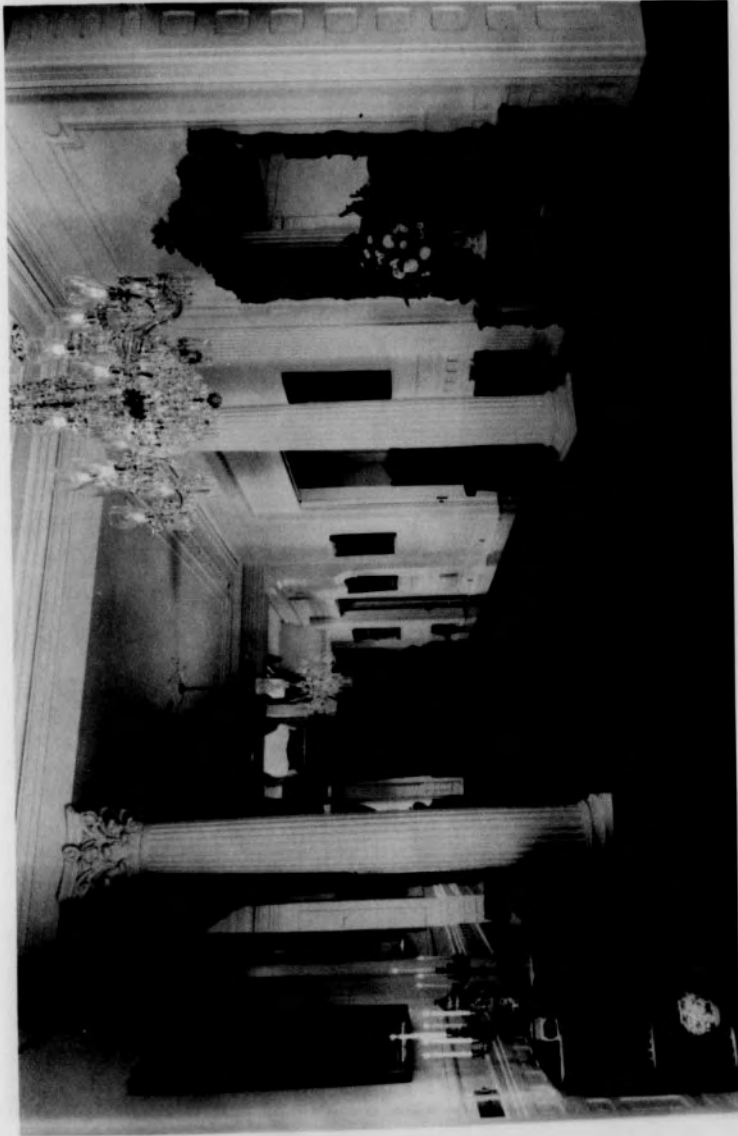


Figure 75. Main Entrance Hallway After 1974-76 Renovation and Restoration

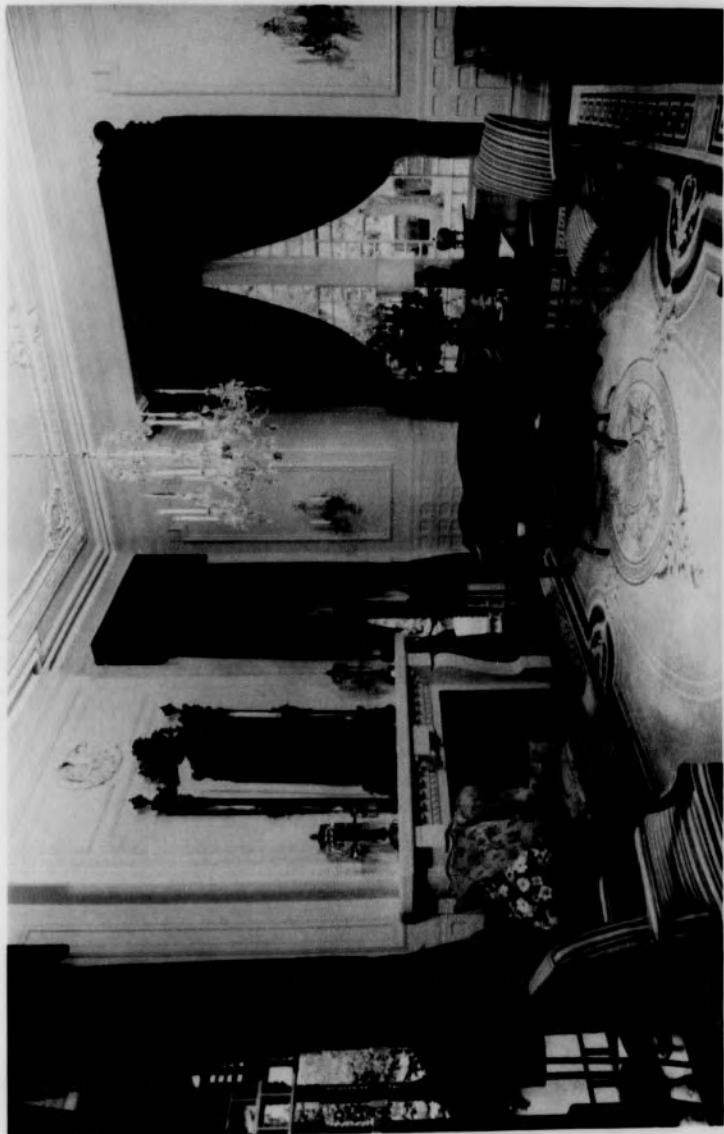


Figure 76. Gentlemen's Parlor or South Drawing Room After 1974-76 Renovation and Partial Restoration

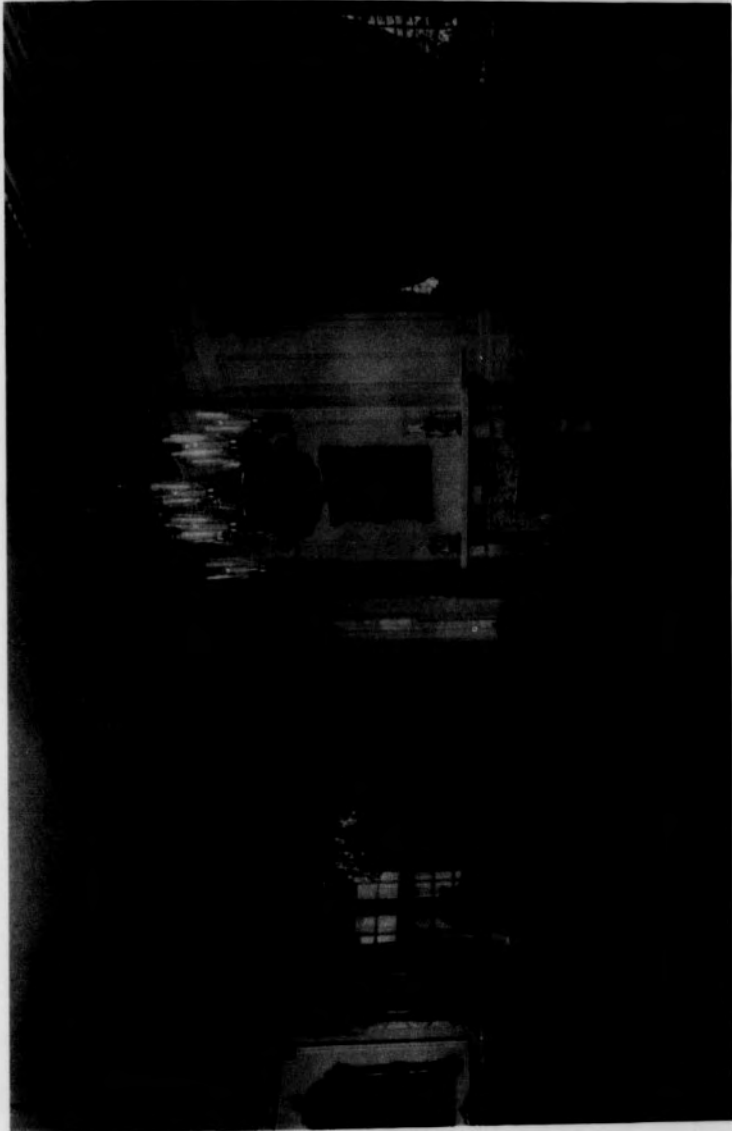


Figure 77. Ballroom After 1974-76 Renovation and Partial Restoration



Figure 78. Library After 1974-76 Renovation and Partial Restoration

to replace silk purchased in the mid-sixties, but damaged by leaks and sun. Decorative trim was placed along the edge of the draperies. The original oriental design carpet remained (Figure 79).

Breakfast room. The cotton print draperies were sun rotted and faded and were discarded. The need for new draperies in the breakfast room was not justified. The floor remained the same vinyl asbestos tile.

Security area. Existing draperies and tightly covered cornices were reused in the security area. New red and gold wall-to-wall commercial loop carpet was installed.

Ladies' and gentlemen's restrooms. Half draperies of gold antique satin were placed at windows in the Ladies and Gentlemen's Bathrooms in order to give privacy and natural light. A shaped lambrequin was covered for the Ladies' Powder Room. Existing trim was reused to accent draperies and cornices. A beige ceramic tile was used for the floor covering.

Ladies' parlor or north drawing room. Draperies and valances were constructed from pink antique satin to coordinate with the existing handmade mauve and beige rug (Figure 80).



Figure 79. Dining Room After 1974-76 Renovation and Partial Restoration



Figure 80. Ladies' Parlor or North Drawing Room After 1974-76
Renovation and Partial Restoration

Second Floor

Northwest bedroom and bathroom. The Northwest Bedroom and Bathroom were treated alike in the decorative elements. Wall-to-wall carpeting in a multitone green was chosen to blend with the existing area rugs in the formal living and dining room as well as with the pin striped green and beige velvet draperies. Tightly covered, shaped cornices were used at each window.

