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DEVELOPMENT AND INFRASTRUCTURE SERVICES/PLANNING & BUILDING SERVICES REPORT 2018-43

Information Report

Report Number: 2018-43

Department(s): Planning and Building Services

Author(s): D. Ruggle

Date: September 14, 2018

In accordance with the Procedure By-law, any member of Council may make a request to the Town Clerk that this Report be placed on an upcoming Committee of the Whole agenda for discussion.

Purpose

The purpose of this report is to provide Council with an update on the Bogart House located at 16920 Leslie Street which is designated under the Ontario Heritage Act and within the proposed development lands and applications for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision approval for 16920 and 16860 Leslie Street by Forest Green Homes.

Background

The above noted applications were originally submitted in December 2012 with subsequent submissions in 2015, 2017 and recently in 2018. Council at their meeting of March 26, 2018 made the following recommendation:

1. That Council direct staff to continue to work through the Developer to ensure the rapid restoration of the Bogart House and the permanent preservation of the Bogart House; and
2. That Council also direct staff to arrange another site visit with the Developers, the Mayor, Deputy Mayor, Councillor Kerwin (as Ward Councillor) and Councillor Hempen (as the Heritage Committee representative) and staff and the Chair of Heritage Newmarket to examine avenues for rapid restoration and further protection of the Bogart house; and'
3. That Council reaffirm its position that the Bogart House is a designated heritage house and one of the most important heritage buildings in the community; and'
4. That Council not entertain the demolition or removal of the Bogart House but will seek only full restoration and protection on the current site

Discussion

The meeting noted in recommendation 2 took place on May 9, 2018 where both the interior and exterior of the site were explored and discussed. No decisions or recommendations were made at this site visit.

The house interior has been cleared of debris and the necessary temporary securing of the building envelope has been completed including patching and venting.

Building on the submitted heritage work by Wayne Morgan, the Owner's Professional Heritage Consultant, ERA Architects , the Town's heritage peer review consultant, performed additional investigation of the dwelling in an attempt to further define the date of original construction and any additions or rebuilding that may have occurred since. The Historic Structure Report for 16920 Leslie Street prepared by ERA Architects Inc. dated September 13, 2018 is appended to this report.

The Historic Structure Report conclusions indicate that the house dates from the 1820's or 30's with the brick extension to the rear being built soon after the original frame house was finished. The house was not extensively rebuilt or remodeled in the 1870's with the interior of the framed main house and both the interior and exterior of brick rear portion having had little modification since. However, the exterior of the main house has had a number of changes to cladding and decorative elements. ERA suggest that it would be possible to reconstruct an image of its Regency Style based on the surviving original elements. The original exterior finish would have been stuccoed with ERA providing image comparisons in the attached report (pg 13)

ERA indicate that "the exterior of the Bogart House could be restored back to its true Regency character and very elegant overall appearance, a huge heritage asset for Newmarket. The interior survives so substantially, that it too could be repaired and refinished to complement the exterior elegance".

ERA will be submitting a "mothballing" program as a further protection method. Mothballing is a process to close up the building temporarily to protect it from the weather as well as to secure it from vandalism.

This report has been provided to the developer with the requirement that the next submission of the draft plan and supporting documents will include the Heritage house.

Conclusion

Conservation of the Bogart house has begun and will continue to ensure the House is protected, conserved and restored in accordance with Council direction and the Ontario Heritage Act.

Business Plan and Strategic Plan Linkages

The conservation of the Bogart House is in accordance with the Newmarket Official Plan and has linkages to the Community Strategic Plan as follows:

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Well Equipped and Managed: Creating a clear vision of the future and supporting plans and strategies to guide the way

Well Balanced: Encouraging heritage preservation

Well Respected: Honouring our past, while planning for the future

Consultation

n/a

Human Resource Considerations

n/a

Budget Impact

Operating Budget (Current and Future) Capital Budget

There is no direct operating or capital budget impact as a result of this report.

Attachments

Historic Structure Report for 16920 Leslie Street

Contact

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Peter Noehammer, Commissioner of Development and Infrastructure Services