Northeast bedroom and bathroom. The oriental design rug, which was used over the main area of the room, had been in the third-floor storage area. For the entrance hall to this area, a three-by-five foot rug was purchased to match the existing one. Beige ceramic tile over the waterproofed floor was left uncovered since the former carpet was unfit to be used. Existing bathroom draperies, made of sheers, were reinstalled. Draperies, bedspread, canopy, and dust ruffle needed replacing but were not because of insufficient funds.

East bedroom. The East Bedroom was known as the Rose Room; therefore, it was appropriate to keep the tradition by using a mauve cut velvet for the draperies and the tightly covered cornices. The draperies that had been used in this room had been remade from ones used in the Library. During the renovation an oriental rug was donated and designated to be used in this room (Figure 81).

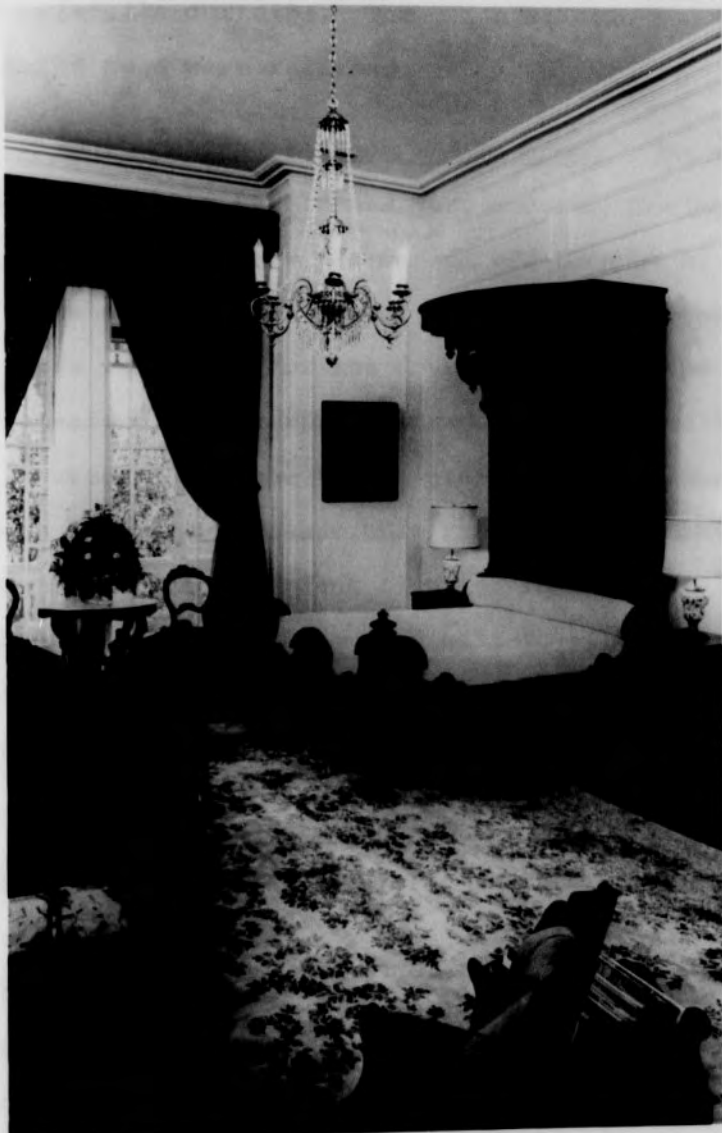


Figure 81. East Bedroom After 1974-76
Renovation and Partial Res-
toration

Southeast bedroom. Beige silk draperies from the Ladies' or North Parlor were reused in this room to replace sheer priscilla curtains. The oriental blue and white sculptured rugs were retained.

South central bedroom and bathroom. The existing draperies and head treatments were reused. During the renovation a double window was closed off because of the stair tower/fire escape. The draperies and cornices that had been used there were used for the double window in the bathroom. The room-sized area carpet was replaced with small scatter rugs in order to expose the original parquet flooring, which had been installed because this room had been the ballroom (Figure 82). Regular plank flooring in the fireplace alcove was taken from the bathroom and wall-to-wall blue sculptured carpeting was used. Beige ceramic tile was installed over the waterproofed flooring in the bathroom.

Southwest bedroom and bathroom. The Southwest Bedroom and Bathroom had been redecorated in 1971. The cotton print draperies and embroidered sheers installed then were reused. Slight alteration made possible the reuse of the draperies in the renovated bathroom. The original carpeting had to be replaced because of excessive wear, raveling, and incorrect installation. A wall-to-wall multitone gold acrylic carpet was installed (Figure 83). The bathroom floor was left with the beige ceramic tile finish.



Figure 82. South Central Bedroom After 1974-76 Renovation and Partial Restoration

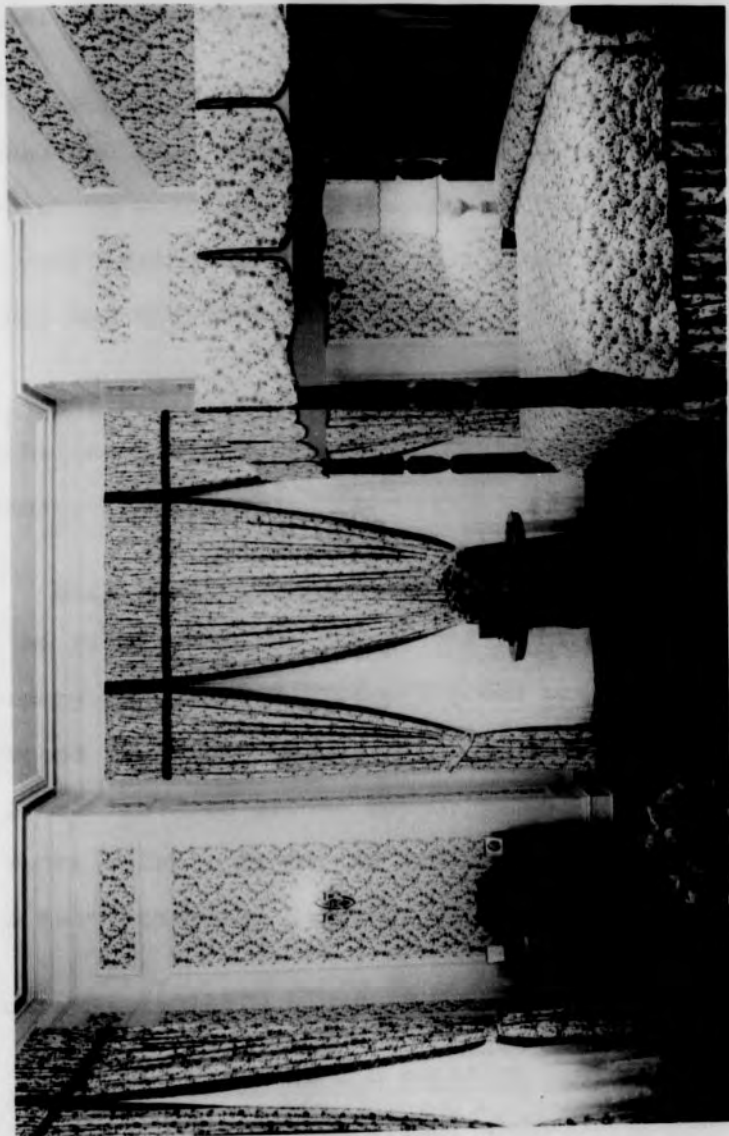


Figure 83. Southwest Bedroom After 1974-76 Renovation and Partial Restoration

Governor's study. The existing cream wool hand crewel draperies and valances were rehung, and the domestic oriental design rug was also reused (Figure 84).

Main staircase landing. Gold damask draperies, swags, and cascades were made for the three windows on the landing. The existing gold moire draperies had been ripped. Carpet was a continuation of the red wool plush runner in the main entrance and the staircase (Figure 85).

North-south and east-west hallways. Both second floor hallways were carpeted in multitone green acrylic stationary runners.

North staircase and landings. The stairs leading from the first floor to the second floor were covered with a stationary runner of multitone green acrylic carpet. From the second floor to the third floor, stairs were carpeted with a multicolored green, brown, beige and yellow commercial short twist. Draperies were identical to the gold damask on the main staircase landing.

Third Floor, Finished Areas

Office, playroom and bathroom. Commercial carpet in multicolors (green, brown, beige, and yellow) was chosen. Multicolored green, orange, brown, and beige floral patterned drapery fabric was used in the construction of draperies for this area. A beige ceramic tile floor was installed over the waterproofing in the bathroom.