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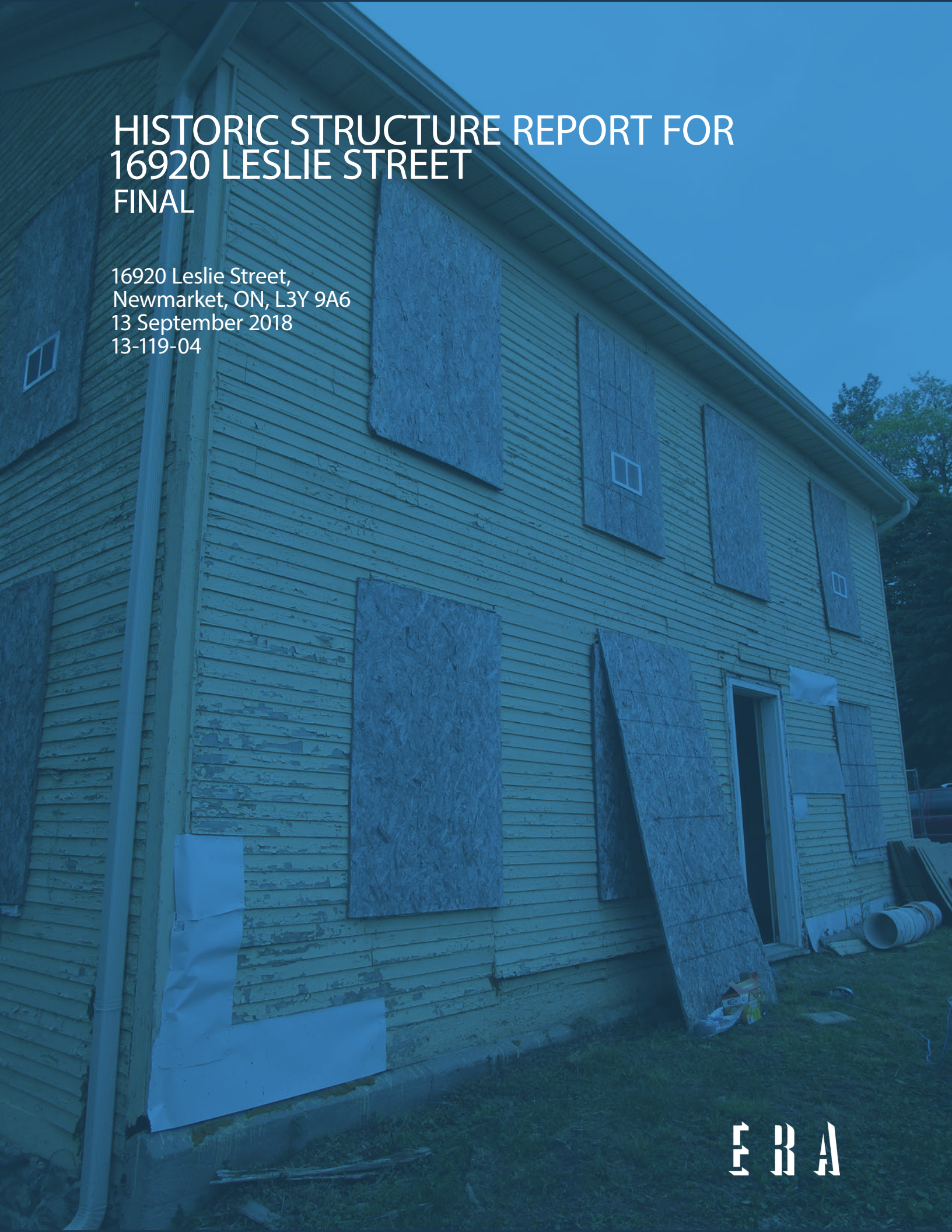
HISTORIC STRUCTURE REPORT FOR 16920 LESLIE STREET
FINAL

16920 Leslie Street,
Newmarket, ON, L3Y 9A6
13 September 2018
13-119-04



ERA

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COVER PAGE: 16920 Leslie Street (ERA)

Project # 13-119-04
Prepared by ER / LD

The fieldstone foundations and small bricks at the back extension from the South West (ERA).

Executive Summary

Wayne Morgan's research has established that a house was built on the site at 16920 Leslie Street by John Bogart in 1811 and that circumstantially the house may have been very extensively rebuilt or remodeled in the 1870s.

From our site investigation to date, there is ample evidence that the framed house on the site is very old, dating at the latest from the 1820s or 30s.

The fabric of the house is remarkably original and authentic to this early period. We can definitively say that the house was not extensively rebuilt or remodeled in the 1870s.

While the house shows architectural details, such as the trim and interior doors, typical of the early Georgian Style in Ontario (although contemporaneous with Late Georgian in England, which is distinctly different), there is also evidence of the Regency Style in the window-to-wall placement and proportions, the asymmetrical street façade, the narrow rectangular planform and the paneled, closet main staircase in the north-east corner.

The extensive evidence of surviving architectural detail that dates the house to this period includes numerous features such as:

- The pegged and braced heavy-timber structure;
- The thick riven wood lath for plaster;
- The hand-made, rosehead nails;
- The 6-pane attic window, with its original glass panes imported from England;
- The 6-panel wood interior doors, raised and fielded on one side;
- The small-scale early Georgian trim;
- The paneled closet staircase.

What is also notably interesting is that the brick addition, built over original windows on the west elevation of the framed house, predates the 1840s for the following particular reasons:

- The early non-standard bricks;
- The hand-made, rosehead nails;
- The finely moulded window and door trim matching the main house.

The presence of a cooking hearth has not been established in the framed house whereas the back addition shows clear evidence of a substantial masonry cooking hearth, which would suggest an early construction of the addition with large kitchen in a more fireproof part of the house.

Further more detailed research, and testing such as dendochronology testing, would likely reveal greater detail about the construction date of the house.

Main elevation facing street, and North elevation (ERA).

Main elevation facing street, and South elevation (ERA).

Cloth from clothing found embedded in lath and plaster (ERA).

Example of simple but refined moudling to ground floor window in framed house, (ERA).

Condition of second floor of brick extension, (ERA).

1.1 Introduction

Edwin Rowse and Luke Denison of ERA Architects, together with Paul Goldsmith of Historic Restoration Inc. visited the property at16920 Leslie Street at the beginning of June 2018 to assess the historic structure. This visual inspection included some minor removals of the interior plaster work to view the structure beneath. The only space not fully accessed was the small attic of the brick extension.

The intent of this report is to reveal the findings from the site investigation, and to resolve whether the house is original or was substantially rebuilt.

The site investigation to date, has revealed that the framed house dates at the latest from the 1820s or 30s. Throughout the house there is extensive evidence of surviving architectural detail that dates the house to the early Georgian and Regency Styles in Ontario.

The fabric of the house is remarkably original and authentic to this early period. We can definitively say that the house was not extensively rebuilt or remodeled in the 1870s.

John Bogart, as an American arriving in Ontario in 1805, is unlikely to have been familiar with the Regency Style with its origins in England. The style began to be introduced into Ontario slowly after the War of 1812 which again suggests more likely that the framed house dates from the 1820s or 30s.

Originally only the house clad in wood-siding existed, 2 full storeys high, with three windows and a door at ground floor level and four windows on the second floor directly above, with end gables facing away from the street. There were originally similar doors and windows on the West elevation, but the construction of the brick addition largely obscured these. The roof is modestly pitched to suit the proportions of a Classically inspired gable with return ends. The patching of the original wood trim on the East elevation indicates that there was originally a full width porch on the street facade. This type of feature is typical of the Regency style to give a small house a larger presence.

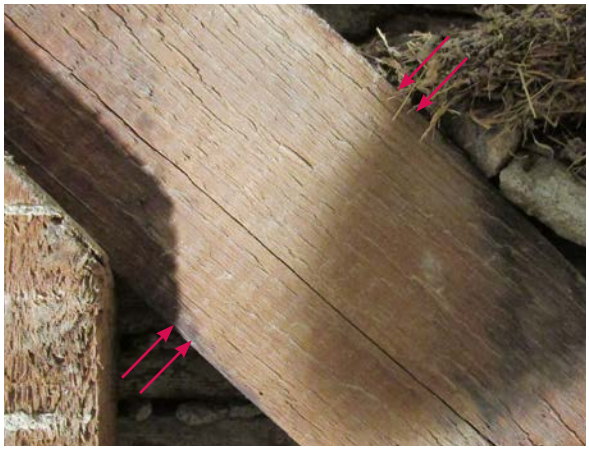
The Early Georgian style in Ontario, and Regency Style are contemporaneous, with the two overlapping. The Georgian Style dates from approximately the 1790-1840 in Ontario, and the Regency Style from approximately 1810-1840.

1.2 Survey Method

A visual inspection was conducted of the property. On the exterior this was done from grade, and in the interior the inspection was carried out from the attic to the cellar (basement). Limited openings were made to the walls and ceilings to establish the construction and structural type. A large amount of data was collected, see appendix 01 for the survey notes.

Patching of original trim on East elevation where the porch was removed (ERA).

Bandsaw marks in wood on rafter in timber frame building (ERA).



Bandsaw marks in heavy timber framing (ERA).

Tapered rafters, (ERA).

Cellar walls. Note lime rich mortar from later addition next to softer and darker mortar from earlier constraction(ERA).

Heavy timber construction (ERA).

1.3 Construction

1.3.1 Timber Frame and Roof

The timber frame is comprised of heavy timbers, connected together with mortice and tenon joints and hardwood pegs. The largest squared members are adzed, but the stud framing, joists and bracing members are pit sawn, but with a remarkably consistent saw work pattern which suggests an early form of mechanisation. A notable feature of the corner posts is that they are cut away on the interior corners in an right-angle plan shape to fit the wind braces. The roof has squared and tapered rafters, which also have the same regular saw marks in the wood found on joists and posts elsewhere in the house. Spacing of surviving nails penetrating the roof deck, indicates the original use of wood roof shingles.

The roof of the brick addition is formed of sawn, squared rafters at wide centres.

1.3.2 The Walls: Interior and Exterior

The foundation walls in the cellars are constructed of various sizes of field stone in random rubble coursing. The foundations of the framed house are constructed with mortar that is darker in colour and softer than typical lime mortar, with a clay-like texture. The foundations of to the cellar of the brick extension have a harder mortar lighter in colour, indicating a higher lime content. This suggests that when the construction of the brick addition at the rear started a better source of limestone for burning for mortar had been located in the vicinity.

There are a number of windows in the cellar. One of these is in one of the original walls on the South elevation. This window is not part of an original opening, as it would have been too close to the rear corner (Southwest) that was removed when the rear extension was constructed. The original exterior door opening to the cellar has been infilled.

The upper walls of the house are framed with heavy timbers with oak pegs and mortice and tenon joints. The framing is set out with perimeter mud sills and floor beams, and headplates on the long elevations only. The bents are formed with corner posts and intermediate posts. At the gable ends there are tie members connecting the headplates at attic floor level. The wall studs are spaced very widely and do not coincide with the more closely spaced floor joists. Joints in smaller members are typically fastened with rosehead nails of various sizes, which again suggests the early dates proposed.

There is thick riven wood lath for the plaster throughout the house. It can be clearly seen that some of this hand split lath, in the attic, and the lath for the exterior stucco is accordion lath, created from large planks, usually 4 pieces of lath per plank. The lath on the interior has lime plaster with a high clay content and kid goat hair reinforcement. The lath on the exterior, which would have supported the stucco (rendered finish) has a lime-rich mix also with kid goat reinforcement. This stucco would have had corner trim with quirk (round) mouldings, been lined out to look like ashlar, and limewashed for colour and waterproofness. In all cases the lath is notably thick to span between the widely spaced wall studs.

Example of heavy timber framing (ERA).

Timber peg in timber framing (ERA).

Hand split wood lath (ERA). Note plank split into 4 pieces.

Close up image of interior plaster sample. Note higher clay content with hair reinforcement. (ERA).