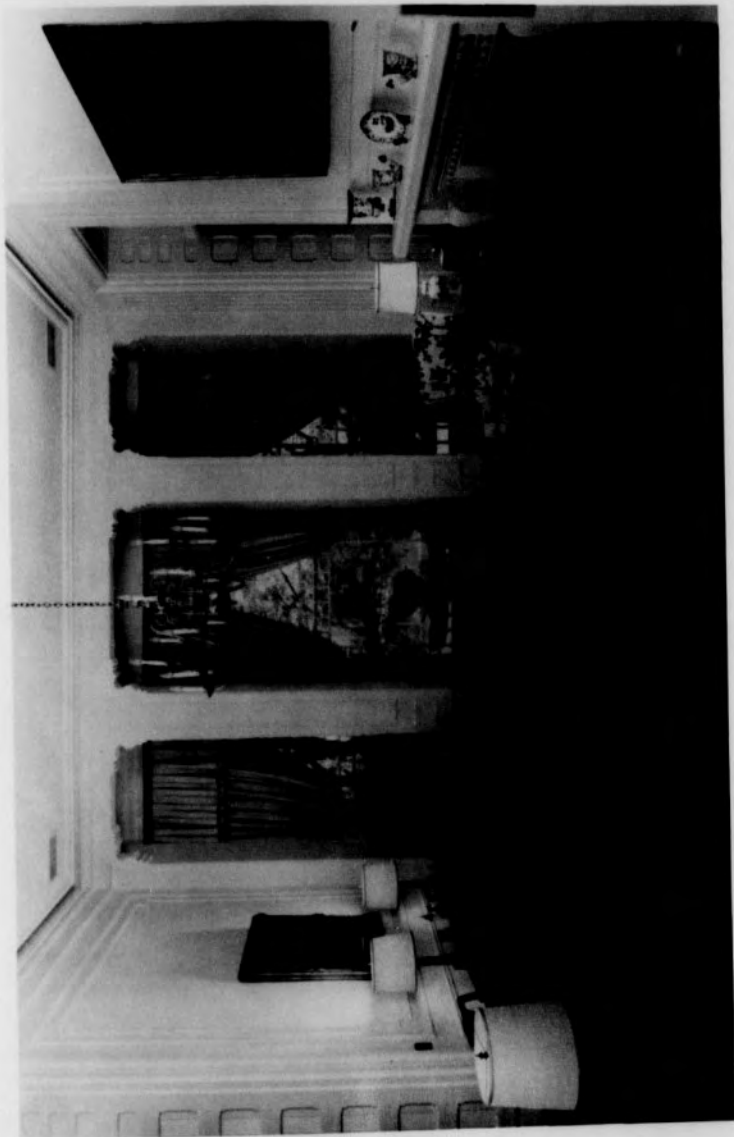


Figure 84. Governor's Study After 1974-76 Renovation and Partial Restoration

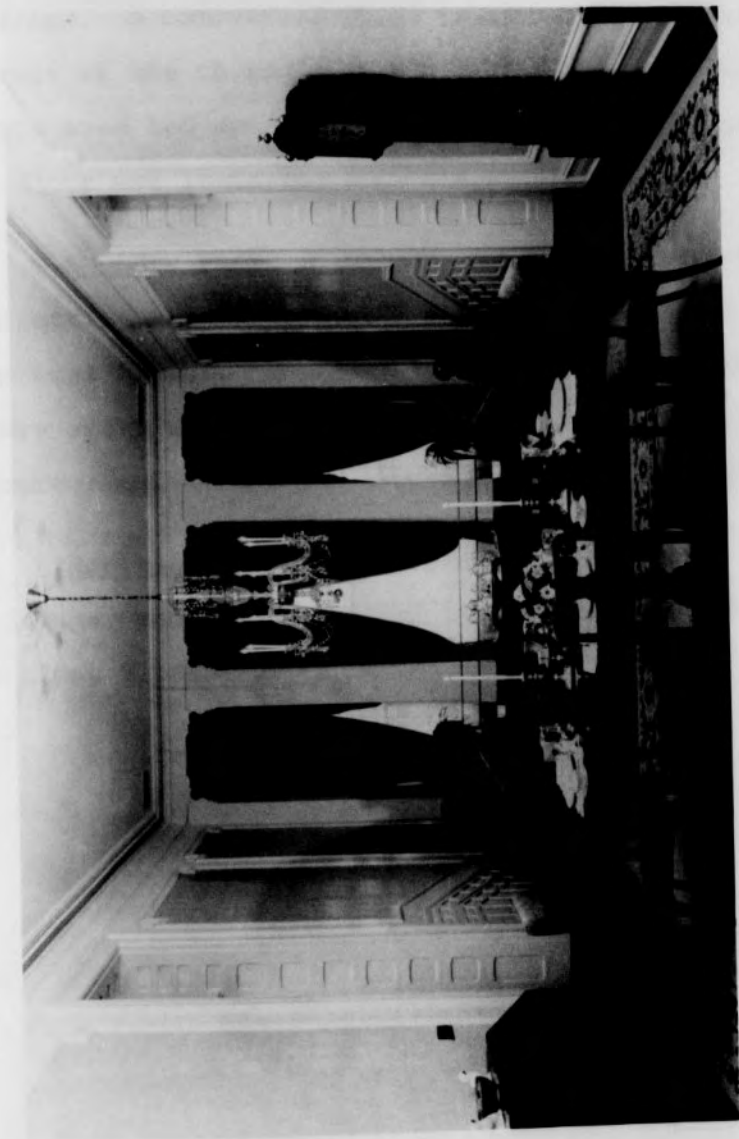


Figure 85. Main Staircase Landing After 1974-76 Renovation and Partial Restoration

Northeast bedroom and bathroom. At high dormer windows (five feet from the floor), no draperies were installed. A commercial short twist carpet consistent with the rest of the third floor was laid. The wide plank floors of this area had not been carpeted before. A beige ceramic tile floor was installed over the waterproofing.

Laundry room. Two types of flooring were used. The main portion was covered with a multicolored short twist commercial carpet. The area for the washing machines and laundry sinks was covered with beige ceramic tile over the waterproofing. Draperies were not used at the double window.

North-south hallway. Carpeting identical to that in the laundry room was placed in this corridor to cover its wide plank flooring.

CHAPTER V

SUMMARY, EVALUATIONS, AND RECOMMENDATIONS

SUMMARY

The North Carolina Executive Mansion was built in 1883, as the official residence for the governor and his family, and has housed and continuously served twenty-three governors. When the building was constructed, many mechanical and technological advancements were not available; therefore, over a period of ninety-three years, piecemeal additions, renovations, and repairs have been made. In the 1970's the Executive Mansion was acknowledged to be inadequate for its intended use.

Problems ranged from falling chandeliers and poor regulation of heating and cooling to bathroom inconvenience and inadequate furnishings. Deterioration from natural aging was also a major concern. Contributing causes for these conditions can be cited as related to the unplanned and uncoordinated repair and modernization work, the piecemeal approach with semi-skilled labor, and the lack of appropriate funds.

In order to study and evaluate problems, and to develop recommendations, in 1971 committees were appointed by the Legislative and Executive branches of State government. The investigation from the General Assembly and the Department of Administration recommended three alternatives: First, a

renovation and restoration of the present Executive Mansion; second, to build a new residence on a new site, thereby keeping the present one for an official entertainment center and guest house, or possibly as an office building; and third, to build a new structure on the existing site. The first two alternatives were considered.

Impetus was given to the renovation and partial restoration of the Executive Mansion because of the historical, regional, and architectural significance of its American Victorian style, a sense of continuity as exemplified by buildings or public monuments, and the economic advantage of utilizing an existing structure in lieu of a new one. Through an analysis of problems with the Mansion and their causes, the General Assembly was able to decide on the first alternative--the renovation and partial restoration of the Executive Mansion. The appropriations and allocations were made in accordance with the findings of the committees. Special consideration was given to adapting the usual bidding procedures to the special requirements of this project and to the necessity for collaborative efforts of a design team.

The Executive Mansion renovation and partial restoration required the collaboration of architects, engineers, specialists, contractors, and user representatives, in order to achieve the specified goals. Consulting government architects, engineers, and specialists hired by the State including Interior Designer were used to review the plans

and specifications submitted by the private sector architects and engineers and suggestions from the resident First Family. Because of this team effort, the entire project had a greater chance for a final successful completion.

The overall goal was to complete the needed renovation and restoration processes with minor visible changes. To achieve this end, the steps of the project had to be defined and ordered to formulate this preservation directive. The design team was charged with carrying out this plan.

The restoration focused on the revitalization of the Victorian architectural features, which had been covered up or were in a state of disrepair. The slate roof, the East-lake style wood trim door and window panels, and the main staircase were returned to their original 1891 appearance.

The renovation portions dealt with modernization, code compliance, general maintenance, and repair. The modernization involved attention to the mechanical-technical systems, such as plumbing, electricity, central air conditioning, and communication systems. Many of these systems had not been installed until years after the residence was occupied, and then only in a piecemeal manner. Spatial reorganization and redecoration were accomplished to solve problems that were identified. Issues of code compliance refer to statutory regulations which apply to mechanical and technical systems as they affect fire protection, choice of building materials, and accessibility for the handicapped.

In general, code regulations relate to health, safety, and protection of life and well being. General maintenance and repair focused on the remedial improvements required to keep the aging building from deteriorating.

The major obstacles that encumbered the project's progress were code regulations, budgetary restrictions, and time limitations. As might be expected in a project of this scope, economic problems occurred with regard to the coordination of time and effort that went into the project, and in reconciling the divergent points of view among the regulatory and administrative personnel, the design team, the First Family, and the Executive Mansion Fine Arts Committee. As a result, the project was beset by delay, unforeseen expense, and difficult decisions, which often caused hard feelings among the many who were involved. Working within the restrictions placed on the project by codes, budget, and time was a major achievement. Code compliance was one of the primary considerations, and carefully checked during the evaluation of the plans and specifications before the project was even begun.

Budgetary and time restrictions became increasingly bothersome, and were of prime importance as the project progressed. The initial budget of \$815,000 was increased by approximately 5 percent, the normal contingency allowed and planned for (Appendix D). Expenditures were calculated in advance, and a tight control was maintained throughout the

project. Decisions had to be made continually as to where different project elements could be cut in order to achieve as much of the goal as possible within the economic limits. The General Assembly had been very explicit during its 1975 discussion, at which time it enlarged the scope of the project and allocated additional money. None of the project work was to begin without the assurance that it could be completed within the budget.

Time pressures increased as the project progressed. The First Family was not pleased with its temporary residence and wanted to catch up on entertaining obligations. Although the logistics in coordinating the steps of the project were a timing phenomenon, delays in the work and changes in decisions were of great concern.

Trade-offs between ideal design solutions and what was possible in light of constraints were made continually. Some of the difficulties that occurred can be attributed to unavoidable but unfortunate administrative errors. For example, full collaboration efforts were formulated late in the beginning stages of the project. Also, research efforts were incomplete. Many concessions were made in order to complete as much of the project as soon as possible with the result that details suffered more than any aspect of the project.