Close up image of exterior plaster sample. Note lighter lime rich render with hair reinforcement. (ERA).

Bark on log joists in cellar (ERA).

The walls of the later brick addition are two wythes in thickness. The bricks are non standard, of a small size, and do not have a frog.[1] The standard Ontario size brick began to be used from the 1850s onwards. This indicates that the rear addition was constructed prior to that date, and prior to an established brick-making industry in the area which would have made the bricks with frogs.

1.3.3 Floors

The ground floor structure of the framed house and addition, over the cellar, consists of 9-10" diameter log joists. These joists are damp, and soft, and infested by Deathwatch Beetle. Some of the joists still have the bark on them. This indicates that they are not re-used timbers, but part of the original build. The joists bear on heavy timber mud sills, which also show areas of decay.

1.3.4 Ceilings

Apart from one small ground floor room which was subdivided and remodeled, the ceilings in the house and addition are original, constructed of riven wood lath and plaster. There are no plaster cornices or decorative ornament on the ceilings. This absence is not unusual as skilled craftsmanship was very rare in early Ontario and did not become generally available in rural areas until the much later in the nineteenth century.

1.3.5 Windows

The window openings on the ground and second floor of the framed house are original, with original solid wood frames and small, finely moulded wood trim. The 2 over 2 wood sashes are not original. These sashes have wide muntin bars indicating that they are of late 19th century origin.

The original fixed light attic window has 6 panes, and likely reflects the original pattern of the larger windows on the ground and second floor, which would have been 9 over 9 sash. The small delicate muntin bars indicate that this is not a later alteration, but part of the original Georgian house. The window still has it's original glass panes. These panes would have been imported from Great Britain, as Ontario glass making did not start till the 1840s. Great Britain at this time had a monopoly on glass manufacturing with it's colonies, only allowing glass manufactured in Great Britain to be sold.

There are two windows visible on the second floor in the framed house that have been blocked in by the brick extension, and built over. One of these two windows still has its exterior sill in place, as well as part of its exterior vertical frame. Both of these softwood pieces are finished external parts of the window opening, yet are not painted. This would imply that the rear brick extension was constructed soon after, or before the framed house was finished, as it would be unusual to not paint a finished exterior softwood frame. It is also unusual for these not to have been removed and re-used for the later addition, as is evident on the one other blocked window found on the West elevation. The windows of the addition have similar solid wood frames and sash with simpler mouldings in later sash.

1 A frog is a shallow depression on one bedding face of a stock brick which is formed by forcing the clay traditionally into a wood box or stock. The base of the box has a beveled block of wood on its base which forces the clay into the bottom corners of the stock to create sharp edges and corners.

Deathwatch beetle holes in log joists (ERA).

Delicate and fine muntin bars in attic window with original glass (ERA).

Ground floor window, with simple trim and 2 over 2 not original wood sash (ERA).

Delicate and fine muntin bars in attic window with original glass (ERA).

Simple trim to window at second floor of brick extension (ERA).

Windows in brick extension with simple trim (ERA).

Blocked up finished window to framed house in roof crawl space of brick extension (ERA).

6 panelled door on ground floor, (ERA).

Simple trim to door on ground floor of brick extension (ERA).

Simple trim to framed house on second floor (ERA).

1.3.6 Partitions and Interior Doors

The partitions are constructed of widely spaced studs and lath and plaster on both sides. The wood doors are of mixed patterns, the majority having 6 panels, and some with 4. The 6 panel doors are raised and fielded on one side, and lightly beveled on the other, with a deep centre rail, and narrow frame. This type of door is typical of early 19th century construction.

The 4 panel doors are plainer in style.

The trim work on the ground floor matches the small and fine mouldings of the window trim. This type of moulding is typical of the Georgian period. The baseboards are also simple in design, again typical of the Georgian period in Ontario. Similar trim mouldings are illustrated in the book 'York County Mouldings from Historic Interior' by George Duncan for the periods 1820 and 1830. The finely moulded window and door trim in the brick addition is similar to the trim in the framed house, of a small scale, and a simplified pattern.

1.3.7 Staircases

The staircase in the framed house has closed risers with treads with integral round nosings, with multiple winders are the bottom. The staircase is hidden within a panelled enclosure with a closet underneath the stairs. This type of paneled closet staircase is typical for the Regency style, hiding away the stairs when they are located in one of the main rooms, with the occupants wanting to maximise the living space in the property. The staircase is not celebrated as much as a feature at this time period.

The staircase in the framed house on the second floor is also enclosed within a paneled closet, again hiding the staircase behind.

The secondary staircase in the back addition is simpler in design.

1.3.8 Heating and Cooking

The heating system for the house remains a puzzle. There is only one chimney at the South gable, and continued as a bracket chimney down to the ground floor. This could not have originally existed in the cellar, as it would have blocked the original door opening into the cellar (now blocked in by stone). The chimney appears to be old, and includes wood paneling and baseboards that have been cut around it.

There are no clear signs of a stove in the original kitchen, although there are stone stub walls bonded into the exterior foundation, which carry a brick arch in the cellar directly below where a stove/hearth would have been located. It stops short of the floor structure, and there is no signs of change to the floor structure over, which shows no trimmers from a former opening.

The hearth (since removed on the ground floor of the addition), is the only means of cooking identified. The support for the hearth still exists in the cellar, and the framing has been trimmed around to create an opening. The floorboards on the ground floor show an infill section where the hearth stone would have been. The large size of the hearth stone indicates a large, wide cooking hearth.