It is hoped that this study will further the understanding of the Executive Mansion renovation and partial

restoration project, the procedures, the costs, and the cooperative team effort which can be applied to other government construction projects.

When an examination is made of details, a wide range of specific problems can be identified. Of course, the major improvements were made for the safety, convenience, and comfort of the First Family, their guests, and staff. Therefore, most of the changes made to satisfy these objectives are not visible to public guests. Concessions and trade-offs, resulting from time pressures, limited funds, and difficulties arising from the need for agreement among the many persons or groups involved in the project were inevitable. The decision-making body consisted of the controlling and regulating administrative persons, the design team, the General Assembly, the First Family, and the Executive Mansion Fine Arts Committee. Although the Interior Designer served as a liaison for reporting and guiding the project, the number of contacts and the time involved were excessive and made for greater difficulties in communication and reaching agreements, thereby hindering the project.

As a result of approximately nine months of intensive on-site work and an expenditure of \$854,806.70, the actual renovation and restoration of the ninety-three year old Executive Mansion was completed.

EVALUATIONS AND ACCEPTANCE

A subjective sequence of evaluations was used at the conclusion of the project. These evaluations encompassed professional and design team satisfaction, development of public awareness, and State acceptance. The project acceptance by the State Office of Property and Construction provided the most technical evaluation.

Evaluation by the Professionals and the Design Team

Despite the constraints of limited time and funds, the design team and other professionals involved expressed satisfaction with the project's completion. Regret was voiced in reference to the unfinished, set aside, and deleted work. However, hope was expressed for eventual completion of the project by further legislative appropriations and allocations. In 1977, the North Carolina Chapter of the American Institute of Architects presented the State an award for this project, which again showed recognition from the professional community for the work done.

During the planning and construction phases of the project, the public was not informed about the project's goals and constraints, so when visitors first saw the Mansion after the project was completed they were unable to appreciate the work that had been done and how the money had been spent. They did respond to the lighter, brighter, and more open atmosphere of the interior. Positive feedback came

from the public who had seen the renovated and restored Mansion through tours, television, photographs in guide booklets, newspapers, magazines or slide programs. Similar comments came from guests in the Mansion. Upon later reflection, some citizens expressed a degree of disappointment. They had expected more visual changes, thereby indicating a misunderstanding of the project. Once the public was informed and realized (1) what the project had encompassed, (2) how the money had been apportioned, and (3) the main goal--that the finished appearance would be so similar to the original that visitors would question what had actually been done--they approved of the work. Then, the only disappointments expressed were based on personal preferences.

Evaluation by the State

The State based its evaluation on a physical review and inspection of the facility, the acceptance of the final plans, specifications, and a review of the accounting. The initial review of the construction project by State consulting architects, engineers, and interior designer resulted in a punch list of items, which needed to be done before the final inspection. After those items had been completed, the team once again reviewed the site for acceptance. The as-built drawings and specifications were then accepted.

The legislature initially appropriated \$545,000 in 1973 and \$270,000 in 1975, or a total of \$815,000. A budget evaluation shows expenditures of \$533,041.93 for the general

contractor, \$108,525.55 for the electrical contractor, and \$149,920.22 for the heating, ventilation and air conditioning contractor. The architectural fee was based on the total expenditure by these three contractors--\$791,487.70. This final fee was 8 percent of \$63,319.00, which covered the designing, specifying, and supervision for the architectural and engineering services. Therefore, this project's total expenditure was \$854,806.70. Cost exceeded appropriations by \$39,806.70 or 4.88 percent. This is within an overage considered a normal contingency; therefore, costs satisfied the legislative stipulations that no portion of the work be started unless it could be completed within the allotted budget (Appendix D).

RECOMMENDATIONS FOR FUTURE ACTION

In order for a building of this age to continue to function as a living environment for the State's first family, as a historical site, and as a public building, several measures must be taken. The most fundamental requirement is to develop on-going programs for meeting or coping with existing and foreseeable problems. Repair, maintenance, modernization, and replacement procedures should be institutionalized as ordinary normal occurrences. Programs to solicit furnishings for more completely restoring the Mansion need to be established and implemented. A public relations program should be developed and implemented to heighten citizen

awareness, in order to develop an informed public that will support the various programs. In addition, administration and committee controls should be sharply defined, and an on-going study of the space and needs of all first families should be undertaken. Lastly, curatorial management needs to be established to provide on-going public recognition and administration transition programs.

Future Maintenance, Modernization, and Replacement

Maintenance is the key for the future survival of the Mansion. A program should be undertaken to repair the existing structural, mechanical, and decorative aspects of the building as need occurs. In addition, a preventive, continuous maintenance program must be established to provide for the present and foreseeable problems on a regularly scheduled basis. The State Office of Property and Construction, General Services, Executive Mansion Fine Arts Committee, and legislative committees, and where possible, review committees comprised of private sector specialists, should be involved in inspections, evaluation, proposals, and design. The purpose of such inspections would be to determine: (1) if previously identified repair work had been undertaken; (2) if special expertise is needed to review existing or planned work; (3) identify new items/areas for the maintenance schedules. Establishment of set proposals, designs, and cost estimates should be formalized by this composite group and presented to the General Assembly for approval and implementation.

Funding for the maintenance program should be allocated on a regular basis. Allowance should also be made for funds to be held in revolving accounts, so that costly or unexpected expenditures can be taken care of without special or difficult transactions.

Furniture Acquisitions

Since the Mansion's inception, furnishings have presented problems. Over the years most of the furnishings have been donated by concerned citizens. Often these items were accepted and could not be used because they were inappropriate or in poor condition. Records are incomplete or erroneous due to unrealistic appraisals and inaccurate information. To prevent these occurrences from persisting, a plan for future acquisitions should be defined and implemented. Schedules of needs should be made in a categorized priority listing. Methods of acquiring should also be defined--open solicitation, informal negotiations, Executive Mansion Fine Arts Committee sponsorship, and requests to the legislature for regular budget or special allocations. Appropriate inventory records, documentation, and evaluation should be kept by securing correct information from knowledgeable sources.

Further Restoration and Renovation

Further study of the space utilization by the residents--past and present--is needed. The proposed plan for the third floor in the 1973 appropriation and allocation

should be evaluated on the basis of necessity, design merit, and fulfillment of requirements. The prospect for additional restoration to the exterior and first floor public areas should also be considered.

Curatorial Management

Some thought should be given to the creation of a position for a Mansion curator similar to that for the White House. This position would provide a person from administration to administration, who would (1) furnish information to interested persons or groups such as the first family and their staff, the Executive Mansion Fine Arts Committee, Departments of Cultural Resources, Administration, and the public sector; (2) keep an inventory record; (3) be responsible for research and documentation; (4) evaluate the condition of furnishings, objets d'art, etc.; (5) list tasks to be done; (6) train docents; (7) edit publications; (8) serve as a public relations contact; (9) search for furnishings needed. The lack of coordinated efforts has been obvious, especially during the controversy over the renovation and restoration and the transition periods between administrations. A knowledgeable person who can keep the first family informed and who can be called on by them, the legislature, the Executive Mansion Fine Arts Committee and other interested groups would be invaluable in promoting the causes of the Executive Mansion.

Developing Public Awareness

To better promote awareness of the Executive Mansion, the public needs to be informed. Without a knowledgeable public and willing taxpayers, support for legislation would be difficult to achieve, since public reactions can either encourage or discourage proposed work.

Public awareness of the Executive Mansion can be increased by continuing, upgrading, and expanding educational programs. Programs already undertaken consist of a slide program, publications, docent training, and touring. Additional slide programs, tours, and lectures should be incorporated for special interest groups and areas. Publicity, especially through magazines and newspapers interested in featuring various aspects of the Executive Mansion, can keep the public informed of developments.

Administration and Committee Controls

The Legislative branch needs to strengthen the existing controlling elements that deal with the Mansion: (1) General Services, which takes care of the day-to-day routine aspects; (2) the Offices of Property and Construction, which take care of the major technical advising and the major expenditures; and (3) the Executive Mansion Fine Arts Committee, which oversees the Mansion at the request of the governor and the Secretary of Cultural Resources. Budgetary allocations, authorizations, and reorganizations of these administrative units are controlled by the General

Assembly. The creation of any new controlling forces or restructuring of existing ones would also be a major consideration of the General Assembly.

The Executive Mansion Fine Arts Committee needs to become a more responsive, viable, and active group, in order to prevent the deterioration of the Executive Mansion. Definition of its objectives with regard to future furniture plans, publicity, and public participation must be refined in order to give definitive direction to future actions. Some of the specific concerns are long range survival plans, acquisitions and procurement policies, projects for publicity, and incentives to stimulate public interest. In addition, address should be given to guidelines for policy concerned with docent tours, loans to the Mansion, photography, and media requests, research, and publication. Heightened awareness of the total scope of the Mansion, not just the interior and decorative items, should be promoted by this appointed group.

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CHRONOLOGY OF PRECONSTRUCTION TO OCCUPANCY

<u>Administration</u>	<u>Description</u>
1862	Capital city land purchased from Joel Lane estate (1000 acres). Formation included a designated square for the Governor's residence.
Gov. Zebulon B. Vance 1877-1879	Committee named to investigate potential Governor's residence. Architects approached to design residence; Patton--declined. E. G. Lind--declined.
Gov. Thomas J. Jarvis 1879-1883	Burke Square chosen as the site. Financial decisions: Governor's Palace, local properties, and \$25,000 of revenue funds to be designated for the construction of the residence.

APPENDIX A:

CHRONOLOGIES

	<p>Planning and representation of construction and labor, materials, stone, slate were begun on legislative authorization/allocation. Furnishings investigated and procured. J. W. Hicks, prison warden/architect, suggested the plan for penitentiary involvement and house plans. Architects Skinn and Meier plans accepted for the new residence. Work began in early summer.</p>
Gov. Alfred M. Scales 1885-1889	<p>Request for more money was issued to the legislature. Joint legislative committees were appointed to research statutes of construction. Repair and preservation of the building had to be approved. Legislature appointed the Board of Public Buildings and Grounds to supervise and hire help for the residence.</p>
Gov. Daniel G. Fowle 1889-1891	<p>January 5, 1891 moved in. Plumbing and finishing work complete before death of governor in April 1891.</p>

CHRONOLOGY OF PRECONSTRUCTION TO OCCUPATION

<u>Administration</u>	<u>Description</u>
1792	Capital city land purchased from Joel Lane estate (1000 acres). Formation included a designated square for the Governor's residence.
Gov. Zebulon B. Vance 1877-1879	Committee named to investigate potential Governor's residence Architects approached to design residence: Paton--declined E. G. Lind--declined
Gov. Thomas J. Jarvis 1879-1885	Burke Square chosen as the site Financial decisions: Governor's Palace, local properties, and \$25,000 of revenue funds to be designated for the construction of the residence. Cost cutting and representation of N. C. products and labor, materials, stone, slate were decided on. Legislative authorization/allocation. Furnishings investigated and procured. J. W. Hicks, prison warden/architect, suggested the plan for penitentiary involvement and house plans. Architects Sloan and Bauer plans accepted for the new residence. Work began in early summer.
Gov. Alfred M. Scales 1885-1889	Request for more money was issued to the legislature. Joint legislative committees were appointed to research statutes of construction. Repair and preservation of the building had to be approved. Legislature appointed the Board of Public Buildings and Grounds to supervise and hire help for the residence.
Gov. Daniel G. Fowle 1889-1891	January 5, 1891 moved in. Plumbing and finishing work complete before death of governor in April 1891.

CHRONOLOGY OF PROGRESS AFTER OCCUPATION

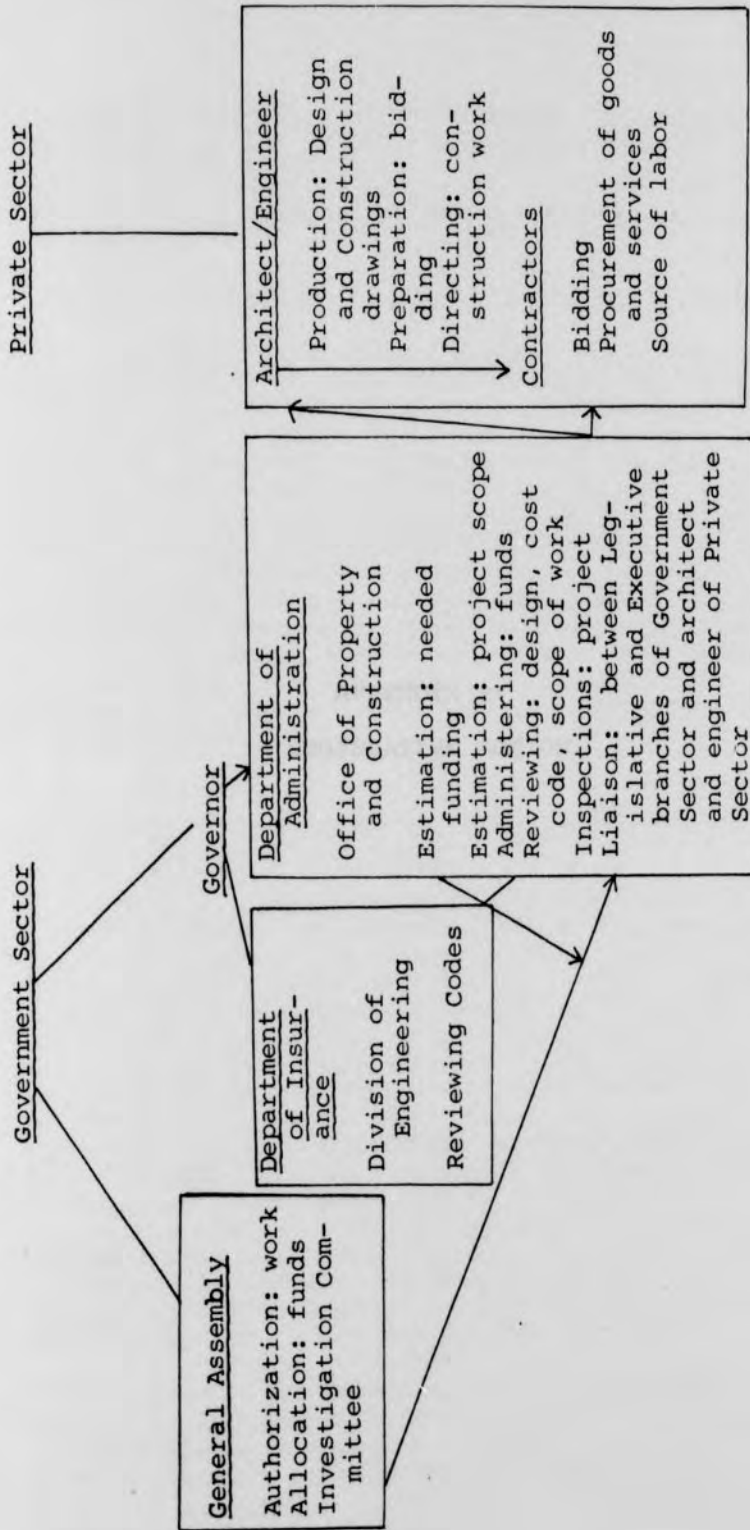
<u>Administration</u>	<u>Description</u>
Gov. Elias Carr 1893-1897	Repair work on residence Landscaping continued Electricity added Telephones installed
Gov. Daniel L. Russell 1897-1901	Legislative committee appointed to examine the Governor's Mansion Keeper of the Capitol appointed to take care of Mansion, inventory furnishings, audit accounts
Gov. Charles B. Aycokk 1901-1905	"We require them (Governors) to live in a great mansion, then refuse to give them an adequate sum to main- tain it"
Gov. Robert B. Glenn 1905-1909	Redecorated
Gov. William M. Kitchin 1909-1913	Repaired and redecorated
Gov. Locke Craig 1913-1917	Reflooring with hardwood
Gov. Thomas W. Bickett 1917-1921	Inspections/Recommendations to the legislature Architect J. A. Salter involved
Gov. Cameron Morrison 1921-1925	With Secretary of State Everett sug- gested Atwood and Nash architec- tural firm to advise on roof repair
Gov. Angus W. McLean 1925-1929	Inspections resulted in requests for: Landscaping as advised by J. W. Sears, landscape architect, removal of some decorating exterior wood trim, Elizabeth Thompson, deco- rator, painting staircase and other interior and exterior wood trim, which had been natural, general repair and renovation State Board of Health condemned building, prompting the legislature to appropriate \$50,000

<u>Administration</u>	<u>Description</u>
Gov. Wm. Kerr Scott 1949-1953	Requested a committee from North Carolina State University School of Design to inspect and advise
Gov. Luther H. Hodges 1954-1961	Bomb shelter fabricated
Gov. Dan K. Moore 1965-1969	Establishment of an Executive Mansion Fine Arts Committee Citizen Participation Published "The Executive Mansion" booklet Extensive redecorating Extensive renovation of the institutional kitchen and bathrooms Inventory of the furnishings Budgeted and designed new landscaping and fencing along with heightened security Work begun for acceptance in the National Register of Historic Sites
Gov. Robert W. Scott 1969-1973	Completed fencing, National Registry of Historic Sites Attention to conditions Legislative and Executive Committees to inspect buildings and make recommendations
Gov. James E. Holshouser 1973-1977	Renovation/Restoration Moved out to temporary residence for seven months Totally revised edition of "The Executive Mansion" booklet

CHRONOLOGY OF RENOVATION/RESTORATION

<u>Date</u>	<u>Description</u>
1971	General Assembly authorized \$25,000 to perform preliminary work: plan, travel, inspect
1972 June	Office of Property and Construction committee inspected Mansion--made report
November	Charles W. Bradshaw named chairman of the Executive Residence Building Committee of the Department of Administration
1973 April	Dodge and Beckwith Architectural firm commissioned to plan new residence
	Capital Building Authority selected F. Carter Williams architectural firm for project
	Design Development Phases
	Legislative authorization and allocation (\$575,000)
1974 May	Advertised for interested contractor for bidding
July	Interviewed interested contractors
September	Construction authorized
November	Work began
1975 June	First family moved to temporary residence in Foxcroft Subdivision (4505 Longbranch Trail)
	Interior designer employed
	Contractor took on full scope
	Legislative authorization and allocation (\$270,000)
1976 February	Final Inspection--released to State
	First Family returned to Mansion

CONTROLLING AND DIRECTING OF THE DESIGN PROJECT



North Carolina General Assembly: House, Session Laws of
 North Carolina, 1967, House Bill 101, Chapter 171,
 1967-1968.

AN ACT TO CREATE THE EXECUTIVE MANSION FINE ARTS
 COMMISSION.

The General Assembly of North Carolina do enact:

Section 1: There is hereby created the Executive
 Mansion Fine Arts Commission, consisting of sixteen
 members, who shall be appointed by the Governor on or
 before July 1, 1967, for terms as follows: Four mem-
 bers for one year; four members for two years; four
 members for three years; and four members for four
 years. At the expiration of the foregoing terms, all
 members shall be appointed for terms of four years. The
 terms of each member shall commence on July 1 of the
 year in which appointed, and each member shall serve
 until his successor is appointed and qualified. Any
 vacancy occurring for reasons other than expiration of
 the term shall be filled by the Governor for the unex-
 pired term. The Governor shall appoint the Chairman
 of the Commission.