Simple trim to doorframe on ground floor in framed house (ERA).

Simple baseboard moulding, on ground floor of framed house (ERA).

Enclosed closet staircase in framed house (ERA).

Enclosed staircase to attic in framed house (ERA).

Closet staircase with mutliple winders at the bottom (ERA).

Arched support in cellar (ERA).

Flooring infill repair where hearth has been removed on ground floor of brick extension. Note visible lines in base-board where baseboard has been inserted into gap (ERA).

Top of arched support in cellar. Note how it stops short of the floor structure (ERA).

Base of hearth in cellar. Note framing around opening for hearth to extend into ground floor (ERA).

Lighter and harder lime rich mortar in upper courses of arched support (ERA).

Rosehead nail in attic of timber frame building (ERA)

1.3.9 Nails

The nails found in the framed house and the brick extension are predominantly of the rosehead type. Rosehead nails are usually found in buildings constructed prior to the 1840s, when the cut nail (sometimes referred to as the square nail), became more commonly available. Cut nails are notably absent which suggests little change until the 1970s, when galvanised wire nails were used.

1.3.10 Porch

Porches, often wrap-around on multiple elevations, were a common feature of the Regency Style, intended to give a house a greater sense of size and presence, and to connect it to the outdoors. There is evidence of a porch on the street elevation of the Bogart house only. Small repairs to the corner wood trim indicate where a roof structure to a single-storey porch would have connected to the house. Further evidence is likely concealed behind the 1970s exterior wood cladding. The partially buried remains of the concrete block foundation in front of the house most likely still reflect the planform of the former porch. The Regency porch would have been constructed in wood, including a suspended wood floor, raised higher above the garden grades, which may have risen as much as 500 mm in the last 2 centuries.

1.4 Conclusion

The evidence found to date indicates an old building dating from the 1820s or 30s. The lack of heating in the main house, and the enclosure of two windows at the rear, with one still having its unpainted but finished frame and sill in situ, suggests that the extension to the rear was built soon after the original framed house was finished. The architectural details and stylistic trim and mouldings also point to a construction time frame in the Georgian period, which would place the building in the 1820s or 30s.

The interior of the framed main house and both the exterior and interior of the back addition have changed remarkably little over the last approximately 190 years. The exterior of the framed main house, by contrast, has been subject to many changes to cladding and decorative elements, possibly as a result of weathering and changes in architectural fashion. From the surviving original elements, however, it is possible to reconstruct an image of its Regency Style character. Beneath the existing siding there may well be ghosting of original window trim, front door surround and other typical wood trim on the surviving stucco (render), which would further fill out the story.

Originally the house would have had a relatively smooth, wood float lime-sand rendered (stuccoed) finish, characteristic of the Regency Style, possibly lined out with joints and stones to look like ashlar masonry. See the images of Chiefswood at Ohsweken, Six Nations (1853) and Colbourne Lodge House, High Park Toronto (1837) for comparison. It may also have been limewashed for colour and to waterproof the render. The surviving painted corner boards with quirk (round) mouldings at the north-east corner indicates how the architecture was further defined. Ghostings on the render may show the presence of painted wood plinth and frieze boards, also typical of the style.

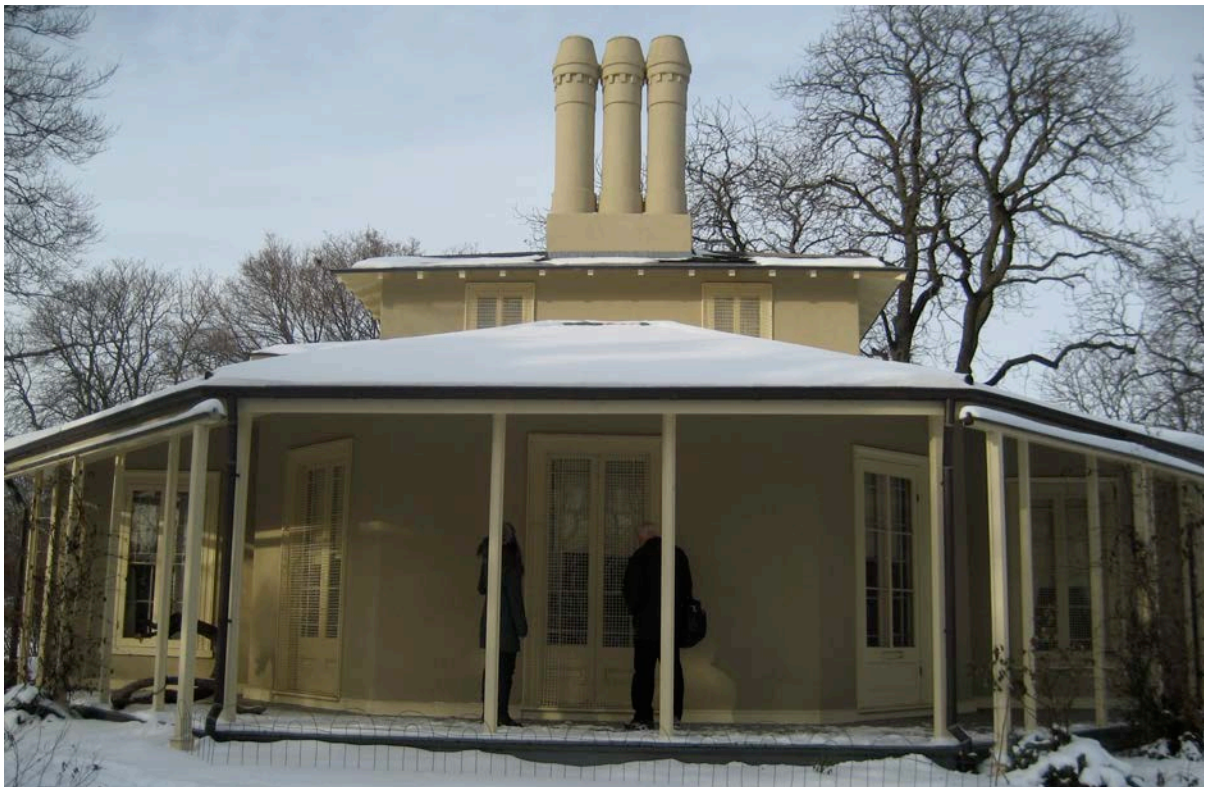
The double-hung sash windows, the “eyes” of any building, would have had multiple small divided panes, in the pattern of the surviving attic window, to enliven the façade, combined with a paneled

front door and simple door surround. The single-storey porch and the main roof would have been clad in cut wood shingles of White Pine or Eastern White Cedar, set off by the painted gable mouldings, which still survive, and the gable returns which could be restored according to long-established stylistic principles.

In short, without conjecture, the exterior of the Bogart House could be restored back to its true Regency character and very elegant overall appearance, a huge heritage asset for Newmarket. The interior survives so substantially, that it too could be repaired and refinished to compliment the exterior elegance.

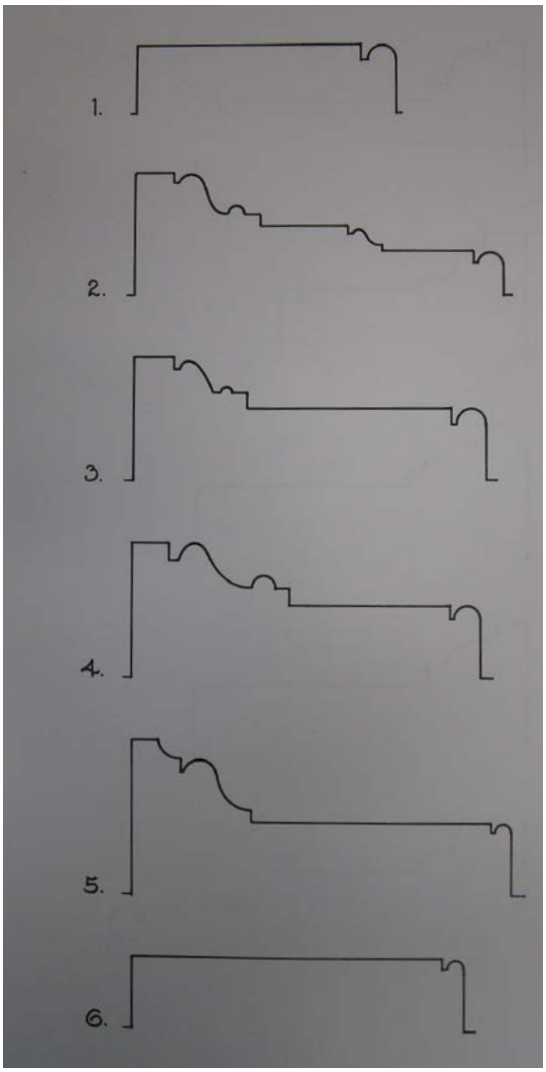
In order to further understand the building, additional research would be needed. This would include locating photographs of the building from descendants of the last occupants Mr and Mrs Elliot. Bark was noted on a number of the log joist timbers used in the construction of the building. These log joists could be tested using dendrochronology, as most of the log joist is intact, enabling a testing of the radius of the joist, which would give the date for when the wood was cut down. Further site analysis would yield additional detail which could clarify some of the outstanding questions, and for the basis for the conservation and interpretation of this very important early Ontario house.

A large amount of data was collected in the investigation of the building. This data is included in Appendix 01.

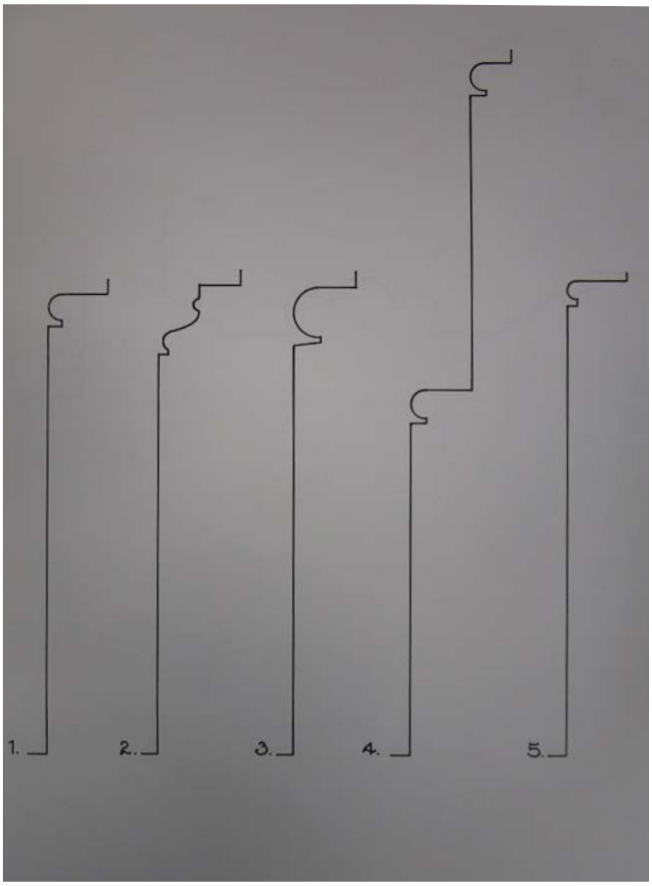


Colborne Lodge, High Park, Toronto 1837 (ERA)