APPENDIX B:

LEGISLATIVE ACTION

Any public officer appointed to the Commission
 shall serve ex officio in addition to his duties imposed
 by law.

Sec. 2. The purpose of the Commission shall be:
 (1) to preserve and maintain the Executive Mansion,
 located at 200 North Ricourt Street, Raleigh, North
 Carolina, as a structure having historical significance
 and value to the State of North Carolina; (2) to im-
 prove the furnishings of the Executive Mansion by
 encouraging gifts and objects of art, furniture and
 articles which may have historical value, and to approve
 such changes in the furnishings of the Mansion; (3) to
 recommend to the Department of Administration any
 major renovations to the Executive Mansion which the
 Commission deems necessary to preserve and maintain
 the structure; (4) to keep a complete list of all gifts
 and articles received, together with their history and
 value and to request the assistance of the State
 Department of Archives and History for this purpose;
 and (5) to publicize work of the Commission.

Sec. 3. The Commission is hereby empowered on
 behalf of the State of North Carolina to receive gifts,
 contributions of money and objects of art consistent
 with the purposes for which the Commission is created.
 Title to all gifts, articles and money received by the
 Commission shall be vested in the State of North

North Carolina General Assembly; House. Session Laws of North Carolina, 1967. House Bill 501. Chapter 273. 323-324.

AN ACT TO CREATE THE EXECUTIVE MANSION FINE ARTS COMMISSION.

The General Assembly of North Carolina do enact:

Section 1. There is hereby created the Executive Mansion Fine Arts Commission, consisting of sixteen members, who shall be appointed by the Governor on or before July 1, 1967, for terms as follows: Four members for one year; four members for two years; four members for three years; and four members for four years. At the expiration of the foregoing terms, all members shall be appointed for terms of four years. The terms of each member shall commence on July 1 of the year in which appointed, and each member shall serve until his successor is appointed and qualified. Any vacancy occurring for reasons other than expiration of the term shall be filled by the Governor for the unexpired term. The Governor shall appoint the Chairman of the Commission.

Any public officer appointed to the Commission shall serve ex officio in addition to his duties imposed by law.

Sec. 2. The purpose of the Commission shall be: (1) To preserve and maintain the Executive Mansion, located at 200 North Blount Street, Raleigh, North Carolina, as a structure having historical significance and value to the State of North Carolina; (2) to improve the furnishings of the Executive Mansion by encouraging gifts and objects of art, furniture and articles which may have historical value, and to approve major changes in the furnishings of the Mansion; (3) to recommend to the Department of Administration any major renovations to the Executive Mansion which the Commission deems necessary to preserve and maintain the structure; (4) to keep a complete list of all gifts and articles received, together with their history and value and to request the assistance of the State Department of Archives and History for this purpose; and (5) to publicize work of the Commission.

Sec. 3. The Commission is hereby empowered on behalf of the State of North Carolina to receive gifts, contributions of money and objects of art consistent with the purpose for which the Commission is created. Title to all gifts, articles and monies received by the Commission shall be vested in the State of North

Carolina and shall remain in the custody and control of the Commission. The Commission is authorized to accept loans of furniture and other objects as, in its discretion, it deems suitable. The Commission is empowered to employ clerical assistance on such basis as it may deem reasonable. Provided, however, that the salary of such persons shall be paid out of funds the Commission has received in the conduct of its work, and it is specifically provided that no other funds belonging to the State of North Carolina shall be used for this purpose. The Commission shall be empowered to expend such funds as it may receive, under this Act, in such manner as it deems appropriate and consistent with the purposes set forth herein. The Commission shall keep an account of receipts and expenditures and the State Auditor shall, at least annually, make a complete audit of the books and records of the Commission and report the result of his audit to the Governor. The Commission may do all things necessary and proper to achieve the purposes set forth in this Act.

Sec. 4. Members of the Commission shall not receive any per diem, travel or expense allowance or any compensation from any State funds whatsoever, except, in the discretion of the Commission, from those funds received by the Commission under Section 3 of this Act.

Sec. 5. The Director of the State Department of Archives and History is directed to provide such reasonable assistance as he may be requested by the Commission to render for the purposes of carrying out the provisions of item (4) of Section 2 of this Act.

Sec. 6. All unexpended funds and assets of the existing Executive Mansion Fine Arts Committee shall be transferred immediately to the Executive Mansion Fine Arts Commission.

Sec. 7. This Act shall not be construed as divesting the Department of Administration of any powers, duties and authority relating to the budget or the operation and maintenance of the Executive Mansion.

Sec. 8. All laws and clauses of laws in conflict with this Act are hereby repealed.

Sec. 9. This Act shall be in full force and effect from and after its ratification.

In the General Assembly read three times and ratified, this the 2nd day of May, 1967.

North Carolina General Assembly; Senate. Session Laws of North Carolina 1973, First Session. House Bill 1127. Chapter 476. 606-607.

Sec. 65. Executive Mansion Fine Arts Committee; creation, powers, and duties.--There is hereby created the Executive Mansion Fine Arts Committee. The Executive Mansion Fine Arts Committee shall have the following functions and duties:

(a) to advise the Secretary of Cultural Resources on the preservation and maintenance of the Executive Mansion located at 200 North Blount Street, Raleigh, North Carolina;

(b) to encourage gifts and objects of art, furniture and articles of historical value for furnishing the Executive Mansion, and advise the Secretary of Cultural Resources on major changes in the furnishings of the Mansion;

(c) to make recommendations to the Secretary of Cultural Resources concerning major renovations necessary to preserve and maintain the structure.

(d) to aid the Secretary of Cultural Resources in keeping a complete list of all gifts and articles received together with their history and value;

(e) no gifts or articles shall be accepted for the Executive Mansion without the approval of the Art Commission or the Historical Commission; and

(f) the Committee shall advise the Secretary of Cultural Resources upon any matter the Secretary may refer to it.

Sec. 66. The Executive Mansion Fine Arts Committee; members, selection, quorum, compensation.--The Executive Mansion Fine Arts Committee shall consist of sixteen members appointed by the Governor. The initial members of the Committee shall be the appointed members of the present Executive Mansion Fine Arts Commission who shall serve for a period equal to the remainder of their current terms on the Executive Mansion Fine Arts Commission, four of whose appointments expire June 30, 1973, four of whose appointments expire June 30, 1974, four of whose appointments expire June 30, 1975, and four of whose appointments expire June 30, 1976. At the end of the respective terms of office of the initial members, the appointments of their successors shall be

for terms of four years and until their successors are appointed and qualify. Any appointment to fill a vacancy on the Committee created by the resignation, dismissal, death, or disability of a member shall be for the balance of the unexpired term.

The Governor shall have the power to remove any member of the Committee from office in accordance with the provisions of Section 16 of the Executive Organization Act of 1973.

The Governor shall designate a member of the Committee to serve as chairman at his pleasure.

Members of the Committee shall receive per diem and necessary travel and subsistence expenses in accordance with the provisions of G.S. 138-5.

A majority of the Committee shall constitute a quorum for the transaction of business.

All clerical and other services required by the Committee shall be supplied by the Secretary of Cultural Resources.

Sec. 67. Executive Mansion Fine Arts Committee; conforming changes.--(a) Whenever the words "Executive Mansion Fine Arts Commission" or the word "Commission," when referring to the Executive Mansion Fine Arts Commission, are used or appear in any statute or law of this State, the same shall be deleted and the words "Department of Cultural Resources" or "Department," as appropriate shall be inserted in lieu thereof, unless otherwise provided for in the Executive Organization Act of 1973.

(b) In addition to the foregoing, the following amendments to the General Statutes of North Carolina shall be made:

(1) The words "and to request the assistance of the State Department of Archives and History for this purpose" shall be deleted from lines 2 and 3 of G.S. 143-410(4).

(2) The word "Commission" is hereby deleted and the words "Executive Mansion Fine Arts Committee" are inserted in lieu thereof on line 1 of G.S. 143-410(5).

(3) The last three sentences, beginning line 11 and ending line 18, of G.S. 143-411 shall be deleted.

(c) The following sections of the General Statutes are hereby repealed: G.S. 143-409; G.S. 143-412; G.S. 143-413; G.S. 143-414.

AN ACT TO APPROPRIATE FUNDS TO RENOVATE THE GOVERNOR'S MANSION AND TO MAKE IT SUITABLE AS BOTH A PUBLIC RESIDENCE AND A PRIVATE RESIDENCE FOR THE GOVERNOR.

The General Assembly of North Carolina enacts:

Section 1. The funds appropriated for renovation of the Governor's Mansion shall be used to renovate the entire Governor's Mansion to render it a safe and comfortable structure in which the Governor may hold public and ceremonial functions and in which at the same time the Governor's family may have private areas which will allow ordinary family living without interference from the public.

Sec. 2. The renovations and alterations herein authorized shall include, but shall not be limited to, the following items:

- (a) Removal of the existing heating system and installation of a new steam air conditioning system.
- (b) Raising of the structure to render it ground safe, adequate and permanent structural supports throughout the structure.
- (c) Conversion of the third floor into two separate family living quarters for the Governor and his family.
- (d) Installation of a fully equipped kitchen on the second floor level.
- (e) Installation of a fire escape from the third floor to the rear of the building.
- (f) Conversion, expansion and finishing of basement area.
- (g) Renovation and improvement of the driveway.
- (h) Weatherproofing and other improvements as necessary for the safety and comfort of the building.

North Carolina General Assembly; House. Session Laws of North Carolina 1973, First Session. House Bill 1096. Chapter 597. 907.

AN ACT TO APPROPRIATE FUNDS TO RENOVATE THE GOVERNOR'S MANSION AND TO MAKE IT SUITABLE AS BOTH A PUBLIC RESIDENCE AND A PRIVATE RESIDENCE FOR THE GOVERNOR.