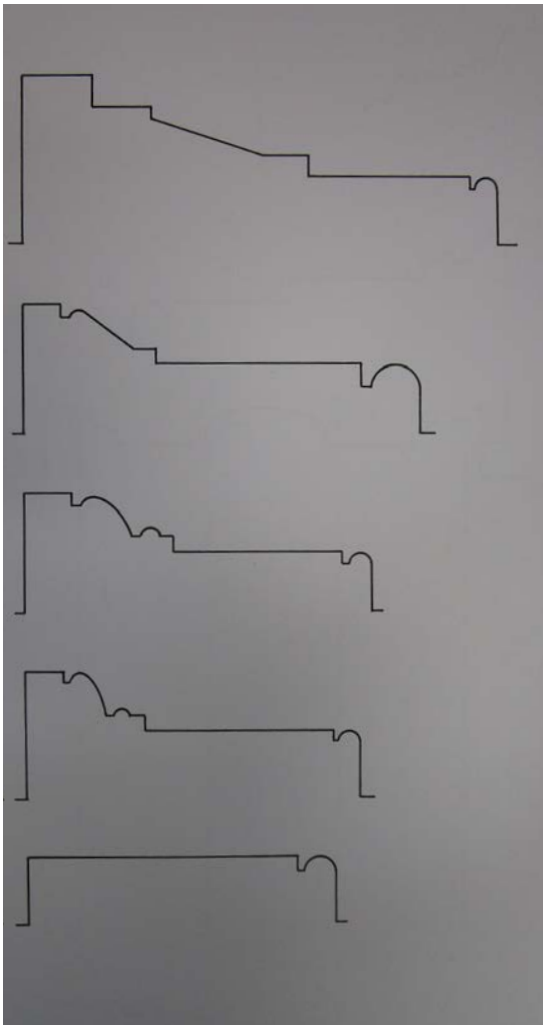
Chiefswood at Ohsweken, Six Nations 1853 (ERA)



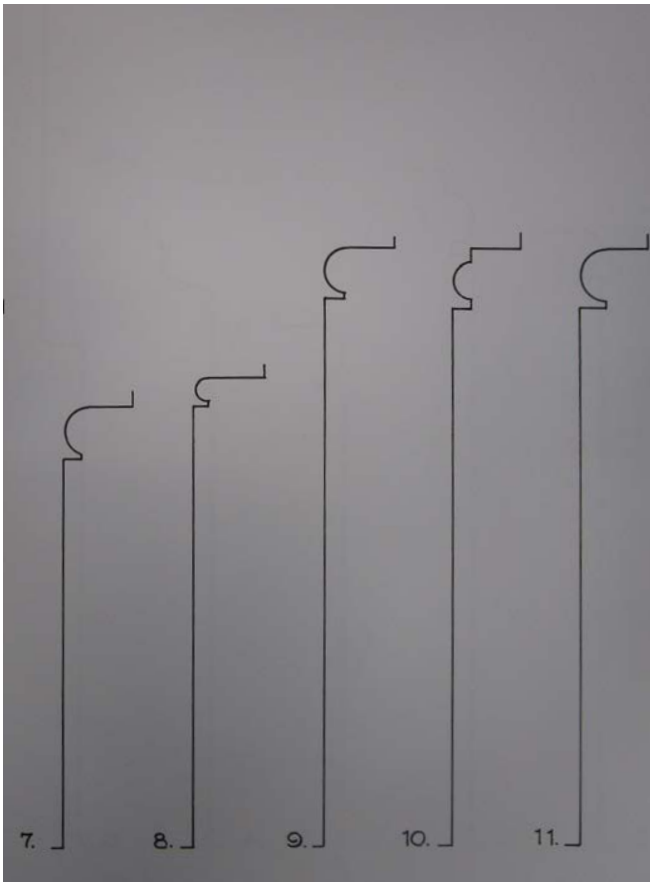
Examples of casings from the 1820s (Taken from the book 'York County Mouldings from Historic Interiors')



Examples of baseboards from the 1820s (Taken from the book 'York County Mouldings from Historic Interiors')



Examples of casings from the 1830s (Taken from the book 'York County Mouldings from Historic Interiors')



Examples of baseboards from the 1830s (Taken from the book 'York County Mouldings from Historic Interiors')

Appendix 01

SITE NOTES

Note: Dimensions are given in imperial measure, as the house was built in this system. This allows us to recognise bay sizes and proportions inherent in the system.

Roof - House

- Squared tapered rafters, approx 6" deep at wall plate, 3-1/2" at ridge at 30" on centre; birdsmouthed over head plate; no ridge board.
- Original 4" narrow deck boards at mid roof slope, with existing hand-made roofing nails, nailing pattern indicates originally roofed with wood shingles, 4" exposure.
- Top of slope later wider boards, plywood replacement at eaves

Roof – back addition

- 4" x 4" square, rough sawn rafters at 36" on centre
- Connection to wall plate and deck not examined. General rubbish and animal debris - acorns etc blocking access.

Walls - house

- Cellar: variable field stone rubble work, very small stones in parts, approximately 12-16" thick.
- Walls above: Heavy timber framing with oak pegs, with 8" x 8" wall plate, summer beam and head plate; 5" x 4", but variable by ½", studs at very wide 42" centres, with ½" thick hand split (riven) wood lath on interior with lime plaster with high clay content and kid goat hair reinforcement, and on exterior with lime-rich render with kid goat hair reinforcement.
- The corner stud bays, narrower than typical, are braced with two diagonal braces each, 4" x 5", to stiffen the overall wood structure. These are all morticed and pegged into the main frame.
- Members. Unusually the corner posts, out of 8" x 8", are cut out on the inner corner to match the thickness of the studs ("L" with equal legs). Also unusually for the house, the head plate does not continue in its full section on the gable ends. There a smaller 2" x 7" tie connects the ends of the head plates and is pegged into them. There may be a larger member forming the second floor window lintel, as on the ground floor, in the pattern of an agricultural barn.

Walls – back addition

- Cellar: Random rubble stonework, not coursed, in small fieldstone. Suggests early date when stone was still available from field clearing. Approx 12-16" width matching house. Harder mortar with higher lime content. Needs further examination, but does not appear to be made by hot lime process, typical after 1850s.

- Walls above: Two-wythe brickwork in handmade stock facing bricks in American Bond (course of headers every 5 or 6 courses of stretchers). Single brick flat segmental window arches; bricks not tapered. Jointing flush, now receded, struck as work proceeded. Bricks smaller than standard Ontario size.

Floors – House

- The ground floor structure over the cellar consists of 9-10" diameter log joists at 30" OC, squared on one face for 1-3/8" thick tongue and grooved floor boards of random widths. The joists are consistently damp, badly infested by Deathwatch Beetle (evidenced by numerous flight holes) and punky. They have been supplemented with new wood joists which are supported on new wood stud posts at their bearing.
- The second floor structure is formed of 2-1/2" x 8" pit sawn squared joists at 24" approx. on centre, with 1-3/8" thick tongue and grooved floor boards of random widths.
- The cellar floor is compacted soil.

Floors – back addition

- The ground floor matches the structure of the house.
- The second floor is formed of pit sawn joists.
- Cellar, adjustable props added in last 25 years are now loose.

Windows – House

- The window openings on the ground and second floors are original, with original solid wood frames and small, finely moulded wood trim and plinth boards. The 2 over 2 pane, vertical sliding wood sash are not original, with wide muntin bars indicating late-nineteenth century origin.
- The original fixed-light attic window described above indicates the pattern of the original windows in the house, which would have had 9-over-9 pane sash (not hung with ropes and weights), based on an 8" x 10" pane size to fit the existing original window openings.

Exterior Doors – House

- The front door frame survives, but the door probably dates from the 1970s renovation.

Partitions and Interior Doors – House

- Partitions of widely spaced studs and lath and plaster both sides.
- Typical riven lath, 1/2" thick, total width 6".
- Wood doors of mixed patterns, ground floor may originally all been 6 panel, raised and fielded one side, lightly beveled on other, very deep centre rail, 12 – 14", but frame narrow, 1-1/4", typical of early construction, wood of such good quality that the doors remain straight and square.

- Some 4 panel plane doors on second floor.
- Trim on ground floor matches small, very fine mouldings of window trim.
- On second floor the simplified, squared echinus moulding of the window trim is not repeated in doors, which typically have plain board trim.

Staircase – House

- Closer risers with treads with integral round nosings, with multiple winders at bottom.
- Stair opening trimmer bears on summer beam just 4" from an unused birdsmouth cut out, to allow wider staircase.
- Very narrow cut stringer; suggests additional structure (multiple carriages) under the stair.
- Fine turned wood balusters found in house and attic, several still attached to a horizontal piece of handrail. So not on stair; probably protected open edge to second floor.
- Panelled stair enclosure with closet under stair.

Staircase – Back addition

- Stair to cellar open riser, cut stringer of rough wood construction.
- Stair to second floor closed riser, cut stringer, well-made but simple.

Heating and cooking

- Only one chimney at south gable of house, continued as bracket chimney down to ground floor. Could not have existed in cellar originally as blocked cellar door. Now continued in blockwork probably to carry furnace flue.
- Chimney appears to be old. Includes wood paneling and baseboards are cut around.
- No flue thimbles found, but could be covered. There is a thimble opening in centre partition which aligns with chimney for stove flue pipe, which could have come from the ground floor through the thimble in the original kitchen.
- There is no clear signs of a stove in the original kitchen, although an arched support in stone, bonded into the exterior foundation, and brick exists in the cellar directly below where a stove/hearth would have been located. It stops short of the floor structure, and there is no signs of change to the floor structure over, which shows no trimmers from former opening.
- So hearth in back addition only means of cooking identified.
- If house is pre 1820, it would be very usual to have cooking stoves; but something existed before back addition was built. If that was a hearth, unlikely to go back to earlier means if already had experience of cooking stoves.