The General Assembly of North Carolina enacts:

Section 1. The funds appropriated for renovation of the Governor's Mansion shall be used to renovate the entire Governor's Mansion to render it a safe and comfortable structure in which the Governor may hold public and ceremonial functions and in which at the same time the Governor's family may have private areas which will allow ordinary family living without interference from the public.

Sec. 2. The renovations and alterations herein authorized shall include, but shall not be limited to, the following items:

- (a) Removal of the existing heating system and installation of a year-round air conditioning system.
- (b) Rewiring of the structure as needed to provide safe, adequate and convenient electrical circuits throughout the structure.
- (c) Conversion of the third floor area into private family living quarters for the Governor and his family.
- (d) Installation of a family kitchen on the second floor level.
- (e) Installation of a fire escape from the third floor at the rear of the Mansion.
- (f) Conversion, renovation and improvement of basement area.
- (g) Renovation and modernization of all bathrooms.
- (h) Weatherstripping, repair and reconstruction as necessary of all windows and frames in the building.

(i) Restoration of exterior brick walls.

(j) General renovation, restoration, and refurbishing of the interior and exterior of the entire building.

Sec. 3. The Department of Administration shall lease or otherwise provide suitable living quarters for the Governor and his family during the period when it is necessary to vacate the Governor's Mansion while repairs are being made. The cost of providing these quarters shall be paid from the Contingency and Emergency Fund.

Sec. 4. This act shall become effective upon ratification.

In the General Assembly read three times and ratified, this the 18th day of May, 1973.

North Carolina General Assembly; Senate. Session Laws of North Carolina 1971, First Session. Senate Bill 161. Chapter 64. 43.

AN ACT TO EXEMPT THE CAPITOL BUILDING RESOTRATION PROJECT FROM PROVISIONS OF ARTICLE 8 OF CHAPTER 143 OF THE GENERAL STATUTES WITH RESPECT TO RECEIVING OF BIDS AND AWARDING OF CONTRACTS.

Whereas, funds are being sought to accomplish certain restoration work for the State Capitol Building; and

Whereas, the State Capitol Building is an outstanding example of Doric Architecture and of great historical significance to the State of North Carolina; and

Whereas, the nature of the work to be done will require extremely fine workmanship by craftsmen of the highest quality who are not readily available to contractors operating on the competitive bidding basis; and

Whereas, the nature of the work is such as to not permit prior determination of probable cost and to require negotiation on a "cost plus" basis: Now, therefore,

The General Assembly of North Carolina do enact:

Section 1. The provisions of Article 8 of Chapter 143 of the General Statutes with respect to securing bids and awarding of contracts shall not apply to the restoration of the State Capitol Building.

Sec. 2. The Director of Administration is hereby authorized, after first publishing a notice of intent to negotiate and award a contract for such restoration, to enter into negotiations with contractors qualified to accomplish the respective portions of the work in the restoration of the Capitol Building and to award such work to such contractor or contractors with the approval of the Advisory Budget Commission who in the opinion of the Director of Administration and Advisory Budget Commission can best serve the interest of the State provided that such work shall be authorized subject to availability of funds provided therefor. The foregoing notice shall be published at least twice in a publication of statewide circulation more than thirty (30) days before such work is awarded.

Sec. 3. This act shall become effective upon its ratification.

In the General Assembly read three times and ratified, this the 10th day of March, 1971.

The General Assembly of North Carolina enact:

Section 1. Chapter 54 appearing on page 43 of the 1971 Session Laws is amended by deleting the period following the words "State Capital Building" in the third line of Section 1, and adding the words "and the Governor's Mansion". Chapter 54 is further amended by adding after the words "Capital Building" in line 4 of Section 1 the words "and the Governor's Mansion".

Sec. 2. This act shall become effective upon its ratification.

In the General Assembly read three times and ratified, this the 24th day of May, 1971.

North Carolina General Assembly; Senate. Session Laws of North Carolina 1973, First Session. Senate Bill 910. Chapter 812. 1204.

AN ACT TO AMEND CHAPTER 64 OF THE 1971 SESSION LAWS SO AS TO EXEMPT THE GOVERNOR'S MANSION RESTORATION PROJECT FROM PROVISIONS OF ARTICLE 8 OF CHAPTER 143 OF THE GENERAL STATUTES WITH RESPECT TO RECEIVING OF BIDS AND AWARDING OF CONTRACTS.

The General Assembly of North Carolina enacts:

Section 1. Chapter 64 appearing on page 43 of the 1971 Session Laws is amended by deleting the period following the words "State Capitol Building" in the third line of Section 1, and adding the words "and the Governor's Mansion". Chapter 64 is further amended by adding after the words "Capitol Building" in line 4 of Section 2 the words "and the Governor's Mansion".

Sec. 2. This act shall become effective upon its ratification.

In the General Assembly read three times and ratified, this the 24th day of May, 1973.

North Carolina General Assembly; Senate. Session Laws of North Carolina 1975, First Session. Senate Bill 896. Chapter 955. 1403-1404.

AN ACT TO APPROPRIATE SUPPLEMENTARY FUNDS FOR RENOVATION OF THE GOVERNOR'S MANSION TO MAKE IT SUITABLE AS BOTH A PUBLIC RESIDENCE AND A PRIVATE RESIDENCE FOR THE GOVERNOR.

Whereas, Section 4 of Chapter 523 of the Session Laws of 1973 appropriated five hundred seventy-five thousand dollars (\$575,000) for the purpose of renovation of the Governor's Mansion in accordance with the directions for renovation contained in Chapter 597 of the Session Laws of 1973; and

Whereas, although contemplated by Chapter 597 (Sec. 2(c)), conversion of the third floor area into private family living quarters for the Governor and his family is not feasible at this time; and

Whereas, it has been determined that additional renovation is necessary to effectuate the purposes of the appropriation and Chapter 597 to render the mansion "a safe and comfortable structure in which the Governor may hold public and ceremonial functions and in which, at the same time, the Governor's family may have private areas which will allow ordinary family living without interference from the public" and that a supplemental appropriation is required to perform such additional renovation; Now, therefore,

The General Assembly of North Carolina enacts:

Section 1. There is appropriated to the Department of Administration from the General Fund the sum of two hundred seventy thousand dollars (\$270,000) for the 1975-1976 fiscal year to be used for renovating, equipping and furnishing the Governor's Mansion located on Blount Street in Raleigh. This appropriation is supplemental to that appropriation for similar purposes contained in Section 4 of Chapter 523 of the Session Laws of 1973 and is to be expended in continuation of the work to be performed under that appropriation.

Sec. 2. Subsection (c) of Section 2 of Chapter 597 of the Session Laws of 1973 is hereby repealed.

Sec. 3. Renovations and alterations authorized to be performed under the supplemental appropriation herein granted shall include but not be limited to:

- (a) Additional coat of paint on first and second floors.
- (b) Restoration of foyer and staircase.
- (c) Roof repair and restoration.
- (d) Repair of south porch and supporting basement structural system.
- (e) Exterior painting and repair.
- (f) Repair exterior masonry and masonry joints.
- (g) Waterproofing west wall.
- (h) Refinishing floors on second floor and installation of area rugs.
- (i) Replacement of draperies and cornices on first and second floors.
- (j) Insulation of third floor walls.
- (k) Window repair.
- (l) Bathroom construction.

Sec. 4. This act shall become effective upon ratification.

In the General Assembly read three times and ratified, this the 26th day of June, 1975.

APPENDIX C:
DECORATIVE TREATMENTS

Room/Location	Decorative Treatment	Material	Notes
Main Entrance Hall East-West	Blue-green cut velvet with trim	Blue-green velvet	Blue-green velvet
Gentlemen's Parlor or South Drawing Room	Blue-green cut velvet	Blue-green velvet	Blue-green velvet
Ballroom (S.C.)	Blue-green/gold beige satin	Blue-green/gold beige satin	Blue-green/gold beige satin
Library (S.F.)	Blue-green/gold cut velvet	Blue-green/gold velvet	Blue-green/gold velvet
Dining Room (S.E.)	Blue-green/gold antique satin	Blue-green/gold antique satin	Blue-green/gold antique satin
Breakfast Room (S.E.)	Blue-green/gold antique satin	Blue-green/gold antique satin	Blue-green/gold antique satin
Security (S.W.)	Blue-green/gold antique satin	Blue-green/gold antique satin	Blue-green/gold antique satin
Gentlemen's (S) Bathroom	Blue-green/gold antique satin	Blue-green/gold antique satin	Blue-green/gold antique satin
Ladies' Powder Room (S)	Blue-green/gold antique satin	Blue-green/gold antique satin	Blue-green/gold antique satin
Ladies' Parlor or South Drawing Room	Blue-green/gold antique satin	Blue-green/gold antique satin	Blue-green/gold antique satin

DECORATIVE ELEMENTS

First Floor

<u>Room/Location</u>	<u>Draperies</u>	<u>Head Treatments</u>	<u>Floor Covering</u>
Main Entrance Hall East-West	<u>New</u> --Red striae velvet with trim	<u>Original</u> --Brass ornate cornice	<u>New</u> --red wool plush attached
Gentlemen's Parlor or South Drawing Room	<u>New</u> --green cut velvet	<u>New</u> --tight covered cornice	<u>Original</u> --green wool patterned rug
Ballroom (S.C.)	<u>Original</u> --gold/ beige satin silk	<u>Original</u> --swags	<u>Original</u> --none
Library (S.E.)	<u>New</u> --green/gold cut velvet	<u>New</u> --tight covered cornice	<u>New</u> --bronze wool plush rug
Dining Room (N.E.)	<u>New</u> --gold antique satin	<u>New</u> --swags and cas- cades with trim	<u>Original</u> --oriental designed rug
Breakfast Room (N.E.)	None	None	<u>Original</u> --Beige tile
Security (N.W.)	<u>Original</u> --green/ beige print	<u>Original</u> --tight covered cornice	<u>New</u> --looped com- mercial red/gold, wall to wall
Gentlemen's (N) Bathroom	<u>New</u> --half draper- ies gold antique satin	None	<u>New</u> --beige ceramic tile
Ladies' Powder Room (N)	<u>New</u> --half draper- ies gold antique satin	<u>New</u> --tight covered lambrequin	<u>New</u> --beige ceramic tile
Ladies' Parlor or North Drawing Room	<u>New</u> --pink antique satin	<u>New</u> --loose covered cornice	<u>Original</u> --mauve and beige patterned wool rug

Room/Location

Hallway (N.S.)

Draperies

Not applicable

Head Treatments

Not applicable

Floor Covering

New--red wool plush
attached

Second Floor

<u>Room/Location</u>	<u>Draperies</u>	<u>Head Treatments</u>	<u>Floor Covering</u>
N. W. Bedroom	<u>New</u> --green beige striped velvet	<u>New</u> --tight covered cornice	<u>New</u> --green beige acrylic, wall to wall carpet
N. W. Bathroom	<u>New</u> --green beige striped velvet	<u>New</u> --tight covered cornice	<u>New</u> --beige ceramic tile, with green beige acrylic, wall to wall carpet
N. E. Bedroom	<u>Original</u> --beige linen with trim	<u>New</u> and <u>Reused</u>	Domestic oriental design rugs
N. E. Bathroom	<u>Original</u> --sheers	None	<u>New</u> --beige ceramic tile
East Bedroom	<u>New</u> --mauve cut velvet	<u>New</u> --tight covered cornice	<u>New</u> --(gift) Oriental rug
S. E. Bedroom	<u>Reused</u> --existing beige silk from Ladies' parlor	<u>Reused</u> --existing covered cornice	<u>Original</u> --blue/white wool, orientals
S. C. Bedroom	<u>Original</u> --navy and white print	<u>Original</u> --tight covered cornice	<u>New</u> --blue acrylic rug wall to wall carpet
S. C. Bathroom	<u>Reused</u> --existing navy and white print from bedroom	<u>Reused</u> --tight covered cornice from SC bedroom	<u>New</u> --beige ceramic tile

<u>Room/Location</u>	<u>Draperies</u>	<u>Head Treatments</u>	<u>Floor Covering</u>
S. W. Bedroom	<u>Original</u>	None	<u>New</u> --gold/beige acrylic, wall to wall carpet
S. W. Bathroom	<u>Original</u>	None	<u>New</u> --beige ceramic tile
Governor's Study	<u>Original</u> --cream wool crewel	<u>Original</u> - valance	<u>Original</u> --domestic oriental design rug
Main Staircase Landing	<u>New</u> --gold damask	<u>New</u> --swags and cascades	<u>New</u> --red wool plush
Staircase Landing	<u>New</u> --gold damask	None	<u>New</u> --multicolor green/beige carpet commercial short twist
N. S. Hallway	Not applicable	Not applicable	<u>New</u> --green/beige acrylic attached carpet
E. W. Hallway	Not applicable	Not applicable	<u>New</u> --green/beige acrylic attached carpet
North Staircase	Not applicable	Not applicable	<u>New</u> --multicolor green/beige, commercial short twist carpet
Living/Dining Room	Not applicable	Not applicable	<u>Original</u> --green and blue area rugs

Third Floor (furnished portions)

<u>Room/Location</u>	<u>Draperies</u>	<u>Head Treatments</u>	<u>Floor Covering</u>
Office/Playroom (N.W.)	<u>New--multicolor</u> (green/orange) patterned	None	<u>New--multicolor</u> (green/beige) com- mercial short twist
Bathroom (N.W.)	None	None	<u>New--beige ceramic</u> tile
Office (N.)	<u>New--multicolor</u> (green/orange) patterned	None	<u>New--multicolor</u> (green/beige) com- mercial short twist
N. E. Bedroom	None	None	<u>New--multicolor</u> (green/beige) com- mercial short twist
Bathroom	None	None	<u>New--beige ceramic</u> tile
Laundry Room (E. C.)	None	None	<u>New--multicolor</u> (green/beige) com- mercial short twist and beige ceramic tile
N. S. Hallway	Not applicable	Not applicable	<u>New--multicolor</u> (green/beige) com- mercial short twist

EXTERNAL EXPENDITURES

Area/Item	Estimated	Actual
Fire Tower	1,100.00	1,100.00
Waterproof west wall	2,000.00	2,000.00
Roof Repairs	2,000.00	2,000.00
Window Repairs	1,000.00	1,000.00
Paint	1,000.00	1,000.00
Security	1,000.00	1,000.00
Boath Poach	1,000.00	1,000.00
Drainage	1,000.00	1,000.00
Electric Repair and In		
(See Interior)		
Total	10,000.00	10,000.00

APPENDIX D:
EXPENDITURES

* - not available

EXTERIOR EXPENDITURES

<u>Area/Item</u>	<u>Estimated</u>	<u>Actual</u>
Fire Tower	\$ 71,519	\$ 50,550.45
Waterproof west wall	7,872	7,955.15
Roof Repair	35,037	67,286.63
Window Repair	6,410	5,056.49
Paint	17,982	19,647.07
Masonry	42,762	42,147.49
South Porch	7,727	6,561.47
Garage	*	4,234.00
Electric Repair and Installation (See Interior)	*	
Total	\$ 189,309	\$ 203,438.75

* - not available

INTERIOR EXPENDITURES

<u>Area/Item</u>	<u>Estimated</u>	<u>Actual</u>
Heating, ventilation, air conditioning	\$ 148,407	\$ 149,920.22
Electrical (Interior & Exterior)	95,000	108,525.55
General	12,170	12,170.00
Attic (Paint and Fire Retardant Spray)	13,775	13,774.70
Plumbing	43,523	44,665.04
Cut/Patch Surfaces-- (Walls, Ceilings, Floors)	85,928	84,169.69
Insulation, 3rd floor attic	3,171	2,279.65
Bathrooms/Kitchen Renovation	64,177	74,236.65
Floor Refinishing (2nd floor)	5,181	4,140.00
Stair Restoration	8,391	16,297.63
Paint	73,986	77,850.40
Decorative Elements	<u>34,820</u>	<u>34,820.00</u>
Total	\$ 588,529	\$ 622,849.53

EXPENDITURES

General Contractor

\$330,000.00 Initial Estimate

203,041.93 Additions

\$533,041.93 Actual Costs

<u>Categories</u>	<u>Estimate</u>	<u>Additions</u>	<u>Actual</u>	<u>Difference</u>
GC Sup/M&E	12,170		12,170.00	1,000
Attic Pt.	13,775	- .30	13,774.70	
Plumb.	43,523	+1,142.04	44,665.04	5,040
Cut & Patch	85,928	-1,738.31	84,189.69	39,400
Fire Tower	71,519	-20,968.55	50,550.45	349
WP--West Wall	7,872	+ 83.15	7,955.15	
Roof Repair	35,037	+32,249.63	67,286.63	24,000
Insulation--3rd Floor	3,171	- 891.35	2,279.65	
Baths, Kit.	64,177	+10,059.07	74,236.65	7,011
Window Repair	6,410	-1,353.51	5,056.49	
Ext. Paint (Below Roof)	17,982	+1,665.07	19,647.07	
Ext. Masonry	42,762	- 614.51	42,147.49	
South Porch Repair	7,727	-1,165.53	6,561.47	
Refinish 2nd Floor	5,181	-1,041.00	4,140.00	
Restor.--Stair	8,391	+7,906.63	16,297.63	7,907
Paint--Int.	73,086	+4,764.40	77,850.40	8,960
Garage Repairs		<u>+4,234.00</u>	<u>4,234.00</u>	
Major Additions/ Changes	<u>498,711</u>	<u>+34,330.93</u>	<u>533,041.93</u>	<u>93,667</u>
ITEM 1 - Additional carpentry excluding garage.				+775.00
ITEM 2 - Additional outside painting.				+500.00
ITEM 3 - Additional authorized increases to complete inside.				+28,821.93
ITEM 4 - Garage repairs.				<u>+4,234.00</u>
Total General Contract Changes				+34,330.93

EXPENDITURES

ELECTRICAL CONTRACTOR:

\$ 95,000.00 Contract
13,525.55 Change Orders
 \$ 108,525.55 Actual Costs

Change Orders:

E-1 - Provide renewal and finishes to light fixtures.	+3,554.00
E-2 - Provide additional electrical work for basement, 1st, and 2nd floor and reactivate buzzer system and door bells.	+10,361.85
E-3 - Provide two additional light fixtures for underside of landings for new stair.	+ 224.50
E-4 - Provide credit for unused allowance for lighting fixtures.	<u>- 614.80</u>

Total Electric Contract Changes +13,525.55

EXPENDITURES

HEATING, VENTILATION, AIR CONDITIONING CONTRACTOR:

GENERAL CONTRACTOR	\$148,407.00 Contract
ELECTRICAL CONTRACTOR	
HEATING, VENTILATION, AIR C.	<u>1,513.22 Change Orders</u>
CONTRACTOR TOTAL	\$149,920.22 Actual Costs

Change Orders:

HVAC-1 - Provide and install concrete box for steam blow down-trap and condensation.	+ 298.22
HVAC-2 - Provide ductwork and fan for venting toilets at Men's Guest Room; and exhaust fan, grilles, and steel window plate for mounting fan.	<u>+1,215.00</u>
Total HVAC Contract Changes	+1,513.22

TOTAL EXPENDITURES

GENERAL CONTRACTOR	\$ 533,041.93
ELECTRICAL CONTRACTOR	108,525.55
<u>HEATING, VENTILATION, AIR CONDITIONING</u>	<u>149,920.22</u>
CONSTRUCTION TOTAL	791,487.70
<u>ARCHITECTURAL FEE (8%)</u>	<u>63,319.00</u>
Grand Total	\$ 854,806.70